

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

**REGULAR MEETING MINUTES**

**Wednesday, March 11, 2026**

**CALL TO ORDER AND ROLL CALL - TOUR**

The following Commission members were present for the tour: Mel Ahlborn, Stefan Karapetkov, Michael LePage, and Stephanie Locke

The following Commission members were absent: Erin Allen

**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 25356 (Dale):** San Carlos Street 2 northwest of 11th Avenue
- B. **DS 25377 (Dolores 2 SW 10th LLC):** Dolores Street 2 southwest of 10th Avenue
- C. **DS 25299 (White):** Viscaino 9 southeast of Mountain View

**CALL TO ORDER AND ROLL CALL - CHAMBERS**

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

The following Commission members were absent: Erin Allen

**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.

The following members of the public appeared before the Commission: None

## **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: February 2026
- 2) February 10, 2026 Special Meeting Minutes
- 3) February 11, 2026 Regular Meeting Minutes
- 4) February 18, 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, Karapetkov, Locke, LePage**

**NOES Commissioner(s): None**

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

**ABSENT: Commissioner(s): Allen**

## **ORDERS OF BUSINESS**

- 5) Discussion Regarding Allegations by Ellen Barrett of Brown Act Violations and Direction to City Attorney

### **Speakers:**

Brian Pierik, City Attorney

Anna Ginette, Director of Community Planning and Building

### **Public Comment**

None

**It was moved by Chair LePage and seconded by Commissioner Locke to direct the City Attorney to respond to the allegations received by Ellen Barrett of Brown Act Violations advising that there were no violations.**

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

**AYES:** Commissioner(s): Ahlborn, Karapetkov, Locke, LePage  
**NOES** Commissioner(s): None  
**ABSTAINED:** Commissioner(s): None  
**ABSENT:** Commissioner(s): Allen

## **PUBLIC HEARINGS**

- 6) DS 25377 (Dolores 2 SW 10th LLC):** Consideration of a combined Concept and Final Design Study, DS 25377 (Dolores 2 SW 10th LLC), for substantial exterior alterations and a 27 square-foot addition to an existing 925 square-foot, one-story single-family residence located at Dolores Street 2 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-158-003-000

**Proposed CEQA Action:** Staff recommends that the Planning Commission find the project categorically exempt from environmental review pursuant to section 15301 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:**

Katherine Wallace, AICP, Associate Planner  
Arnau Guinart Rull, Adam Jeselnick Architects

### **Public Comment**

None

**It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution finding the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions listed in Section 15300.2 apply in this case; approving a coastal development permit; and approving a combined Concept and Final Design Study, DS 25377 (Dolores 2 WS 10th LLC) for substantial exterior alterations and a 27-square-foot addition to an existing 725-square-foot, one-story, single-family residence, and retention of an existing 200 square-foot parking pad located at Dolores Street 2 southwest of 10th Avenue in the Single-family Residential (R-1) District. APN 010-158-003-000, removing Condition 34 regarding the requirement for uniformity of windows.**

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

**AYES:** Commissioner(s): Ahlborn, Karapetkov, Locke, LePage  
**NOES** Commissioner(s): None  
**ABSTAINED:** Commissioner(s): None  
**ABSENT:** Commissioner(s): Allen

- 7) **DS 25356 (Dale):** Consideration of a Concept Design Study, DS 25356 (Dale), for the demolition of an existing 1,168 square-foot, one-story single-family residence and the construction of a 1,585 square-foot, one-story single-family residence and 215 square-foot detached carport at San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-155-019-000

**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:**

Katherine Wallace, AICP, Associate Planner  
Merritt Hawley, Architect

**Public Comment**

None

**It was moved by Chair LePage and seconded by Commissioner Locke 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 25356 (Dale), for the demolition of an existing 1,168-square-foot, one-story single-family residence, and the construction of a 1,585-square-foot, one-story single-family residence and 215-square-foot detached carport within the front setback located on San Carlos Street 2 northwest of 11th Avenue in the Single-family Residential (R-1) District. APN 010-155-019-000 with a change in the language of Condition #5 to instead revise the design of the transom window at the east elevation.**

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

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

**NOES** Commissioner(s): None

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

**ABSENT:** Commissioner(s): Allen

- 8) **DS 25299 (White):** Consideration of a Concept Design Study, DS 25299 (White), for the demolition of an existing 1,837 square-foot, one-story single-family residence and the construction of a 2,460 square-foot, two-story single-family residence inclusive of a 254 square-foot attached garage at Viscaino 9 southeast of Mountain View in the Single-Family Residential (R-1) District. APN: 010-052-014-000

**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  
Alan Lehman, Designer

**Public Comment**

Gail Lehman  
Brendan Connolly  
Rita Dickey  
Christopher Love

**It was moved by Commissioner Locke and seconded by Commissioner Ahlborn approving 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 25299 (White), for the demolition of an existing 1,837-square-foot, one-story single-family residence and the construction of a 2,460-square-foot, two-story single-family residence inclusive of a 254-square-foot attached garage with an 800-square-foot attached accessory dwelling unit (ADU) at Viscaino 9 southeast of Mountain View in the Single-family Residential (R-1) District. APN: 010-052-014-000 with direction for a reduction of the visual massing of the front facade of the structure and to work with the neighbor to the north to mitigate visual impact.**

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

**AYES:** Commissioner(s): Ahlborn, Karapetkov, Locke, LePage  
**NOES** Commissioner(s): None  
**ABSTAINED:** Commissioner(s): None  
**ABSENT:** Commissioner(s): Allen

**DIRECTOR'S REPORT**

Anna Ginette, Director of Community Planning and Building, gave a report to and answered questions of the Commission:

- **Objective Design and Development Standards (ODDS):** The second community meeting for the ODDS was held on March 11, 2028, with the goal of receiving additional public comments before the draft is sent to the State.
- **Design Traditions:** The work on the Design Traditions is ongoing, with adoption targeted for the fall. The draft will return to the Planning Commission prior to adoption.
- **Forest and Beach Commission:** The Forest and Beach Commission meeting tomorrow, March 12, 2026, will include a presentation on beach maintenance and sand redistribution, as well as an update on the draft Forest Management

Plan.

- **Appeals:** Two appeals have been filed regarding the Planning Commission's decision on AW Shucks, which will be heard by the City Council. The appeals have not yet been scheduled for hearing. The appeal regarding Verizon was denied by the City Council, upholding the Planning Commission's decision.
- **Evacuation Drill:** A mock evaluation drill is planned for May 30, 2026, and participation is encouraged if available.

## FUTURE AGENDA ITEMS

9) Next Regular Meeting: April 8, 2026

## ADJOURNMENT

6:46 PM

APPROVED:

Signed by:

*Michael LePage*

Michael LePage, Chair

ATTEST:

Signed by:

*Shelby Gorman*

Shelby Gorman, Commission Clerk