



# 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, May 13, 2026**

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

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### **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](mailto: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.

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## **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 26081 (P&T 2024 LLC):** 11th Avenue 2 northeast of Torres Street
- B. **DS 26146 (The Golden Mean, LLC):** Santa Fe Street 3 southwest of Mountain View Avenue
- C. **DS 25393 (Michie-McLevis):** Mountain View Avenue 3 northwest of 8th Avenue
- D. **DS 25363 (Mardani):** Ocean Avenue 4 northeast of Guadalupe Street
- E. **DS 26055 (Stewart):** Santa Fe Street 4 southwest of 4th Avenue
- F. **DS 25172 (Munoz):** 4th Avenue 3 northeast of Monte Verde Street
- G. **DS 26130 (Newman):** Carmelo Street 3 southeast of 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: April 2026
- 2) April 8, 2026 Regular Meeting Minutes

### **ORDERS OF BUSINESS**

- 3) Receive an update on the work plan for the Residential Design Guidelines 1.5 project.
- 4) Consider the design for the replacement Scenic Pathway signage.

## PUBLIC HEARINGS

- 5) **CDP 16-155 (Mission Trail Nature Preserve):** Consideration of a five-year extension of a Coastal Development Permit (CDP 16-155) for invasive species removal and maintenance activities in Mission Trail Nature Preserve

**Proposed CEQA Action:** Find the project categorically exempt pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources) and 15308 (Actions by Regulatory Agencies for Protection of the Environment). None of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

- 6) **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.**

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

- 7) **DS 25393 (Michie-McLevis):** Consideration of a combined Concept and Final Design Study, DS 25393 (Michie-McLevis), for minor addition to the lower floor and substantial alterations on the exterior to an existing single-family residence located at Mountain View Avenue 3 northwest of 8th Avenue in the Single-family Residential (R-1) District. APN 010-044-003-000

**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.

- 8) **DS 26055 (Stewart):** Consideration of a combined Concept and Final Design Study, DS 26055 (Stewart), for the replacement of all windows and doors, replacement of the wood and stucco siding, partially replacement of the tar and gravel roof, and associated site improvements to an existing single-family residence located at Santa Fe Street 4 southwest of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-091-020-000

**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 25172 (Munoz):** Consideration of a Concept Design Study, DS 25172 (Munoz), for substantial exterior alterations and a 407-square-foot addition to an existing 1,141-square-foot, one-story single-family residence, and the demolition of an existing 181-square-foot studio to be replaced with a new 250-square-foot detached garage located on 4th Avenue 3 northeast of Monte Verde Street in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-222-014-000

**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

- 10) **DS 26081 (P&T 2024 LLC):** Consideration of a Concept Design Study, DS 26081 (P&T 2024 LLC), for the demolition of an existing single-family residence and detached garage and construction of a new 3,530-square-foot residence inclusive of a 529-square-foot attached garage, located at 11th Avenue 2 northeast of Torres Street in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, Beach/Riparian (BR) Overlay, and Park (PO) Overlay. APN: 010-331-008-000

**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.

- 11) **DS 26130 (Newman):** Consideration of a Track 1 Design Study Referral, DS 26130 (Newman), for the request to install glass railings on a single-

family residence located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-252-020-000

**Proposed CEQA Action:** Finding that the action on the project is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15270

- 12) DS 26146 (Golden Mean LLC):** 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 23-290 (Golden Mean LLC), located on Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family (R-1) Zoning District. APN: 010-082-021-000 (010-082-002-000)

**Proposed CEQA Action:** Find the project categorically exempt from environmental review pursuant to section 15303 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

- 13) DS 25363 (Mardani):** Consideration of a Track 1 Design Study Referral, DS 25363 (Mardani), for the addition of a 156-square-foot front staircase and entry deck, and associated site improvements on an existing single - family residence located at Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN 010-033-011-000

**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**

**14)** Next Special Meeting: May 19, 2026

**15)** Next Regular Meeting: June 10, 2026

## **ADJOURNMENT**

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).