



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION AGENDA

Forest and Beach Commissioners Sarah Berling,
Kelly Brezoczky, Tamara Michie, Harry Ross, and
Neal Rutta

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

Regular Meeting
Thursday, May 14, 2026
2:30 PM

Tour 1:00 PM
Meeting 2:30 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://www.google.com/url?q=https://ci-carmel-ca-us.zoom.us/j/83372780195>
Webinar ID: 833 7278 0195
Passcode: 424131
Join by phone: (253) 215-8782

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 yculver@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.

TOUR OF INSPECTION

Prior to calling the meeting to order, the Board/Commission will conduct an on-site tour of inspection of the properties listed on the agenda and the public is welcome to join. After the tour is complete, the Board/Commission will begin the meeting in the City Council Chambers no earlier than the time noted on the agenda.

DS 26081 (P&T 2024 LLC) - 11th Avenue 2 northeast of Torres Street

DS 26084 (Britannia California) - San Antonio 2 SW 11th

DS 25095 (DCV Enterprise Partners II, LLC) - Camino Real 2 southwest of 7th Avenue

DS 25139 (Kshire Property Investments LLC) - Monte Verde Street 4 southwest of 3rd Avenue

Leadership Carmel Project - Lower Forest Hill Park adjacent to playground

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

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.

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) Approval for April Forest and Beach Meeting Minutes

PUBLIC HEARINGS

- 2) Consideration of an Appeal filed for the denial of request to remove one (1) Monterey cypress tree at Carmelo Street 2 Northwest of 12th Ave (TR 25-165) (Continued from Feb 19)

ORDERS OF BUSINESS

Orders of Business are agenda items that require Board or Commission discussion, debate,

direction to staff, and/or action.

- 3) Presentation by Leadership Carmel's class of 2026
- 4) Consideration of the tree density for a site greater than 8,000 square feet associated with a Track 2 Design Study and Coastal Development Permit, DS 26081 (P&T 2024 LLC), located at 11th Avenue 2 northeast of Torres Street. APN 010-331-008-000.
- 5) Consideration of the tree density of a site greater than 8,000 square feet associated with a Track 2 Design Study and Coastal Development Permit, DS 26084 (Britannia California), located at San Antonio 2 SW 11th. APN 010-291-002-000
- 6) Consideration of the tree density of a site greater than 8,000 square feet associated with a Track 2 Design Study and Coastal Development Permit, DS 25095 (DCV Enterprise II, LLC), located at Camino Real 2 southwest of 7th Avenue. APN 010-265-002-000.
- 7) Consideration of non-significant tree removal and the tree density of a site greater than 8,000 square feet associated with a Track 2 Design Study and Coastal Development Permit, DS 25139 (Kshire Property Investments LLC), located at Monte Verde Street 4 southwest of 3rd Avenue. APN 010-223-009-000
- 8) April 2026 Forester's Report

DIRECTOR'S REPORT

- 9) Public Works Director Report for April 2026

FUTURE AGENDA ITEMS

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 Forest & Beach Commission regarding any item on this agenda, received after the posting of the agenda will be available at the Public Works Department located on the east side of Junipero Street between Fourth and Fifth Avenues during normal 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).
