

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

REGULAR MEETING MINUTES

Wednesday, April 8, 2026

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Commission members were absent: None

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

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

The following Commission members were absent: None

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

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve the consent agenda.

The motion passed by the following roll call vote:

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

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

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

Speakers:

Anna Ginette, Director of Community Planning and Building

Jeff Baron, Council Member

Tom Ford, Administrative Analyst

Bob Delves, Council Member

Public Comment

None

The Commission endorsed the proposed plan, scope of work, and timeline to finalize the Residential Design Guidelines 1.5 and provided staff with specific issues to be addressed and/or clarified in the final document.

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).

Speakers:

Leah Young, Planning Permit Technician

Robert Polito, Property Owner

Public Comment:

Shirley Moon

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to table Item 4: APP 26045 (Polito).

The motion passed by the following roll call vote:

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

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

- 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.

Speakers:

Jacob Olander, Associate Planner
Jon Moore, Applicant

Public Comment:

None

It was moved by Commissioner Ahlborn and seconded by Commissioner Allen to approve a resolution finding the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and approving a final Design Study and Coastal Development Permit for the remodel of a one-story single-family residence and the construction of a 148-square-foot addition, a 50-square-foot covered entry, and a 252 square foot detached garage. The project includes replacing the existing flat tar and gravel roof with a gable composite shingle roof and associated site improvements located at 5855 Junipero Avenue in the Single-family Residential (R-1) Zoning District Archeological Overlay Zone, APN 010-073-004-000 with the added condition to adjust the location of the hallway skylight as directed.

The motion passed by the following roll call vote:

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

- 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.

Speakers:

Jacob Olander, Associate Planner
Eric Miller, Eric Miller Architects

Public Comment:

Krista Ostoich
Bruce Taylor
Eric Miller
Bruce Taylor
Eric Miller
Bruce Taylor

It was moved by Commissioner Locke and seconded by Commissioner Allen to continue Item 6: DS 25019 (McWhorter) to a date uncertain with direction to the Architect to work with the neighbors on redesigning a proposal that takes into consideration the comments of the Commission.

The motion passed by the following roll call vote:

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

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to take from the table Item 4: APP 26045 (Polito).

The motion passed by the following roll call vote:

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

- 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).

Speakers:

None

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Karapetkov to approve a resolution finding that the action on the appeal is categorically

exempt from environmental review 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, granting the appeal (APP 26045) by Robert and Patricia Polito, and approving Design Study application (DS 25311) for the installation of a 42-square-foot walkway, finding the work is not a substantial alteration, and falls under repair and maintenance with the removal the language reading "placed as a pathway" from the Condition of Approval.

The motion passed by the following roll call vote:

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

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

RECESS 7:16PM-7:34PM

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

The following Commission members were absent: None

- 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.

Speakers:

Evan Kort, Senior Planner

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 7: DS 24046 (Teresi) to a date uncertain.

The motion passed by the following roll call vote:

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

- 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.

Speakers:

Evan Kort, Senior Planner
Anthony Lombardo, representative for the Property Owner
Jun Siliano, International Design Group

Public Comment:

John Dilks
Patricia Dilks
Diana McCallister
Larry Chazen
Ms. Diamond, Property Owner
Jun Siliano
John Dilks

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution finding the project qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; denying a Design Study referral for the construction of a new roof deck above a proposed 800-square-foot accessory dwelling unit (under a separate ministerial permit); approving a Coastal Development Permit to allow non-excluded development (ground disturbance for an 800-square-foot accessory dwelling unit attached to an existing rear terrace, landscaping, drainage improvements and associated site work) located west of Carmelo Street. The property is 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; and

approving a Design Study referral for the installation landscaping consistent with the proposed landscaping plan as authorized by the Coastal Development Permit. APN: 010-312-012-000

The motion passed by the following roll call vote:

AYES: Commissioner(s): Ahlborn, Allen, Locke, LePage

NOES Commissioner(s): Karapetkov

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

- 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.

Speakers:

Evan Kort, Senior Planner

Anthony Lombardo, representing the Property Owner

Public Comment:

Paul Sallomi

Anthony Lombardo

Anthony Lombardo

Paul Sallomi

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution finding the project categorically exempt from environmental review pursuant to sections 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemption contained in Section 15300.2 apply in this case; and approving a Track 1 Design Study referral for the construction of a fence and retaining wall on the southern property line, construction of a 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 with the correction of the omitted "not" in Condition 9 and the added conditions for the facade of the retaining wall to match the color pallet of the

property and that Rhamnus Alaternus replace Myrica California on the south side of the property. The Commission recommended the permanent encroachment of a metal handrail be permitted.

The motion passed by the following roll call vote:

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

Commissioners Ahlborn and Locke recused and left the dais.

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.

Speakers:

Jacob Olander, Associate Planner

Public Comment:

None

It was moved by Commissioner Allen and seconded by Chair LePage to approve a resolution finding the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and approving a Design Review and Use Permit 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 and 4th Avenues in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-

000

The motion passed by the following roll call vote:

AYES: Commissioner(s): Allen, Karapetkov, LePage

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): Ahlborn, Locke

Commissioners Ahlborn and Locke returned to the dais.

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.

Speakers:

Erin Lewis, Assistant Planner

Danny Hala, Business Owner

Public Comment:

None

It was moved by Commissioner Locke and seconded by Chair LePage to approve a resolution finding the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions apply in this case, and approving a Use Permit Amendment (UP 25373) for the extension of the hours of operation from 12:00 PM - 7:00 PM by five hours, resulting in the operational hours of 11:00 AM to 11:00 PM, seven days a week for an existing specialty restaurant, Gelato-by-the-Sea, in an existing commercial space located in Carmel Square on San Carlos 2 northeast of 7th Avenue. APN 010-141-005-000 with the added condition the Use Permit be reviewed in one year.

The motion passed by the following roll call vote:

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

NOES Commissioner(s): None

ABSTAINED: Commissioner(s): None

ABSENT: Commissioner(s): None

DIRECTOR'S REPORT

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

- **Upcoming Community Meeting:** Chief Trayer will be hosting a community meeting on April 14, 2026, to present AB481, the military equipment annual report.
- **Upcoming Evacuation Drill:** On May 30, 2026, an evacuation drill will be held in the Council Chambers.
- **Upcoming Workshop:** On April 29, 2026, the third workshop for the Objective Design and Development Standards (ODDS) will take place.
- **Water Allocation Update:** The City Council discussed whether water allocation reviews should happen more frequently and gave direction to staff to draft a letter to the Monterey Peninsula Water Management District to request guidance on thresholds for when water supply becomes critically low. Staff will report back once more information is received.
- **Capital Improvement Projects (CIP):** The Commission should track CIP projects to determine consistency with the General Plan.
- **Fee Schedule Update:** Fees are proposed to increase with the new fiscal year. At this point, there have been no final decisions or formal adoption.
- **A.W. Shucks Appeals:** The two appeals received for the Planning Commission's decision on the Use Permit for A.W. Shucks were consolidated and granted by the City Council with the condition to apply for a Use Permit Amendment to change the ancillary use from "limited food service" to a "full-line restaurant" with an ancillary use greater than ten percent. The Council also directed staff to refund the fees paid for the appeal. The Council noted that the Planning Commission acted appropriately based on their interpretation of the law. However, the Council relied on past determinations, including a 2015 classification as one of three drinking places. The Use Permit Amendment will return to the Planning Commission. Commissioner Locke requested a Director's Determination on the definition of a "drinking place".
- **Lot Coverage Interpretation:** The Director will develop an official interpretation of lot coverage repairs and maintenance and bring it to the Planning Commission for review before finalizing.
- **New Fire Truck:** The City's new fire truck has been spotted and looks great.

FUTURE AGENDA ITEMS

13) Next Regular Meeting: May 13, 2026

ADJOURNMENT

10:20 PM

APPROVED:

Signed by:

Michael LePage

Michael LePage, Chair

ATTEST:

Signed by:

Shelby Gorman

Shelby Gorman, Commission Clerk