



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

Planning Commissioners Mel Ahlborn, Stefan Karapetkov,
Michael LePage, Stephanie Locke, Kevin Ruess

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

Regular Meeting
Wednesday, June 10, 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 25376 (Seven Post Trust):** Scenic Road 3 southeast of 12th Avenue
- B. **DS 25356 (Dale):** San Carlos Street 2 northwest of 11th Avenue
- C. **DS 25291 (25988 Ridgewood LLC):** 25988 Ridgewood Road
- D. **DS 25299 (White):** Viscaino 9 southeast of Mountain View

- E. **UP 26004 (Grasing's Wine Lounge) & DR 25395 (Grasing's Wine Lounge):** Mission Street 3 northwest of 6th Avenue
- F. **DS 25139 (Kshire Property Investments LLC):** Monte Verde Street 4 southwest of 3rd Avenue
- G. **UP 26123 (Max & Mike's Creamery):** Southwest corner of Lincoln Street & Ocean 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: May 2026
- 2) May 13, 2026 Regular Meeting Minutes
- 3) May 19, 2026 Special Meeting Minutes

ORDERS OF BUSINESS

- 4) **Design Guidelines Update Report:** Receive an update on the Residential Design Guidelines 1.5 project, including the integrated fire resiliency language and the updated draft of Core Principle 3.

Proposed CEQA Action: Find that receiving a report on the Design Guidelines Update is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

- 5) **UP 25373 (Gelato-by-the-Sea):** Consideration of a request that the Planning Commission vote on whether to reconsider the granting of a Use Permit Amendment UP 25373 (Gelato by the Sea) amending Use Permit UP 25150 (Gelato by the Sea) a Specialty Restaurant located on San Carlos Street 2 northeast of 7th Avenue in Unit #6 in the Central Commercial (CC) District. APN: 010-141-005-000.

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

PUBLIC HEARINGS

6) Review Draft 2026-2031 CIP for General Plan and CEQA

Consistency: Consideration of the Fiscal Year 2026/2027 Capital Improvement Plan (CIP) for consistency with the City of Carmel-by-the-Sea General Plan.

Proposed CEQA Action: Find the General Plan consistency determination is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

7) 6th Cycle 2023-2031 Housing Element Amendment: Consideration of a Resolution recommending that the City Council amend the General Plan by adopting an amendment to the 6th cycle 2023-2031 Housing Element

Proposed CEQA Action: Consideration of a Resolution recommending the City Council adopt an Initial Study/Mitigated Negative Declaration Addendum for an amendment to the 6th cycle 2023-2031 Housing Element

8) DS 25139 (Kshire Property Investments LLC): Consideration of a Combined Concept and Final Design Study, DS 25139 (Kshire Property Investments LLC), and Coastal Development Permit for the demolition of a 1,248-square-foot, one-story single-family residence and 192-square-foot shed, and the construction of a 3,292-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-223-009-000

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

9) DS 25376 (Seven Post Trust): Consideration of a Combined Concept and Final Design Study (DS 25376), and Coastal Development Permit for substantial alterations to a single-family residence at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011-000. The project additionally includes an attached 800-square-foot accessory dwelling unit.

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

10) DS 25299 (White): Consideration of a Concept Design Study, DS 25299 (White), for the demolition of a 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. The project additionally includes an attached 800-square-foot accessory dwelling unit.

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 25291 (25988 Ridgewood LLC):** Consideration of a Concept Design Study, DS 25291 (25988 Ridgewood LLC), for the construction of single-story additions totaling 644 square feet; replacement of the roofing, siding, windows and doors; rearrangement and replacement of site coverage; installation of new landscaping and other associated site improvements to an existing single-family residence located at 25988 Ridgewood Road in the Archaeological Significance (AS) Overlay District and Single-Family Residential (R-1) District. APN: 009-352-002-000

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

- 12) DS 25356 (Dale):** Consideration of a Final Design Study, DS 25356 (Dale), for the demolition of a 1,168-square-foot, one-story single-family residence and the construction of a 1,600-square-foot, one-story single-family residence and 227-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 project categorically exempt from environmental review pursuant to Sections 15302 and 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) UP 26004 (Grasing's Wine Lounge) & DR 25395 (Grasing's Wine Lounge):** Consideration of a Use Permit, UP 26004 (Grasing's Wine Lounge aka "The Cellar"), and Track 1 Design Review, DR 25395 (Grasing's Wine Lounge aka "The Cellar"), for a proposed liquor store and associated exterior alterations located on Mission Street 3 northwest of 6th Avenue in the Central Commercial (CC) Zoning District. APN: 010-132-005-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15303 (Class 3 – 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

- 14) UP 26123 (Max & Mike's Creamery):** Consideration of a Use Permit, UP 26123 (Max & Mike's Creamery), for a new Specialty Restaurant located at the southwest corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) Zoning District. APN: 010-201-001-000.

Proposed CEQA Action: Finding the Application is Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves; OR Find the project categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines 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

15) Next Regular Meeting: July 8, 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).