

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

SPECIAL MEETING MINUTES

Tuesday, May 19, 2026

CALL TO ORDER AND ROLL CALL

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

ORDERS OF BUSINESS

1)

Special Planning Commission Meeting on Objective Design and Development Standards (ODDS): This is the first Planning Commission workshop and fourth community meeting on objective design and development standards (ODDS) for accessory dwelling units, multifamily housing, and mixed-use residential. This meeting will introduce the administrative draft ODDS for ADUs and solicit input from the Planning Commission and the community on the draft standards and diagrams for site design, building form, and architectural design. The Planning Commission will also receive an update on the outcomes of the prior community meetings.

Speakers:

Marnie Waffle, Principal Planner

Tony Perez, Senior Associate, Opticos Design

Public Comment

Nancy Twomey

Ray Strimaitis
Maria Ruess
Mary Gifford
Ray Strimaitis
Kevin Ruess
Maria Ruess
Kevin Ruess
Nancy Twomey

DIRECTOR'S REPORT

2) Update on 6th Cycle Housing Element Amendment and Implementation

Marnie Waffle, Principal Planner, provided an update on the 6th Cycle Housing Element Amendment.

FUTURE AGENDA ITEMS

3) Next Regular Meeting: June 10, 2026

ADJOURNMENT

6:14 PM

APPROVED:

Signed by:


Michael LePage, Chair

ATTEST:

Signed by:


Shelby Gorman, Commission Clerk