



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, July 8, 2026

TOUR - 2:30 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 25293 (Karapetkov):** 3009 Lasuen Drive
- B. **DS 26081 (P&T 2024 LLC):** 11th Avenue 2 northeast of Torres Street
- C. **DS 26117 (Louth):** Lincoln Street 3 northeast of 12th Avenue
- D. **DS 26084 (Britannia California):** San Antonio Avenue 2 southwest 11th Street

- E. **DS 25019 (McWhorter)**: Carmelo Street 2 northeast of Ocean Avenue
F. **UP 26131 (VIN by the Sea)**: Dolores Street 2 northwest of 6th 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: June 2026
- 2) June 10, 2026 Regular Meeting Minutes
- 3) **CDP 26236 (City of Carmel-by-the-Sea)**: Consideration of a CDP to allow vegetation management for fire fuel reduction within 100 feet of structures, on the four City owned parcels along 2nd Ave, directly above and adjacent to Pescadero Canyon.

Proposed CEQA Action: Find the project exempt from environmental review pursuant to CEQA Guidelines Section 15304.i (Minor Alterations to Land) and none of the exceptions to the exemptions contained in Section 15300.2 apply in this case.

- 4) **DS 25291 (25988 Ridgewood LLC)**: Consideration of a Final Design Study, DS 25291 (25988 Ridgewood LLC), and Coastal Development Permit for the construction of additions totaling 644-square-feet, the rearrangement of site coverage, new landscaping, and other associated site improvements 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 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

- 5) **DS 25234 (Smith)**: Consideration of a Track 1 Design Study referral, DS 25234 (Smith), for the construction of a carport in the front setback located at Carmelo Street 7 northeast Ocean Avenue. APN: 010-252-021-000

Proposed CEQA Action: 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

- 6) **DR 26031 (Pine Inn):** Consideration of a Track 1 Design Review, DR 26031 (Pine Inn), for fire sprinkler equipment at the historic "Pine Inn" located on Ocean Avenue between Monte Verde Street and Lincoln Street. APN: 010-213-003-000

Proposed CEQA Action: 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

ORDERS OF BUSINESS

- 7) **Design Traditions 1.5:** Receive an update on the workplan for the Residential Design Guidelines.

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

PUBLIC HEARINGS

- 8) **DS 26081 (P&T 2024 LLC):** Consideration of a Final Design Study, DS 26081 (P&T 2024 LLC) and Coastal Development Permit for the demolition of an existing single-family residence and detached garage and construction of a new 3,523-square-foot residence inclusive of a 473-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 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 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

- 10) DS 26084 (Britannia California):** Consideration of a Combined Concept and Final Design Study, DS 25376 (Britannia California), and Coastal Development Permit for substantial alterations to a single-family residence at San Antonio Avenue 2 southwest 11th Street located in the Single Family Residential (R-1) District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-291-002-000

Proposed CEQA Action: 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

- 11) DS 26117 (Louth):** Consideration of a Concept Design Study, DS 26117 (Louth), for the demolition of an existing single-family residence with an attached one-car garage, removal existing non-conforming site coverage and retaining walls, and the construction of a new 1,797-square-foot two-story single family dwelling with an attached one-car garage, new conforming site coverage of 555 square-feet, retaining walls, and fences, and a hot tub, located at Lincoln Street 3 northeast of 12th Avenue. APN: 010-159-010-000

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 25293 (Karapetkov):** Consideration of a Track 1 Design Study referral, DS 25293 (Karapetkov), for amendments to a previously approved Track 2 Design Study located at 3009 Lasuen Drive in the Single Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 009-371-013-000

Proposed CEQA Action: 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

- 13) UP 26131 (VIN by the Sea):** Consideration of Use Permit Amendment, UP 26131 (VIN by the Sea) and Design Review, DR 26254 (VIN by the Sea), for expansion of the existing VIN by the Sea full line restaurant into a separate unit on the same parcel located at Su Vecino Court (Dolores Street 2 northwest of 6th Avenue) in the Central Commercial (CC) Zoning District. APN: 010-138-020-000

Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15303 (Conversion of Small Structures) 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

14) Next Regular Meeting: August 19, 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).