



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

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

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

## **Regular Meeting Wednesday, August 19, 2026**

**TOUR - 2:00 PM**

**MEETING - 4:00 PM *or as soon thereafter following the Special Meeting***

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### **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/81962593639?pwd=HiNcCw43OxiSbMkdo7QXH4OKOM7ZXH.1>

To attend Zoom webinar via telephone, dial +1 (669) 444-9171, Webinar ID: 819 6259 3639, 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](mailto: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.

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## **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 26117 (Louth):** Lincoln Street 3 northeast of 12th Avenue
- B. **DS 26059 (Schatz):** San Antonio Avenue 3 southeast of 11th Avenue
- C. **DS 25272 (Gartner):** Dolores Street 2 northwest of 10th Avenue
- D. **DS 25095 (DCV Enterprise Partners II, LLC):** Camino Real 2 southwest of 7th Avenue
- E. **UP 26129 (Char Steakhouse):** Dolores Street 3 southwest of Ocean Avenue
- F. **DS 24046 (Teresi):** Carmelo Street 5 northeast of Ocean Avenue
- G. **DS 26115 (Heron):** 6 Sand and Sea

## **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: July 2026
- 2) July 8, 2026 Regular Meeting Minutes

### **PUBLIC HEARINGS**

- 3) **CDP 16-316 (North Dunes Habitat Restoration):** Consideration of a five-year extension of a Coastal Development Permit (CDP 16-316) for invasive species removal and maintenance activities in North Dunes Habitat Restoration area.

**Proposed CEQA Action:** Find the project categorically exempt pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources) and 15308 (Actions by Regulatory Agencies for Protection of the Environment). None of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

- 4) **Carmel Municipal Code Amendments:** Consideration of a Resolution recommending City Council adoption of an Ordinance amending Carmel Municipal Code Chapters 17.08, 17.14, 17.18, 17.38, 17.64, and 17.68 to implement specific General Plan Housing Element (6th cycle) programs to remove constraints to the development of housing and comply with State housing law.

**Proposed CEQA Action:** Find the recommendation of an Ordinance exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080.085 because the rezoning implements the schedule of actions in the City's approved Housing Element and does not allow for the construction of a distribution center or for oil and gas infrastructure, and they do not apply within the boundaries of any natural and protected lands. In addition, the proposed Ordinance is exempt from CEQA under CEQA Guidelines Section 15378 because it has no potential to result in a physical change to the environment, directly or indirectly. The proposed Ordinance does not authorize any specific development on any specific piece of property within the City's boundaries.

- 5) **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 2,797-square-foot, two-story single-family residence inclusive of a 283-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.

**Proposed CEQA Action:** Find the project categorically exempt pursuant to CEQA Guidelines Section 15303 (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.

- 6) **DS 25272 (Gartner):** Consideration of a Final Design Study, DS 25272 (Gartner), and Coastal Development Permit for the demolition of an existing 1,718-square-foot, one-story single-family residence, and the construction of a 1,800-square-foot, two-story single-family residence inclusive of a 200-square-foot detached garage within the front setback located on Dolores Street 2 northwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-157-005-000. 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 15303 (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.

- 7) **DS 25095 (DCV Enterprise Partners II, LLC):** Consideration of a Final Design Study and Coastal Development Permit for the demolition of an existing 1,990-square-foot, one-story single-family residence and detached 361-square-foot garage, and the construction of a 2,654-square-foot, two-story single-family residence and 242-square-foot detached garage containing a car lift to satisfy the minimum parking requirement, located at Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) District. APN: 010-265-002-000. The project additionally includes an attached 797-square-foot accessory dwelling unit.

**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

- 8) **DS 26117 (Louth):** Consideration of a Final Design Study, DS 26117 (Louth), and Coastal Development Permit for the demolition of an existing single-family residence and attached garage and construction of a new 1,798-square-foot residence inclusive of a 200-square-foot attached garage, located at Lincoln Street 3 northeast of 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-159-010-000

**Proposed CEQA Action:** 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 26059 (Schatz):** Consideration of a Combined Concept and Final Design Study, DS 26059 (Schatz), 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 and Beach and Riparian (BR) Overlay. APN: 010-279-014-000

**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

- 10) **DS 26115 (Heron):** Consideration of a combined Concept and Final Detail Design Study, DS 26115 (Heron), and Coastal Development Permit for the remodeling of an existing single-family home including the replacement of the roof, rearrangement of site coverage, installation of new landscaping, construction of a new fence, and new paint located at 6 Sand and Sea in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Beach and Riparian (BR) Overlay District, Very High Fire Hazard Severity Zone (VHFHSZ), and Environmentally Sensitive Habitat Area Buffer. APN: 010-321-039-000

**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) **UP 26129 (Char Steakhouse):** Consideration of Use Permit Amendment, UP 26129 (Char Steakhouse), for expansion of the Char Steakhouse into a separate, adjacent unit on the same parcel, with a proposed increase in total number of allowed seats from 86 interior to 106 interior located at Dolores Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zoning District. APN: 010-147-003-000

**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**

**12) Next Regular Meeting: September 9, 2026**

## **ADJOURNMENT**

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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).