



CITY OF CARMEL-BY-THE-SEA

CITY COUNCIL AGENDA

Contact: 831.620.2000 www.ci.carmel.ca.us

Mayor Dale Byrne
Councilmembers Jeff Baron, Hans Buder, Bob Delves, and
Alissandra Dramov

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

Special Meeting

Monday, August 31, 2026

Tour at 2:30 PM

Meeting at 3:00 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/88134597723>

Webinar ID: 881 3459 7723

Passcode: 954379

Dial in: (253) 215-8782

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 cityclerk@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.

PUBLIC COMMENT GUIDELINES FOR SPECIAL MEETINGS

During Special City Council Meetings, public comments are permitted on items listed on the agenda. After each item on the agenda is introduced, the Mayor will invite public comment on that item. Each speaker has 3 minutes to speak unless otherwise adjusted by the Mayor. While stating your name is optional, it helps to identify speakers in the meeting minutes. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

CALL TO ORDER AND ROLL CALL - TOUR - 2:30 PM

TOUR OF INSPECTION

Prior to calling the meeting to order, the City Council will conduct an on-site tour of inspection of the properties listed on the agenda (below) and the public is invited to attend the tour. After the tour is complete, the Council will begin the meeting in the City Council Chambers no earlier than the time noted on the agenda.

A. Carmelo Street 2 northeast of Ocean Avenue, Carmel (APP 26270 - McWhorter)

CALL TO ORDER AND ROLL CALL - CHAMBERS - 3:00 PM

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Council or the public may ask that any items be considered individually for Council discussion and/or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 1) Approval of City Council Special Meeting Minutes of July 30, August 3, August 4, and August 14, and August 24, 2026, and City Council Regular Meeting Minutes of August 4, 2026
- 2) July 2026 Monthly Reports
- 3) July 2026 Check Register Summary
- 4) Resolution 2026-061 Granting Pacific Repertory Theater a Partial Waiver of \$100,000 in Building Permit Fees Associated with the Golden Bough Theater Renovation Project

PUBLIC HEARINGS

- 5) Resolution 2026-063 - Consideration of an Appeal, APP 26270 (McWhorter) by Bruce and Linda Taylor, of the Planning Commission's approval 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 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.

ORDERS OF BUSINESS

Orders of Business are agenda items that require City Council discussion, debate, direction to staff, and/or action.

- 6) Resolution 2026-064 authorizing the City Administrator to purchase a G2 Fire Station Alerting System from U.S. Digital Designs for a cost not to exceed \$174,000.
- 7) Resolution 2026-062 Appointing Three Members to the Building Code Board of Appeals for terms starting September 1, 2026

RECESS

The City Council will take a 30-minute break around 6:30 p.m.

CLOSED SESSION

A. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6;

Agency Designated Representatives: Acting Assistant City Administrator Marisa Bermudez, Police Chief Todd Trayer, and Zachery Lopes, Burke Williams & Sorensen;
Employee Organization: General Employees Unit, an Affiliated Unit of LiUNA, and Management Employees Unit, an Affiliated Unit of LiUNA

**B. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: First Murphy House, 6th Avenue and Lincoln Street, Carmel, CA 93921 (APN 010-212-019-000, Block 54, Lot 15 & 17)

Agency negotiator: Acting City Administrator Brandon Swanson

Negotiating parties: Carmel Heritage Society and Carmel Chamber of Commerce

Under negotiation: Price and terms of payment for lease

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.

CORRESPONDENCE RECEIVED AFTER THE POSTING OF THE AGENDA

Any correspondence or supplemental materials related to items on this agenda that are received after the agenda has been posted will be distributed to the City Council and made available for public review at City Hall (Monte Verde Street between Ocean and Seventh Avenues) during regular business hours. Written comments emailed to the City Clerk will not be read aloud, but will be posted online with the related agenda at: <https://carmelbytheseaca.portal.civicclerk.com/>.

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).