



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, September 9, 2026**

TOUR - 2:30 PM

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

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 26174 (Novy):** Mission Street 2 northwest of Santa Lucia Avenue
- B. **DS 26040 (Smith & Chi):** Monte Verde Street 2 northwest of 12th Avenue
- C. **DS 26293 (Maurutto):** Northeast corner of Mountain View Avenue and Guadalupe Street
- D. **UP 26154 (A.W. Shucks):** Ocean Avenue 3 southwest of San Carlos Street
- E. **DS 26085 (Stone):** Northeast corner of Camino Real and 4th 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) August 19, 2026 Special Meeting Minutes
- 2) August 19, 2026 Regular Meeting Minutes

ORDERS OF BUSINESS

- 3) Receive an update and provide feedback on the workplan for the Residential Design Guidelines 1.5.

PUBLIC HEARINGS

- 4) **DS 26293 (Maurutto):** Consideration of a combined Concept and Final

Details Design Study, DS 26293 (Maurutto), for the construction of a new 247-square-foot detached garage in the street side yard setback to replace an existing parking pad located at the northeast corner of Mountain View Avenue and Guadalupe Street in the Single-Family Residential (R-1) and Park (PO) Overlay Districts. APN 010-042-009-000

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

- 5) **DS 26040 (Smith & Chi):** Consideration of a combined Concept and Final Detail Design Study, DS 26040 (Smith & Chi), and Coastal Development Permit for 1,025 square-feet of attached additions, a 273-square-foot detached garage, and a 351-square-foot detached ADU at the historic "John L. Hinds House" located at Monte Verde Street 2 northwest of 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-184-004-000

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) **DS 26174 (Novy):** Consideration of a combined Concept and Final Detail Design Study, DS 26174 (Novy), and Coastal Development Permit for 324 square-feet of additions including the enclosure of the front porch, storage, and expansion of the second story into the existing enclosed portion of the residence located at Mission Street 2 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-029-000

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.

- 7) **DS 26085 (Stone):** Consideration of a Concept Design Study, DS 26085 (Stone), for the demolition of an existing 2,462-square-foot single-family residence inclusive of a 443-square-foot attached garage, and the construction of a new 2,588-square-foot single-family dwelling inclusive of a 443-square-foot attached garage located at the northeast corner of

Camino Real and 4th Avenue in the Single-Family Residential (R-1) District, Beach and Riparian (BR) Overlay District, and Archaeological Significance (AS) Overlay District. APN: 010-232-038-000

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.

- 8) **DS 24325 (A&C Properties):** Consideration of a Track 1 Design Study Referral and Coastal Development Permit for conversion of a carport, site alterations, and a determination of setbacks located at 2nd Avenue 2 northwest of Lincoln Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, and Beach and Riparian (BR) Overlay District. APN 009-122-008.

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

Proposed CEQA Action: Find the project exempt from environmental review pursuant to CEQA Guidelines.

- 9) **UP 26154 (A.W. Shucks):** Consideration of Use Permit Amendment, UP 26154 (A.W. Shucks), application in accordance with City Council Resolution No. 2026-023 amending UP 93-45, updating the ancillary use from limited food service to full line restaurant as an ancillary use greater than 10% located at Ocean Avenue 3 southwest of San Carlos Street in the Central Commercial (CC) zoning district. APN 010-146-017-000

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.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 10) Next Regular Meeting: October 14, 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).