



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael
LePage, Stephanie Locke

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

**SPECIAL MEETING
Tuesday, March 25, 2025**

MEETING 5:00 PM

**LOCATION: CARPENTER HALL, SUNSET CENTER
SAN CARLOS STREET AT NINTH AVENUE**

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CARPENTER HALL IN THE SUNSET CENTER. 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 attend in person, visit Carpenter Hall in the Sunset Center located on San Carlos Street at Ninth Avenue. To view or listen to the meeting remotely, you may access the YouTube Live Stream at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>, or use the link below to view or listen to the meeting via Zoom teleconference:

[https://ci-carmel-ca-us.zoom.us/j/88109513294?](https://ci-carmel-ca-us.zoom.us/j/88109513294?pwd=uAY5kFLSqHaAMZErpj6ZUf7Rb3XSgx.1)

[pwd=uAY5kFLSqHaAMZErpj6ZUf7Rb3XSgx.1](https://ci-carmel-ca-us.zoom.us/j/88109513294?pwd=uAY5kFLSqHaAMZErpj6ZUf7Rb3XSgx.1). To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 881 0951 3294. Passcode: 001916.

HOW TO OFFER PUBLIC COMMENT: Public comments may be given in person at the meeting, or using 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 mwaffle@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

PUBLIC APPEARANCES - Under the Brown Act, public comments 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. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending

this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be muted.

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. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ORDERS OF BUSINESS

1. **Housing Element Amendment:** City Council Resolution 2024-062 directs staff to explore and develop alternative affordable housing sites and programs in lieu of utilizing city-owned sites for affordable housing at Sunset Center and Vista Lobos. Please join us for a community conversation as we update the Planning Commission on our planning efforts to identify new affordable housing opportunities within the Village that would allow the removal of the city-owned sites through an amendment to the housing element.

FUTURE AGENDA ITEMS

1. Next Regular Meeting: April 9, 2025

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).