



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

Planning Commissioners 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

## **Regular Meeting Wednesday, August 13, 2025**

### **MEETING - 4:00 PM**

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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/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](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**

#### **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. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. 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. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker 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) July 9, 2025 Regular Meeting Minutes
- 2) Monthly Activity Report: June 2025
- 3) Monthly Activity Report: July 2025
- 4) **DS 25078 (Casanova All the Way LLC):** Consideration of a Track One Design Study Referral, DS 25078 (Casanova All the Way LLC), and associate Coastal Development Permit for the demolition of the existing garage and guest house and the construction of a new garage and ADU at the historic "Connolly-Search House" located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011-000.

## **ORDERS OF BUSINESS**

## **PUBLIC HEARINGS**

- 5) **DS 25196 (Rainey):** Consideration of a Track 1 Design Study Referral for the after-the-fact construction of fencing that exceeds six feet (6') tall previously approved as part of DS 20-205 (Rainey) located Lincoln Street 5 southeast of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-004-000. **Recommended for continuance.**
- 6) **DS 23-005 (Schwartz-Young):** Consideration of a Final Design Study and associated Coastal Development Permit for a 411-square-foot addition to an existing 2,045-square-foot two-story single-family residence located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-214-024-000. **Recommended for continuance.**
- 7) **DS 25169 (Dowler) -** Consideration of a Track 1 Design Study (DS

25169) referral for the replacement of the existing wood windows and doors with new aluminum frame units in existing openings at North San Antonio 3 NE of 4<sup>th</sup> Avenue in the Single-Family Residential (R-1) District. APN: 010-242-011-000

- 8) DR 24087 & UP 25188 (Esperanza Carmel Commercial, LLC) -** Consideration of Design Review 24087 (Esperanza Carmel Commercial, LLC) for the rehabilitation/renovation of existing buildings and associated site improvements, and consideration of Use Permit 25188 (Esperanza Carmel Commercial, LLC) and associated Coastal Development Permit for the creation of a sixth residential unit and a fourth retail unit at the historic "Aucourt Commercial Block" property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay. APN: 010-191-001-000

## **DIRECTOR'S REPORT**

## **FUTURE AGENDA ITEMS**

- 9)** Next Regular Meeting: September 10, 2025

## **ADJOURNMENT**

## **CORRESPONDENCE**

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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).