



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, September 10, 2025

**TOUR - 1:30 PM
MEETING - 4:00 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/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 25196 (Rainey):** Lincoln Street 5 southwest of 10th Avenue
- B. **DS 25018 (Wong):** Trail View 2 southeast of Flanders Way
- C. **DS 25092 (Pike):** Guadalupe Street 5 southeast of 4th Avenue
- D. **DS 25074 (Ahmed):** Santa Fe Street 3 southwest of 4th Avenue
- E. **DS 25017 (Hobbs):** Santa Rita Street 3 northeast of 1st Avenue
- F. **DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn):**
Northwest corner of San Carlos and 4th Avenue
- G. **DS 25019 (McWhorter):** Carmelo Street 2 northeast of Ocean Road

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. 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) August 13, 2025 Regular Meeting Minutes
- 2) **DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn):**
Consideration of a Track 1 Design Review Referral, Use Permit, and associated Coastal Development Permit for the alterations to an existing hotel and the addition of a kitchen and bar for preparation of light bites and beverages served to patrons only, located at the northwest corner of San Carlos and 4th Avenues in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-000

ORDERS OF BUSINESS

- 3) **DS 25095 (DCV Enterprise Partners II LLC):** Consideration of a Concept Design Study (DS 25095, DCV Enterprise Partners II LLC) for the demolition of a 1,990 square-foot, one-story single-family residence and detached 361 square-foot garage, and the construction of a 2,684 square-foot, two-story single-family residence and 231-square-foot detached garage (containing a parking lift which provides an additional 200 reserved square feet of required parking) located at Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) District. APN: 010-265-002-000. **Recommended for continuance.**

PUBLIC HEARINGS

- 4) **Water Management Program, Allocation of Water Resources:** Consideration of a recommendation to the City Council on the allocation of water resources pursuant to Carmel-by-the-Sea Municipal Code Chapter 17.50 (Water Management Program)
- 5) **DS 25196 (Rainey):** Consideration of a Track 1 Design Study Referral for the after-the-fact construction of fencing that exceeds six feet in height as previously approved as part of DS 20-205 (Rainey), located Lincoln Street 5 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-004-000
- 6) **DS 23-005 (Schwartz-Young):** Consideration of a Final Design Study and 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
- 7) **DS 25017 (Hobbs):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of an existing 1,111-square-foot one-story single-family residence, and construction of a new 1,795-square-foot one-story single-family residence inclusive of a 224-square-foot detached garage located at Santa Rita Street 3 northeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-146-029-000
- 8) **DS 25092 (Pike Brothers LLC):** Consideration of a Combined Concept and Final Design Study (DS 25092, Pike Brothers LLC) and Coastal Development Permit for substantial alterations to an existing single-family residence located at Guadalupe Street 5 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-031-015-000.

- 9) **DS 25074 (Ahmed):** Consideration of a Combined Concept and Final Design Study (DS 25074, Ahmed) and Coastal Development Permit for substantial alterations to an existing single-family residence located at Santa Fe Street 3 southwest of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-019-000.
- 10) **DS 25019 (McWhorter):** Consideration of a Concept Design Study, DS 25019 (McWhorter), for the demolition of an existing single-family residence and the construction of a 1,755-square-foot single-story residence, inclusive of a 265 square foot attached garage. The project includes ministerial approval of a 508 square foot attached accessory dwelling unit. The site is located at Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) District. APN: 010-252-013-000.
- 11) **DS 25018 (Wong):** Consideration of a Design Study Referral and Coastal Development Permit for the construction of a new 400 square foot 2nd-story attached accessory dwelling unit located at Trail View 2 southeast of Flanders Way in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, Beach and Riparian (BR) Overlay District. APN: 010-331-046-000

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 12) Next Regular Meeting: October 8, 2025

ADJOURNMENT

CORRESPONDENCE

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).