

**REGULAR MEETING
Wednesday, March 12, 2025**

MEETING 4:00 PM

TOUR 3:00 PM

CALL TO ORDER AND ROLL CALL – TOUR

The following Commission members were present for the tour: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke.

The following Commission members were absent: None.

TOUR OF INSPECTION

Item A: DS 23-147 (Rodriguez): Camino Real 4 northwest of 11th Avenue

Item B: DS 24207 (Hermle-Collins): Mission Street 4 northeast of 1st Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke.

The following Commission members were absent: None.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission: John Jaramillo, Neil Kruse, Anonymous, and Elaine White

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Monthly Activity Report: February 2025

Item 2: Annual General Plan and Housing Element Progress Reports for 2024

Item 3: February 11, 2025 Regular Meeting Minutes

Item 4: February 25, 2025 Special Meeting Minutes

Item 5: DS 24346 (P&T 2024 LLC): Consideration of a Final Design Study, DS 24346 (P&T 2024 LLC) and associated Coastal Development Permit for the demolition of an

existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN: 010-029-005-000.

Item 5: DS 24346 (P&T 2024 LLC) was pulled from the consent agenda for discussion.

It was moved by Chair LePage and seconded by Commissioner Locke to approve the consent agenda.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

ORDERS OF BUSINESS

Item 6: Presentation by Integral Consulting/EMC Planning Group on Adaptation Strategies to Protect the Beach, Coastal Infrastructure, and Minimize Coastal Erosion from Storm Events and Sea Level Rise (Phase 2, Task 2 of the Coastal Engineering and Sea Level Rise Adaptation Planning Study)

Val Gaino, Environmental Analyst, introduced the presentation on Phase 2, Task 2 of the Coastal Engineering and Sea Level Rise Adaptation Planning Study. Anastazia Aziz, with EMC Planning Group, spoke on the history of the project, the background and project scope, and the Coastal Hazards Local Coastal Program update process. David Revell, with Integral Consulting, presented the work plan for the project, suggestions for the coastal engineering scope of work, analysis on shoreline beach change, and the range of possible adaptation strategies and their feasibility.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: David Crabbe and Anonymous

Chair LePage closed the meeting for public comment.

Item 7: Roofing Materials Discussion: Continued Discussion and policy direction from the Planning Commission on roofing materials, including but not limited to metal roofs.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Commission. He invited the Commission and the public to walk around to Chambers to view varied samples of roofing materials.

Division Chief Justin Cooper and Deputy Fire Marshal Dave Brown with the Monterey Fire Department answered questions of Commissioners. They spoke on Class A roofing materials and the fire severity zone maps.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Neil Kruse, Thomas Hood, Jill Petker, Elaine White, Nancy Twomey, Greg Baladjanian, and Bruce Gibbons

Chair LePage closed the meeting for public comment.

The Commissioners directed staff to return with a draft policy that includes a limit on approvable roofing materials and underlayment to those which are Class A and noncombustible, a matrix on which roofing materials are approvable at the staff level, and less common alternative materials like zinc and unpainted metals.

PUBLIC HEARINGS

Item 8: UP 24288 (The Big Squeezy): Consideration of a Use Permit UP 24288 (The Big Squeezy) for the Establishment of a new specialty restaurant, "The Big Squeezy by the Sea", with 14 indoor seats located on Lincoln Street 3 southwest of Ocean Avenue (Building A; Suite #2) in the Central Commercial (CC) District. APN: 010-191-001-000.
RECOMMENDED FOR CONTINUANCE

Jacob Olander, Associate Planner, informed the Commission that due to State noticing requirements not being met by the Applicant, staff is requesting continuance to a future date.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 8: UP 24288 (The Big Squeezy): Consideration of a Use Permit UP 24288 (The Big Squeezy) for the Establishment of a new specialty restaurant, "The Big Squeezy by the Sea", with 14 indoor seats located on Lincoln Street 3 southwest of Ocean Avenue (Building A; Suite #2) in the Central Commercial (CC) District. APN: 010-191-001-000 to the next regularly scheduled Planning Commission meeting.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Item 9: DS 24207 (Hermle-Collins): Consideration of a revised Concept Design Study, DS 24207 (Hermle-Collins), and associated Lot Line Adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage, located on Mission Street 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-012-000.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Commission.

Architect Erik Dyar presented the new design for the project. Property owners Lynn Hermle and Craig Collins discussed their plans. Historical consultant Kent Seavey and landscape architect Marie Goulet also provided input on the project.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: David and Jung Crabbe, Julie Wendt, Wilson Wendt, Polly

Osbourne, Cindy Lloyd, Chuck Najarian, Kevin Marks, Burt and Elaine Cummings, Kimberly Edwards, John Jaramillo, Judy Thodos, Thomas Hood, Greg Baladjanian, Tom Morjig, Karyl Hall, Ian Martin, Gail Lehman, Lindamarie Rosier, Neil Kruse, Anonymous, and Mira Burgess.

Erik Dyar, Architect for the project, and Anthony Lombardo, Applicant, gave closing comments addressing the comments made by the public.

The following members of the public appeared before the Commission: Tom Morjig, Lynn Hermle, Greg Baladjanian, and Chuck Najarian.

Stephen Velyvis, CEQA attorney for the City, clarified the CEQA review process for the Commission and the Public.

Chair LePage closed the meeting for public comment.

RECESS 9:08PM - 9:20PM

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke.

The following Commission members were absent: None.

It was moved by Commissioner Allen and seconded by Commissioner Locke to approve a resolution accepting a revised Concept Design Study and associated Lot Line Adjustment for the demolition of an existing 1,321-square-foot one-story single-family residence and the construction of a new 1,818-square-foot two-story single-family residence, inclusive of a 246-square-foot attached garage located at Mission Street 4 northeast of 1st Avenue in the Single-family Residential (R-1) District, APN 010-112-012-000 with the condition that the front-facing window and door be taken down to human scale.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Ahlborn, Allen, Karapetkov, Locke
NOES:	Commission Member(s): LePage
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Item 10: DS 24014 (Lewis & McClellan Trust): Consideration of a Track 1 Design Study referral and associated Variance for the construction of a 39-square-foot addition to the existing residence and a 200-square-foot parking pad in the front setback located on San Carlos Street 3 southwest of Vista Avenue in the Single-Family Residential (R-1) District. APN: 010-116-019-000

Jacob Olander, Associate Planner, requested the item be continued to the next meeting as the current meeting agenda was full at the time the project was continued.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Ahlborn to continue Item 10: DS 24014 (Lewis & McClellan Trust): Consideration of a Track 1 Design Study referral and associated Variance for the construction of a 39-square-foot addition to the existing residence and a 200-square-foot parking pad in the front setback located on San Carlos Street 3 southwest of Vista Avenue in the Single-Family Residential (R-1) District. APN: 010-116-019-000 to the next regular Planning Commission meeting.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Item 11: DS 23147 (Rodriguez): Consideration of a Track 1 Design Study Referral for the after-the-fact installation of a driveway gate, the addition of stucco and stone veneer to a brick chimney, and site improvements located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-275-006-000

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Commission.

Van Rodriguez, Property Owner, spoke on the purpose for the renovation.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to approve a resolution denying Design Study Application DS 23147 (Rodriguez) for the after-the-fact installation of a driveway gate, the addition of stucco and stone veneer to a brick chimney, and site improvements located at Camino Real 4 northwest of 11th Avenue in the Single-family Residential (R-1) District, APN 010-275-006-000 with direction for the Applicant to amend the chimney to be either fully stone, stucco, or brick.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Commissioner Allen recused and left the dais.

Item 5: DS 24346 (P&T 2024 LLC): Consideration of a Final Design Study, DS 24346 (P&T 2024 LLC) and associated Coastal Development Permit for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN: 010-029-005-000.

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Commission.

KC Cullen, Architect for the project, and Pierre Lecomte, Property Owner, spoke on the project in response to comments received from a neighbor.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Michelle Olsen

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Chair LePage to continue Item 5: DS 24346 (P&T 2024 LLC): Consideration of a Final Design Study, DS 24346 (P&T 2024 LLC) and associated Coastal Development Permit for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN: 010-029-005-000 to a date uncertain.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Ahlborn, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): Allen
ABSENT:	Commission Member(s): None

Commissioner Allen returned to the dais.

DIRECTORS REPORT

None.

FUTURE AGENDA ITEMS

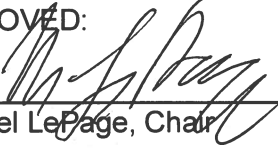
Item 12: Upcoming Special Meeting: March 19, 2025 – Cancelled

Item 13: Next Regular Meeting: April 9, 2025

ADJOURNMENT

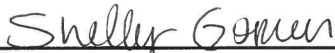
10:28 PM

APPROVED:



Michael LePage, Chair

ATTEST:



Shelby Gorman, Recording Secretary