

SPECIAL MEETING
Tuesday, February 25, 2025
MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: Stephanie Locke

PUBLIC APPEARANCES

The following members of the public appeared before the Commission: None.

ANNOUNCEMENTS

None.

ORDERS OF BUSINESS

Item 1: Housing Element Implementation Workshop: The Planning Commission will hold a public workshop to review revisions to the Carmel-by-the-Sea Municipal Code as part of the 6th cycle Housing Element implementation. Revisions include, but are not limited to, removing regulatory barriers to multi-family housing construction. The Commission will discuss permitting, parking, density, incentives, and housing types.

Marnie Waffle, Principal Planner, presented the update to the Housing Element. Discussion topics included an overview of updates and assessment of implementation goals such as the removal of regulatory barriers to the construction of housing, the definition of various housing types, and the provision of incentives to construct multi-family housing.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Brian Congleton, Melanie Billig, Adam Jeselnick, and Anonymous

Chair LePage closed the meeting for public comment.

Chair LePage summarized the comments received by the public and the Commission to include: an expansion of the definition of employee housing beyond agricultural workers to include other local employees, such as restaurant and hotel staff; that incentives for development may not be sufficient, with suggestions to increase the floor area ratio (FAR) downtown to make projects more viable; a need for better understanding of density bonus allocations and clarity on the process for developers requesting concessions; a desire to address affordability for families; for staff to provide tables defining low- and moderate-income thresholds; and, interest in how objective standards will be created by consultants to protect the community's character.

The Commission directed staff to hold another workshop on the Housing Element with increased outreach efforts.

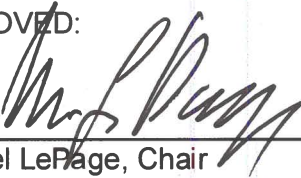
FUTURE AGENDA ITEMS

Item 2: Next Regular Meeting: March 12, 2025

ADJOURNMENT

6:17 PM

APPROVED:



Michael LePage, Chair

ATTEST:



Shelby Gorman, Recording Secretary