

**CARMEL-BY-THE-SEA
PLANNING COMMISSION**

REGULAR MEETING MINUTES

Wednesday, August 13, 2025

CALL TO ORDER AND ROLL CALL

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

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.

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

ANNOUNCEMENTS

None

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.

Item 2: Monthly Activity Report: June 2025, Item 2: Monthly Activity Report: July 2025, and Item 4: DS 25078 (Casanova All the Way LLC) were pulled for discussion.

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve Item 1: July 9, 2025 Regular Meeting Minutes.

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

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve Item 2: Monthly Activity Report: June 2025 and Item 3: Monthly Activity Report July 2025.

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

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Karapetkov to approve Item 4: DS 25078 (Casanova All the Way LLC).

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

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.**

Public Comment:

Roy Church

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 5: DS 25196 (Rainey) to a date uncertain.

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

- 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.**

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Allen to continue Item 6: DS 23-005 (Schwartz-Young) to a date uncertain.

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

- 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 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-242-011-000

Katherine Wallace, Associate Planner, presented the project.
Gretchen Flesher, Architect, presented the project.
Randall Dowler, Property Owner, spoke on the project.

Public Comment:

None

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to approve DS 25169 (Dowler) with the requirement the project utilize steel throughout.

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

- 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

Katherine Wallace, Associate Planner, presented the project.
Joseph Napo, representative for the Property Owner, spoke on the project.

Public Comment:

None

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to approve DR 24087 & UP 25188 (Esperanza Carmel Commercial, LLC).

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

DIRECTOR'S REPORT

Anna Ginette, Director of Community Planning and Building, gave a report and answered questions of the Commission:

- **September 8, 2025 Special City Council meeting:** The JB Pastor Appeal and Mills Act Contracts will be brought to the City Council for discussion.
- **September 9, 2025 Regular City Council meeting:** The contract for the consultant who will be preparing the Objective Design and Development Standards will be brought to the City Council for discussion.
- **September 25, 2025 Special Planning Commission Meeting:** The Assessory Dwelling Unit ordinance will be brought to the Planning Commission for discussion.

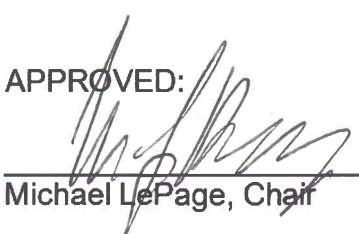
FUTURE AGENDA ITEMS

- 9) Next Regular Meeting: September 10, 2025

ADJOURNMENT

CORRESPONDENCE

APPROVED:



Michael LePage, Chair

ATTEST:



Shelby Gorman, Recording Secretary