



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, October 8, 2025

**TOUR - 3:00 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. **SI 25148 (Brunello Cucinelli):** Southwest corner of Ocean and Junipero Avenues
- B. **DS 25162 (5855 Junipero LLC):** 5855 Junipero Ave
- C. **DS 23-137 (Layman):** San Carlos Street 5 southwest of 13th Avenue

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) September 10, 2025 Regular Meeting Minutes
- 2) September 25, 2025 Special Meeting Minutes
- 3) Monthly Activity Report: August 2025
- 4) Monthly Activity Report: September 2025

ORDERS OF BUSINESS

PUBLIC HEARINGS

- 5) **Director Referral:** Director's Referral to the Planning Commission to discuss the permit and operation history of A.W. Shucks Cocktail & Oyster Bar and consideration of an amendment to UP 93-45

(Murray/Weaver). The property is located at Ocean Avenue 3 southwest of San Carlos Street, in the Central Commercial (CC) Zoning District, APN 010-146-017-000.

- 6) **DS 25162 (5855 Junipero LLC):** Consideration of a Concept Design Study DS 25162 (5855 Junipero LLC) for the remodel of a one-story single-family residence and the construction of a 148 square foot addition, a 57 square foot cover entry, and a 264 square foot detached garage. The project includes replacing the existing flat tar and gravel roof with a gable composite shingle roof and associated site improvements located at 5855 Junipero Ave in the Single-Family Residential (R-1) Zoning District, APN 010-073-004-000.
- 7) **DS 23-137 (Layman):** Consideration of a Design Study referral for an amendment to Design Study, DS 23-137 (Layman), to increase the height of the front portion of the roof from 14'-4.75" to 14'-9" and add gables to the front portion of the roof, make minor adjustments to the roof form at the rear of the property, change the siding throughout, and associated site improvements for a single-family residence located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021-000
- 8) **SI 25148 (Brunello Cucinelli):** Consideration of a Sign Permit for a second sign for the retail space for Brunello Cucinelli within Carmel Plaza at the southwest corner of Ocean and Junipero Avenues, Ste 204, in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay. APN: 010-086-006-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 9) Next Regular Meeting: November 12, 2025

ADJOURNMENT

CORRESPONDENCE

Correspondence received after the agenda was posted will be uploaded online here:
<https://carmelbytheseaca.portal.civicclerk.com/event/732/files/agenda/823>

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).