

CARMEL-BY-THE-SEA PLANNING COMMISSION

REGULAR MEETING MINUTES

Wednesday, September 10, 2025

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Commission members were absent: Stefan Karapetkov

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

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

The following Commission members were absent: Stefan Karapetkov

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

Commissioner Alhborn reminded the Commission of the upcoming 31st Annual Carmel House Tour sponsored by the Carmel Heritage Society and Local Architects Society and informed the Commission that the contract for Object Design Standards was continued and will be returning to the City Council in October 2025.

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

Commissioner Locke and Commissioner Ahlborn announced their recusals from Item 2: DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn). To maintain a quorum, Commissioner Ahlborn remained at the dais. Commissioner Locke left the dais as a result of an additional conflict.

Jacob Olander, Associate Planner, requested a condition be added to DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn) to require consistent windows throughout the project.

Item 2: DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn) was pulled for discussion.

It was moved by Chair LePage and seconded by Commissioner Allen to approve Item 1: August 13, 2025 Regular Meeting Minutes.

The motion passed by the following roll call vote:

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

Colin Peoples, Architect, presented DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn) and answered questions of the Commission.

Public Comment:
None

Chair LePage presented a condition for the replacement of windows in line with the suggestion of the Project Planner. Colin Peoples, Architect, agreed with the conditions presented by the Commission.

It was moved by Chair LePage and seconded by Commission Allen to approve a resolution finding the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions in Section 15300.2 can be made, approving a Design Review, Use Permit and Associated Coastal Development Permit for the alterations to an existing hotel and the addition of a kitchen and bar for preparing light bites and drinks to serve to patrons 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 with an added condition for aluminum windows throughout, in line with the architectural style of the building.

The motion passed by the following roll call vote:

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

Commissioner Locke returned to the dais.

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.**

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 Ahlborn to continue DS 25095 (DCV Enterprises Partners II LLC) to a date uncertain.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Ahlborn, Allen, Locke, LePage

NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None

ABSENT: Commission Member(s): Karapetkov

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)

Marnie Waffle, Principal Planner, presented the proposed Water Management Program, covering the background of the program including previous water balances, the most recent Monterey Peninsula Water Management District Pure Water Expansion Project allocation, current water balances, and the relevance of the program to the Housing Element. Principal Planner Waffle covered water credit calculations and proposed allocations.

Public Comment:

Alan Lehman

Adam Jeselnick

It was moved by Commissioner Locke and seconded by Chair LePage to approve a resolution finding that their water allocation recommendation is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378 and recommending that the City Council adopt an amended water allocation resolution (CMC Section 17.50.030) with allocations of 3 acre-feet for the Low and Very Low Income category, 2 acre-feet for the Commercial category, 6 acre-feet for the Single-family and Multi-family category, and 3 acre-feet for Municipal Projects, and that Category 9 be deleted, and it's allocation be moved to Category 1.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Ahlborn, Allen, Locke, LePage

NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None

ABSENT: **Commission Member(s): Karapetkov**

- 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

Evan Kort, Senior Planner, presented the project with recommended conditions. Ada Corral, Architect for the project, requested the fence be allowed to remain as installed for the portion outside the front setback and answered questions of the Commission.

Public Comment:

None

It was moved by Commissioner Allen and seconded by Commissioner Locke to deny a resolution approving a Track 1 Design Study Referral for the after-the-fact construction of fencing that exceeds 6-feet in height as previously approved as part of DS 20-205 (Rainey), resulting in a 9-foot tall side yard fence located Lincoln Street 5 southwest of 10th Avenue in the Single-family Residential (R-1) District; APN: 010-182-004-000; and approving the subject fencing to be constructed at the 6-foot height limitation with an additional 1-foot allowed for trellis, for a 7-foot maximum, as allowed by the underlying zoning.

The motion passed by the following roll call vote:

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

- 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

Evan Kort, Senior Planner, presented the project and answered questions of the Commission.
Benajmin Schaefer, Architect, spoke on the project and answered questions of the Commission.

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case, and approving a Coastal Development Permit and Final Design Study 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 with the conditions the size of the two doors onto the deck be reduced to 7 feet in height and the size of the skylights be no larger than 2 feet by 2 feet.

The motion passed by the following roll call vote:

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

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

The following Commission members were absent: Stefan Karapetkov

- 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

Evan Kort, Senior Planner, presented the project and recommended approval conditions.

Adam Jeselnick, Architect, presented the project, providing the reasoning for the design choices, requesting the language "prior to issuance of the Building Permit" be removed from the Conditions of Approval, and requested the condition for tree root exploration be removed.

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in

this case, and approving a Coastal Development Permit and Final Design Study (DS 25017) 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

The motion passed by the following roll call vote:

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

Commissioner Allen recused and left the dais.

- 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.

Katherine Wallace, Associate Planner, presented the project and answered questions of the Commission.

Erin Rose, Designer for the project, accepted the recommended reduction in exterior lights to two and echoed that their landscaping plan will be submitted to staff prior to building permit approval.

Public Comment:

None

It was moved by Commissioner Ahlborn and seconded by Commissioner Locke to approve a resolution finding approval of the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions listed in Section 15300.2 apply in this case; approving a combined Concept and Final Design Study (DS 25092, Pike Brothers LLC); and approving a 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) Zoning District. APN: 010-031- 015-000

The motion passed by the following roll call vote:

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

Commissioner Allen returned to the dais.

- 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.

Katherine Wallace, Associate Planner, presented the project describing the non-conforming elements of the property and the project scope.

Alan Lehman, Designer, spoke on the project explaining the purpose for the scale of the entry door and the reduction in site coverage.

Public Comment:

None

Alan Lehman, Designer, spoke again on the design for the entry door, asking the Commission for direction.

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to approve a resolution finding the project categorically exempt from environmental review pursuant to CEQA Guidelines section 15301 and that none of the exceptions to the exemptions listed in Section 15300.2 apply in this case; and approving a combined Concept and Final Design Study (DS 25074); and approving a 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) Zoning District. APN: 010-091-019-000 with the added language to Condition #34 to reduce the door height to 6 feet 8 inches with an allowance for a transom window over the door and for the Applicant to work with staff on the approval of that element.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Ahlborn, Allen, Locke, LePage

NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None

ABSENT: Commission Member(s): Karapetkov

- 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.

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Allen to continue DS 2519 (McWhorter) to the November 12, 2025 regularly scheduled Planning Commission meeting.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Ahlborn, Allen, Locke, LePage

NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None

ABSENT: Commission Member(s): Karapetkov

- 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

Evan Kort, Senior Planner, presented the project and asked for direction from the Commission.

Adam Jeselnick, Architect, spoke on the project, providing justification for the design choices and answered questions of the Commission.

Public Comment:

None

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution of intent to approve the project as proposed with conditions to require landscaping to minimize the visual impact, that all Park Overlay requirements be upheld to include tree planting requirements, and to deny the request for a lift with inter-connectivity between the main residence and the ADU with the request the Applicant explore different applications of the materials proposed.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Ahlborn, Allen, Locke, LePage

NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None

ABSENT: Commission Member(s): Karapetkov

DIRECTOR'S REPORT

Anna Ginette, Director of Community Planning and Building, gave a report and

answered questions of the Commission:

- **Accessory Dwelling Workshop:** On September 24, 2025, the Planning Commission will hold an ADU Workshop. Previous versions of the ordinance will be provided for consideration, as well as a staff report that will outline potential options coming forward.
- **October 6, 2025 City Council Meeting:** On October 6, 2025, a discussion on addresses and Mills Act contracts, the Water Allocation resolution, and the first reading for an urgency ordinance for the Pickleball Policy will be brought to the City Council
- **September 8, 2025 City Council Meeting:** The City Council adopted a resolution remanding the JB Pastor project back to the Planning Commission. A hearing date has not yet been set.
- **September 9, 2025 City Council Meeting:** The contract for the Objective Design and Development Standards (ODDS) consultant was continued with the hope to return to City Council in October. The Reasonable Accommodation policy was adopted.

FUTURE AGENDA ITEMS

12) Next Regular Meeting: October 8, 2025

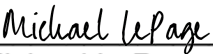
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CORRESPONDENCE

APPROVED:

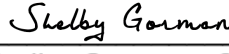
Signed by:



Michael LePage, Chair

ATTEST:

Signed by:



Shelby Gorman, Commission Clerk