



# CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD AGENDA

Historic Resources Board Members Jordan  
Chroman, Erik Dyar, Esther Goodhue, Katherine  
Gualtieri, and Bobbie Voris

All meetings are held in the City Council Chambers  
East Side of Monte Verde Street  
between Ocean and 7th Avenues

**Special Meeting**  
**Tuesday, October 28, 2025**

**TOUR - 3:00 PM**  
**MEETING - 4:00 PM**

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## 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/87268387780?pwd=xDb3lAgololjMif05YWbUCslxTcaw9.1>  
To attend Zoom webinar via telephone, dial +1 669-444-9171. Webinar ID: 872 6838 7780.  
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](mailto: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. **HE 25242 (French):** Torres Street 4 northwest of 8th Avenue
- B. **DS 25103 (Del Mar Carmel, LLC):** Scenic Road 4 southeast of 8th Avenue
- C. **DS 25240 (Ramos):** Northeast corner of San Antonio and 12th Avenues

## **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 Board or the public may ask that any items be considered individually for purposes of Board discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 1) September 15, 2025 Regular Meeting Minutes
- 2) Adoption of the 2026 Historic Resources Board Calendar

### **PUBLIC HEARINGS**

- 3) **DS 25240 (Ramos):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 25240 (Ramos), for after-the-fact revisions to a previous approval (DS 23396) including the removal of horizontal wood siding, wood shingle siding, wood windows, and a Carmel stone chimney, replaced with new at the historic "Rockwell House" located on the northeast corner of San Antonio and 12th Avenues in the Single-Family Residential (R-1) District and the Beach and Riparian Overlay District. APN 010-279-008-000

- 4) **DS 25103 (Del Mar Carmel, LLC):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 25103 (Del Mar Carmel, LLC), for the construction of a 408-square-foot Accessory Dwelling Unit, fenestration changes on the main house and the existing detached garage, and associated site improvements on the "George Graft House" located on Scenic Road 4 southeast of 8th Avenue in the Single-Family Residential (R-1) District, Beach and Riparian Overlay District, and Park Overlay District. APN: 010-301-025-000
  
- 5) **HE 25242 (French):** Consideration of the removal of the historic "Unit House" from the Carmel Inventory of Historic Resources located at Torres Street 4 northwest of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-084-009-000

## **DIRECTOR'S REPORT**

## **FUTURE AGENDA ITEMS**

- 6) Next Regular Meeting: November 17, 2025

## **ADJOURNMENT**

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This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln 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 Historic Resources Board 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).