



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, November 12, 2025
Amended 11/10/2025

TOUR - 2:30 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. **DS 25153 (Van Selow):** Lincoln Street 3 northeast of 4th Avenue
- B. **DS 22-057 (Lim):** North Casanova Street 2 southeast of Palou Avenue
- C. **DS 24046 (Teresi):** Carmelo Street 5 northeast of Ocean Avenue

D. **DS 25019 (McWhorter)**: Carmelo Street 2 northeast of Ocean Avenue

E. **DS 25095 (DCV Enterprise Partners II, LLC)**: Camino Real 2 southwest of 7th 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) October 8, 2025 Regular Meeting Minutes
- 2) October 20, 2025 Special Meeting Minutes
- 3) Monthly Activity Report: October 2025
- 4) Adoption of the 2026 Planning Commission Calendar
- 5) **TE 25308 (Britton)**: Consideration of a time extension for DS 24089, LM 24151, and Coastal Development Permit (Britton) allowing the demolition of an existing single-family residence and the construction of a new 3,178 square-foot, one-story single-family residence, inclusive of a 462 square-foot attached garage, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-002-000
- 6) **TE 25261 (Hofsas House)**: Consideration of a time extension for DR 24059, UP 24060, and Coastal Development Permit (Hofsas House, Inc.) for the demolition of an existing 38-room hotel and the construction of a new 38-room hotel and two apartments, inclusive of the historic "Donna Hofsas House" and associated hotel ancillary uses, located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN: 010-124-001-000 and 010-124-014-000.
- 7) **DS 22-057 (Lim)**: Consideration of a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,798

square-foot, two-story single-family residence, inclusive of a 294 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000

- 8) **DS 25018 (Wong):** Consideration of a Design Study Referral and associated 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

PUBLIC HEARINGS

- 9) **DS 25153 (Van Selow):** Consideration of a Concept Design Study, DS 25153 (Vans Selow), for a 486 square-foot addition to an existing two-story residence and site improvements for the property located at Lincoln Street 3 northeast of 4th Avenue in the Single-Family Residential (R-1) District and Archeological Overlay Zone. APN: 010-129-028-000
- 10) **DS 24046 (Teresi):** Consideration of a Concept Design Study for the demolition of an existing 1,818 square-foot, two-story single-family residence inclusive of an attached garage, 414 square foot accessory dwelling unit, and 61 square foot shed, and the construction of a 2,798 square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-016-000. The project additionally includes an attached 800 square-foot accessory dwelling unit.
- 11) **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 1,750-square-foot two-story residence, inclusive of an attached garage, located at Carmelo Street 2 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-013-000.
- 12) **DS 25095 (DCV Enterprise Partners II, LLC):** Consideration of a Concept Design Study for the demolition of an existing 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 and 200 square-foot parking pad located on Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) District. APN: 010-265-002-000. The project additionally includes an attached 794 square-foot accessory dwelling unit.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 13) Next Regular Meeting: December 10, 2025

ADJOURNMENT

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 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).