



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, December 10, 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. **DS 25126 (Chroman):** Mission Street 2 northwest of 2nd Avenue
- B. **DS 25139 (Kshire Property Investments LLC):** Monte Verde Street 4 southwest of 3rd Avenue
- C. **DS 25244 (Del Santo):** Northwest corner of Casanova Street and 8th Avenue
- D. **APP 25328 (Coria):** Mission Street 3 northeast of 10th 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) November 12, 2025 Regular Meeting Minutes
- 2) Monthly Activity Report: November 2025

ORDERS OF BUSINESS

- 3) **Director Referral:** Continued from the October 8, 2025 Planning Commission hearing, discussion on the determination of the A.W. Shucks Use Permit.

PUBLIC HEARINGS

- 4) **APP 25328 (Coria):** Consideration of an Appeal (APP 25328 (Coria)) filed by Jerome and Rose Politzer for the approval of Landscape Plan Check, LD 24106 (Coria), for the approval of a fence and retaining wall on the southern property line and associated landscaping located at Mission Street 3 northeast of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-076-014-000
- 5) **DS 25126 (Chroman):** Consideration of a Track 1 Design Study referral, DS 25126 (Chroman), for the installation of an arbor, fence, and driveway gate in the front setback located at Mission Street 2 northwest of 2nd Avenue in the Single-Family Residential (R-1) District, Park (P) Overlay, and Archaeological Significance (AS) Overlay District. APN: 010-121-015-000
- 6) **DS 25139 (Kshire Property Investments LLC):** Consideration of a Concept Design Study, DS 25139 (Kshire Property Investments LLC), for the demolition of an existing 1,248-square-foot, one-story single-family residence and 192-square-foot shed, and the construction of a 3,292-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-223-009. The project additionally includes a detached 800 square-foot accessory dwelling unit.
- 7) **DS 25244 (Del Santo):** Consideration of a Track 1 Design Study Referral, DS 25244 (Del Santo), for the replacement of windows, reroof, repainting siding, adding a stone veneer, installation of new skylights, installing new tile, and replacement of a glass railing in kind on an existing single-family residence located on the northwest corner of Casanova Street and 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-262-006-000
- 8) **SI 25276 (Halore):** Consideration of a Sign Permit, SI 25276 (Halore), for three (3) hanging signs on existing brackets in the Carmel Plaza. One (1) sign is proposed to be located at the upper-level entrance, facing the main Carmel Plaza courtyard, and two (2) signs are proposed to be located at the lower-level entrances, facing Mission Street, located between Ocean and 7th Avenues in the Central Commercial (CC) District. APN: 010-086-006-000

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

9) Next Regular Meeting: January 21, 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).