

To the Carmel-by-the-Sea Planning Commission,

In preparation for the May meeting I wanted to share a few more details as I continue working out the interior design of the store, aiming to maximize every inch of our little jewel box.

Sea Shack Candy Co. will introduce a one-of-a-kind retail candy store experience specializing in imported Scandinavian sweets alongside beloved childhood favorites—all presented with a true coastal vibe. The name “Sea Shack” holds deep meaning for our family, as it was the name we gave our first home in downtown Carmel back in 2001. We’ve raised our three children here and have strong roots in the community, which is why we’re so passionate about creating something joyful and lasting. Given the small size of the space, we plan to feature a large selection of pre-packaged Swedish candy, complemented by a small, curated Pick n' Mix section. Swedish candy is celebrated for its vibrant flavors, chewy textures, and emphasis on quality ingredients—often made without GMOs and free from Red Dye No. 40. Inspired by the Swedish tradition of *Lördagsgodis* (“Saturday Candy”), our goal is to bring that joyful, colorful experience to the heart of Carmel.

When customers enter the store, they will be warmly greeted and guided on how our process works. For the Pick n' Mix experience, all self-serve guests will be asked to use hand sanitizer before selecting an eco-friendly bag and using a pair of tongs to create their own custom mix. Their selections will then be sealed for enjoyment outside the store—whether that’s relaxing in the charming Carmel Square courtyard or strolling the beautiful streets of Carmel-by-the-Sea.

I am also in the process of obtaining my food safety certification and actively sourcing the appropriate food-safe, sealable containers for candy display, which may include a combination of glass and food-grade acrylic. Our goal is to create a thoughtfully designed boutique experience—this will not resemble a traditional bulk candy store. In addition to Swedish sweets, we will offer a premium selection of other unique candies curated to delight visitors of all ages.

For your reference, the interior build-out will include the following fixture plan:

- South Elevation Fixtures – Lower cabinets with a bookcase on top
- North Elevation Fixtures – Lower cabinets with white oak floating shelves
- West Elevation Fixtures – Lower cabinets with white oak floating shelves
- East Elevation – Currently has no fixtures

Please also note the following are attached for your review:

- A site map of the store’s location
- A few mood boards to convey the intended coastal feel of the interior a few of the fixtures have since changed from bookcases to floating shelves. We will also only have one fixture on casters which will be our cash wrap. (These boards are purely for visual

inspiration as we will not be selling home furnishings but wanted you all to see the coastal vibe)

- Interior elevations from our contractor showing the planned build-out of the space

I hope this is helpful as we prepare for the May 14th meeting. Once again, we are so looking forward to becoming part of the wonderful business community here in Carmel-by-the-Sea.

Warm regards,
Tiffany Bufkin
Sea Shack Candy Co.



Sea Shack Candy Co.
Tiffany & Richard Bufkin
[REDACTED]
Carmel, CA 93923

March 17, 2025

Jake Olander
Community Planning and Building
City of Carmel-by-the-Sea
Direct: (831) 620-2027
Dept. Main: (831) 620-2010

Re: Conditional Use Permit Application – Sea Shack Candy Co., Carmel Square Unit 2

Dear Jake,

We are excited to submit our application for a **Conditional Use Permit** to bring a **unique retail candy experience** to **Carmel Square on San Carlos Street in downtown Carmel-by-the-Sea.**

Business Concept

Sea Shack Candy Co. will introduce a **one-of-a-kind candy store** specializing in **imported Scandinavian sweets**, with a focus on **pre-packaged candies from Sweden.**

What makes **Sea Shack Candy Co.** different from other candy stores in Carmel?

- **Higher Quality** – Swedish candies are **known for their superior ingredients** compared to traditional American sweets.
- **Healthier Ingredients** – All products are **non-GMO, free of high fructose corn syrup, trans fats, and artificial dyes like Red 40.**
- **Customizable Experience** – Customers can **mix and match pre-packaged varieties** for a grab-and-go treat unlike any other in the area.

This concept offers a **fresh and modern twist on the local candy market**, catering to both health-conscious consumers and those seeking a unique, high-quality indulgence.

Aesthetic & Store Design

The store will feature a **bright, colorful, and modern** design, creating a **fun and immersive sensory experience** that appeals to visitors from around the world.

Minimal renovations are needed to prepare the space. Planned improvements include:

- **Fresh paint** to revitalize and brighten the interior
- **New cabinetry** for an elegant and functional candy display
- **A high-end cash wrap station** for an elevated point-of-sale and checkout experience

Operations & Staffing

- **Hours of Operation:**
 - **Weekdays:** 11:00 AM – 7:00 PM
 - **Weekends:** 11:00 AM – 9:00 PM
- **Staffing:** 1–2 employees per shift, depending on demand
- **Facilities:**
 - A **small sink** already exists to insure proper handwashing for employees
 - **Customer restroom access** available via a private bathroom in Carmel Court-yard, with a key provided by employees

We are eager to bring this **exciting new retail concept** to **Carmel-by-the-Sea** and look forward to working with the city to make this vision a reality. Attached is the site plan and images for your review. We welcome the opportunity to answer any questions you may have in regard to the following proposal.

Thank you for your time and consideration. We look forward to working with you.

DocuSigned by:

Best regards,
Tiffany Bufkin

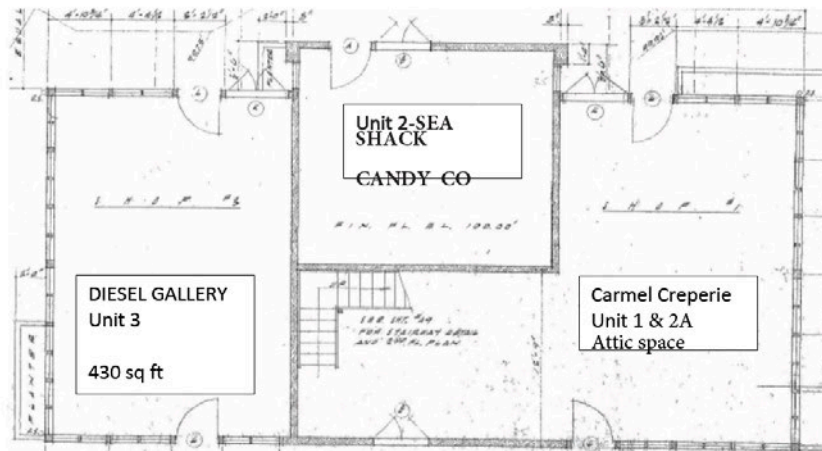
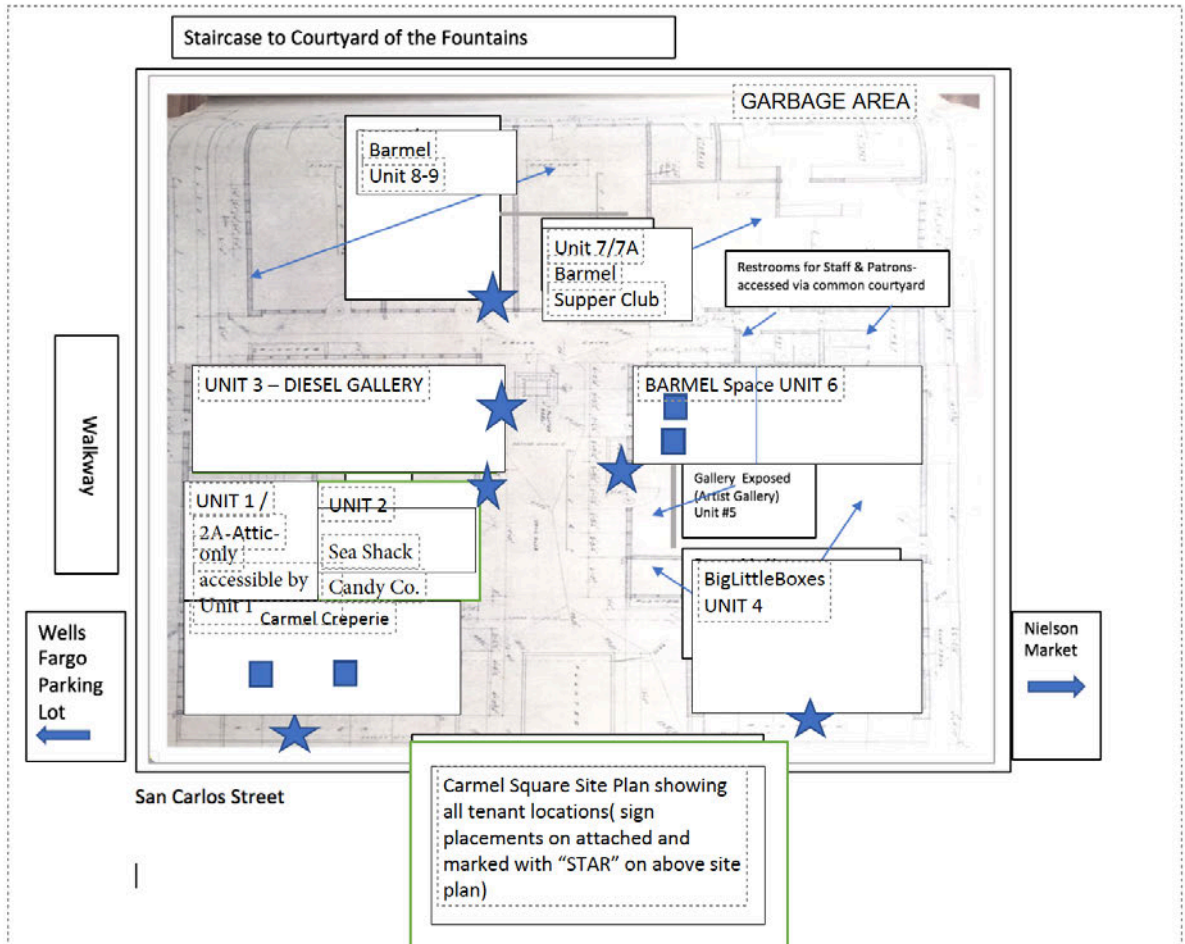
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Tiffany & Richard Bufkin
Sea Shack Candy Co.

DocuSigned by:

Richard Bufkin

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Unit 2:
18.5 X 16
Approx 300 Square Feet



Current Space



Sea Shack Candy Co.
CARMEL-BY-THE-SEA, CA.

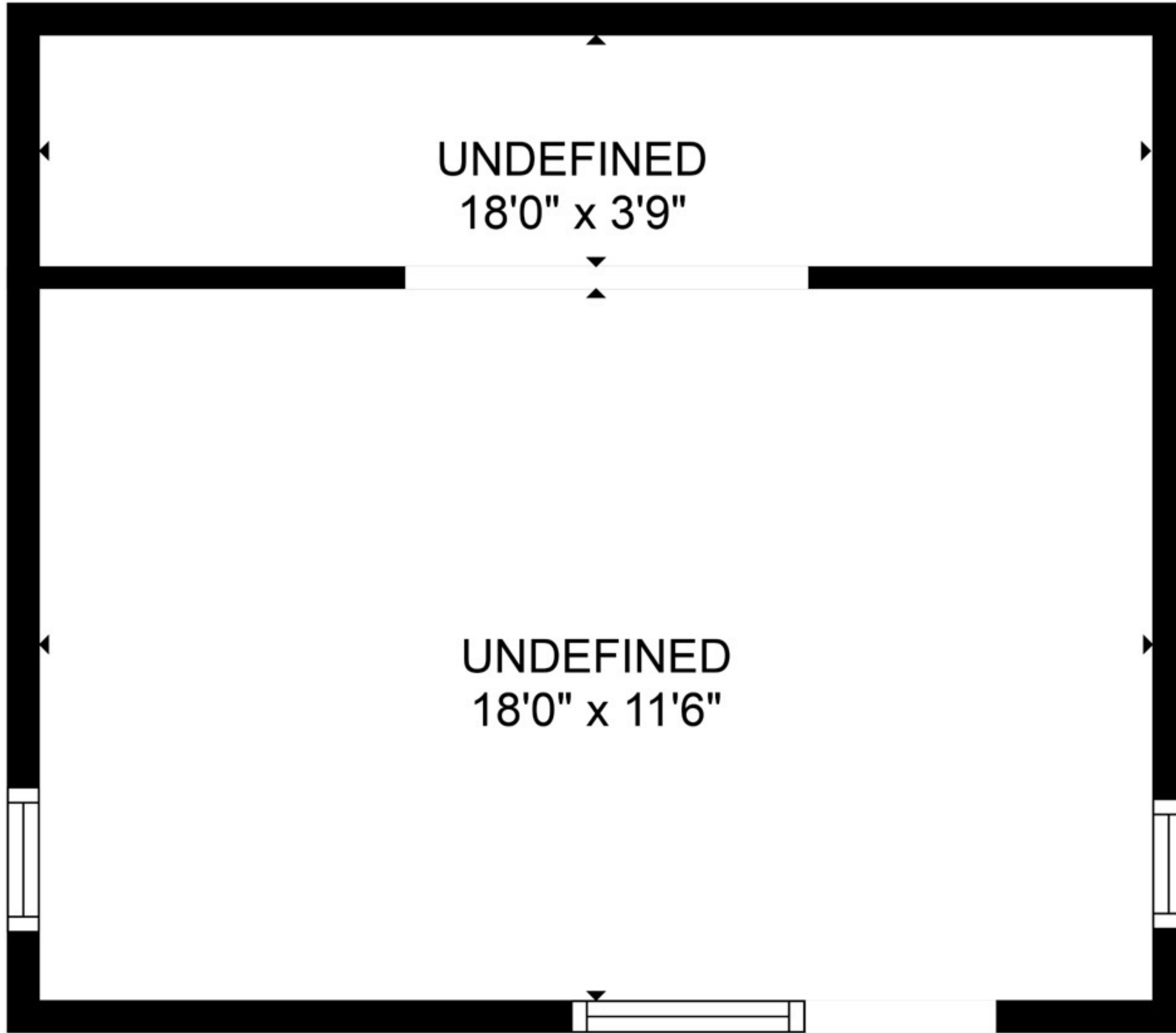


Sea Shack
CANDY CO



August 12th 2015





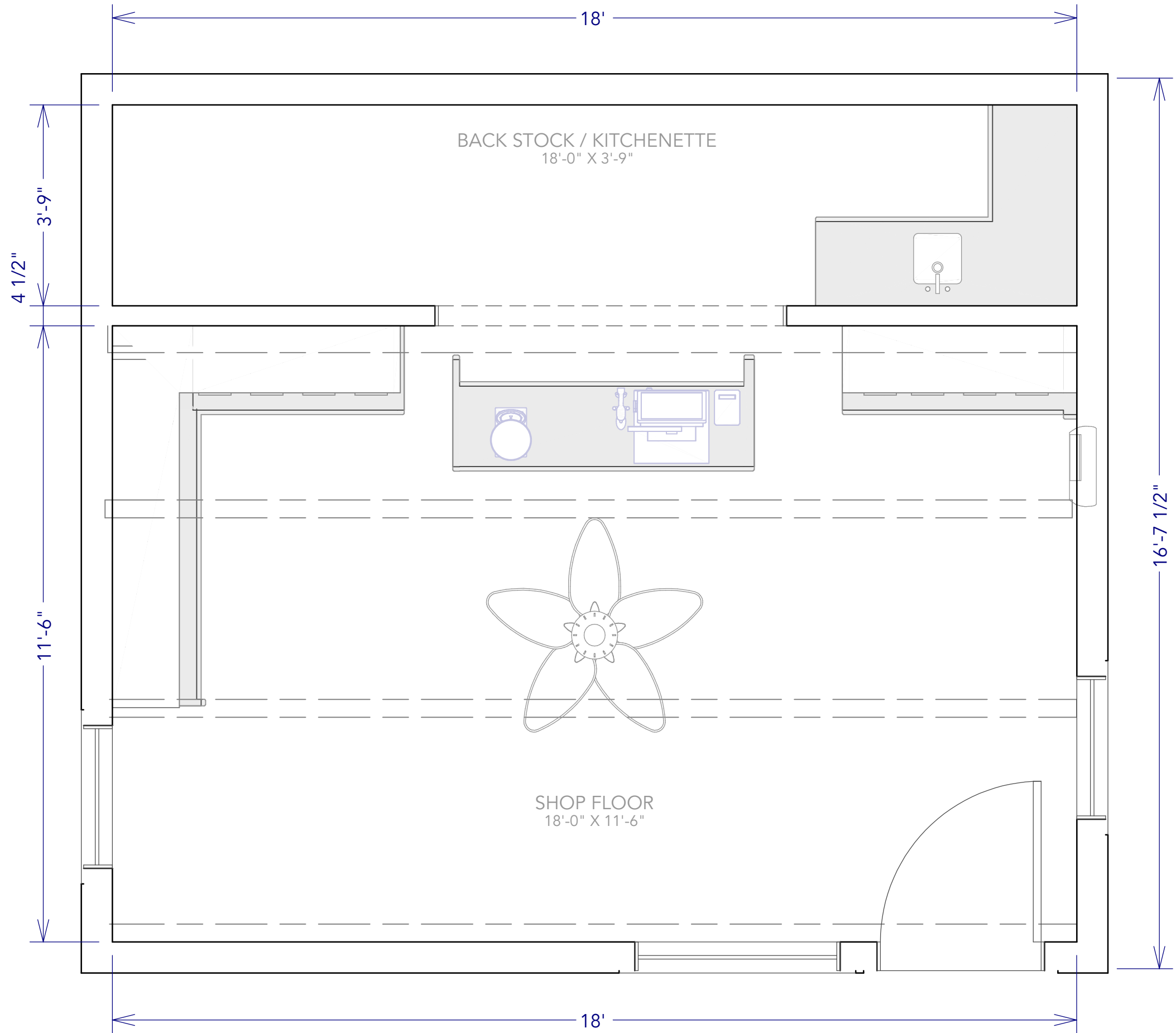
SEA SHACK CANDY
CARMEL BY THE SEA

BLANK FLOOR PLAN

CIEL
studios

NO. 2

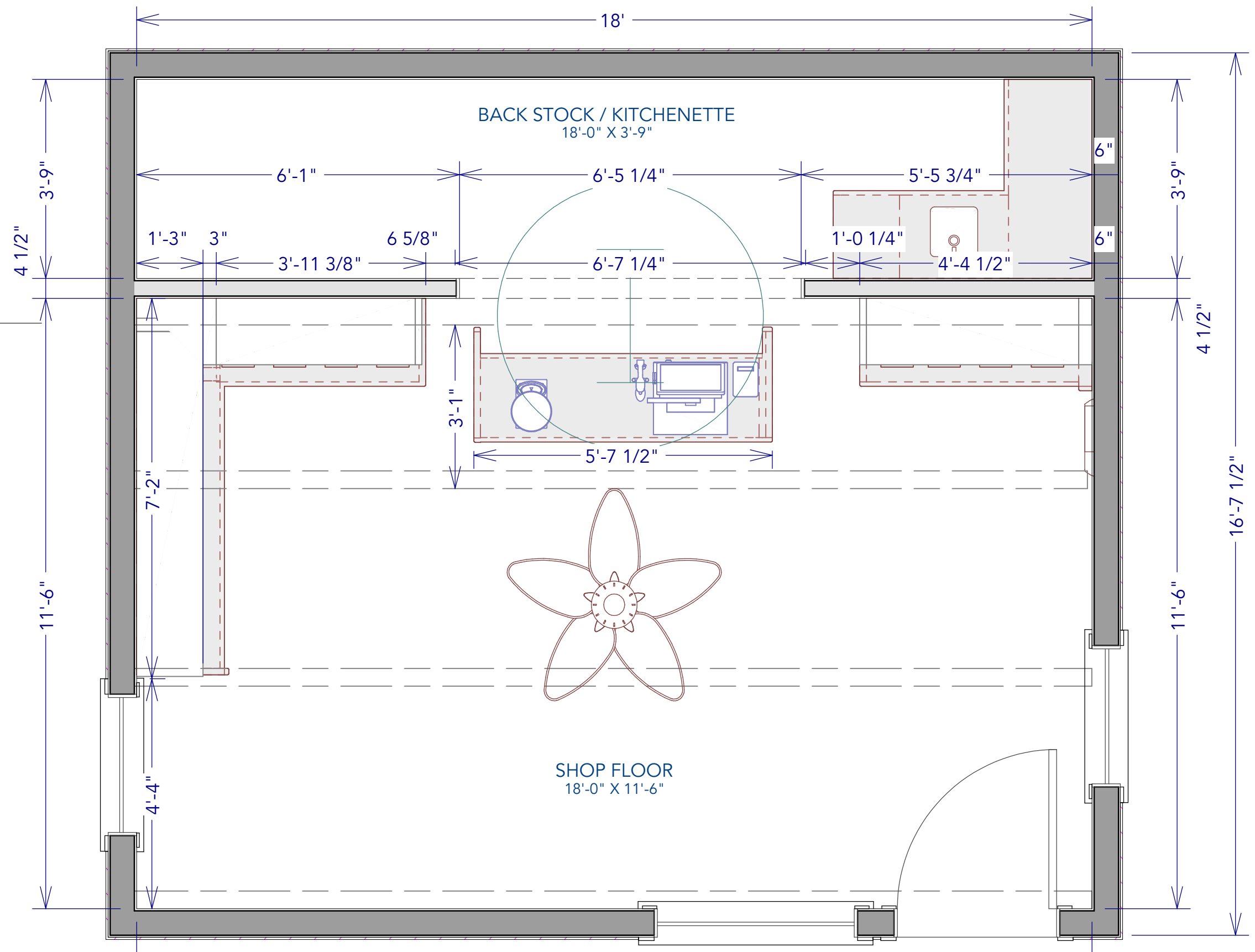
SEA SHACK VI 27 APRIL 2025



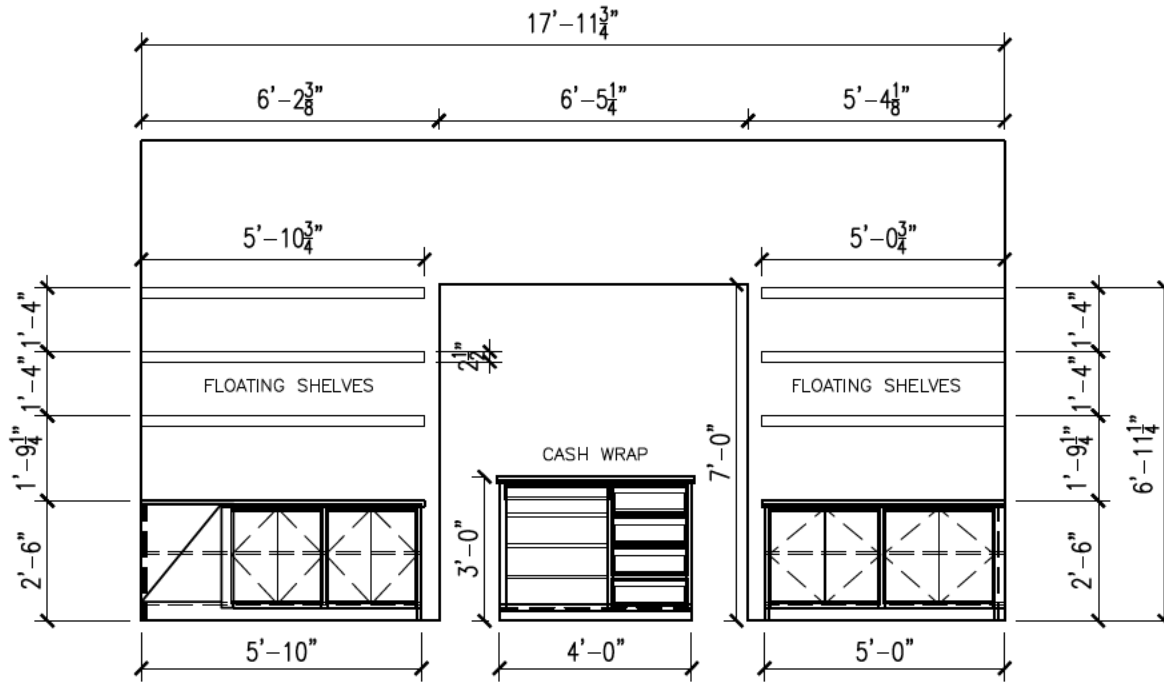
○ Floor Plan View Shell
1/2 in = 1 ft

NO. 3	SEA SHACK CANDY CARMEL BY THE SEA	SEA SHACK VI 27 APRIL 2025
FLOOR PLAN CABINETRY SHELL		
CIEL studios		

1st Floor
1/2 in = 1 ft



NO.	4
SEA SHACK VI 27 APRIL 2025	
SEA SHACK CANDY CARMEL BY THE SEA	
FLOOR PLAN CABINETRY	
CIEL studios	



NE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

THE DRAWINGS, SPECIFICATIONS AND DESIGN, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF DESTEFANO CONSTRUCTION AND DESIGN AND NOT PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF DESTEFANO CONSTRUCTION. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

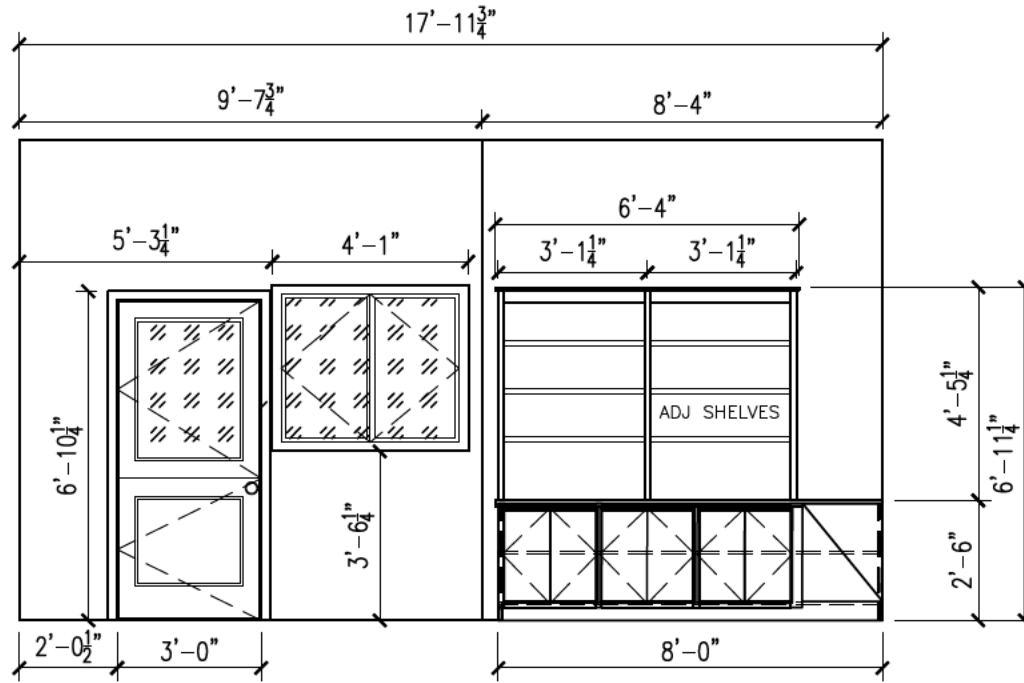
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Checked By: RAD
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SAN CARLOS BETWEEN OCEAN & 7TH. CARMEL SQUARE

SEA SHACK CANDY CO.
TIFFANY BUFFKIN

DESTEFANO
CONSTRUCTION AND DESIGN
LIC. NO. 621252
2074 SUNSET DRIVE PACIFIC GROVE, CA 93950
(831) 656-6519

NE



SE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

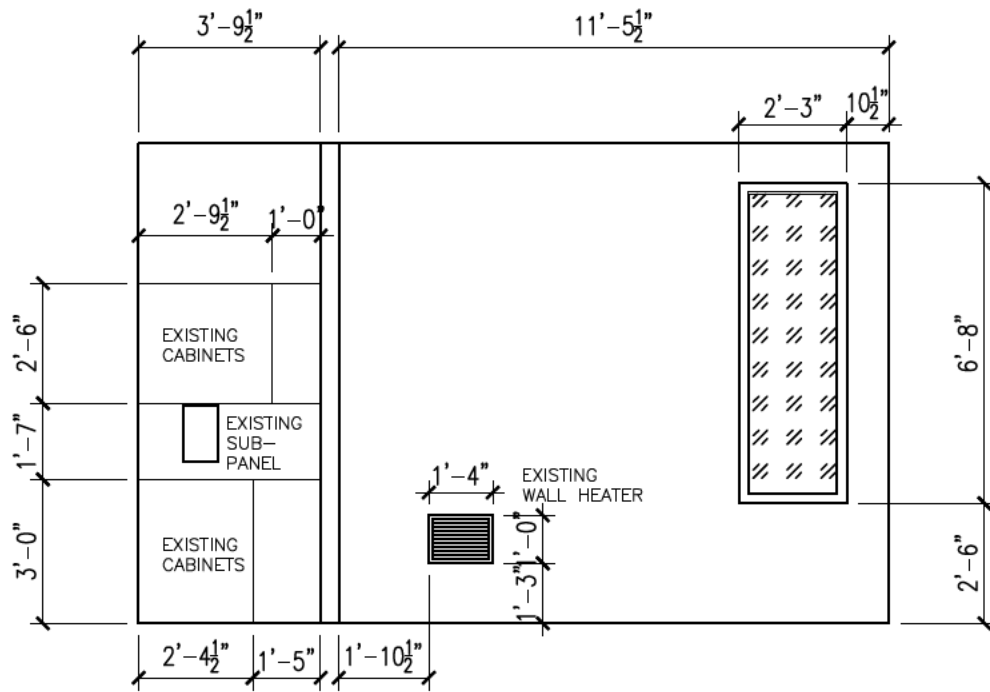
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SEA SHACK CANDY CO.
TIFFANY BUFFKIN

SE

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EE
 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

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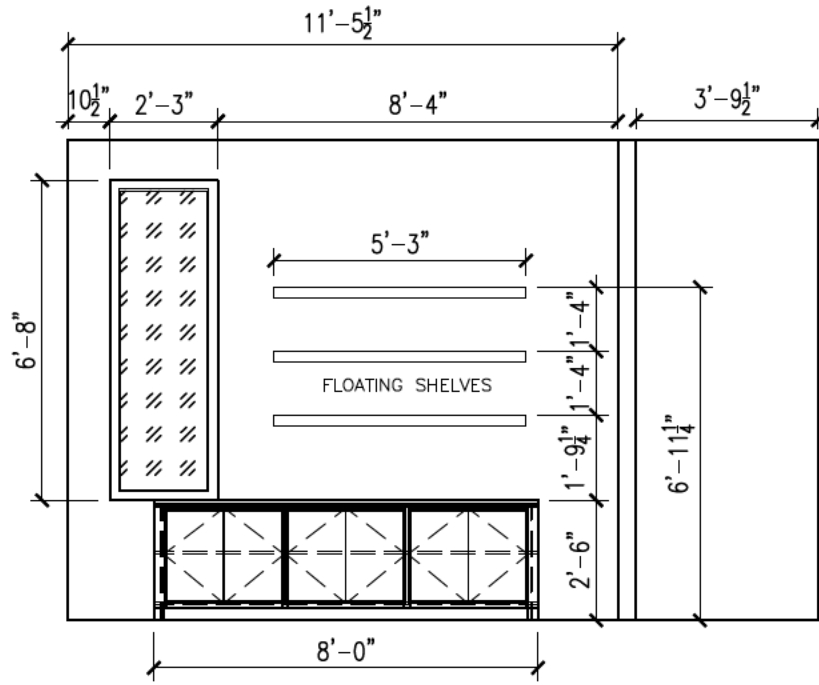
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WE WEST ELEVATION
SCALE: 1/4" = 1'-0"

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SEA SHACK CANDY CO.
TIFFANY BUFFKIN

WE

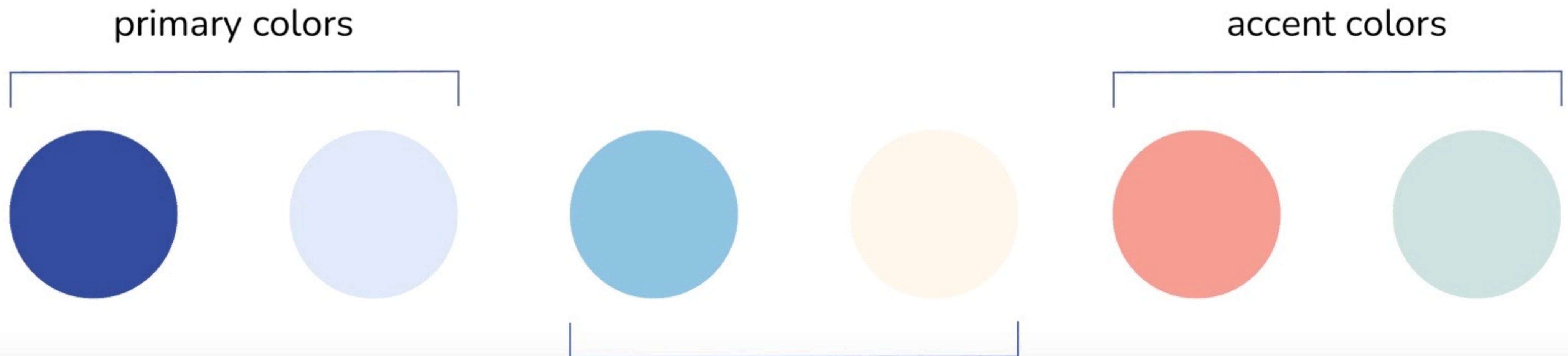
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2074 SUNSET DRIVE PACIFIC GROVE, CA 93950
(831) 655-5519

COLOR PALETTE

Creating a distinct and complimentary color palette is going to be an important part of building brand recognition.

Your color palette will be used across your socials, stationary, website, and so much more.

On the next page is your chosen color palette and why its been chosen for your business.





INTERIOR MOODBOARD

