



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

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

SPECIAL MEETING **Wednesday, March 12, 2025**

TOUR 2:40 PM

MEETING 4:00 PM

HOW TO OFFER PUBLIC COMMENT: Public comments may be given in person at the meeting, or using 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 agINETTE@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

The Planning 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 Commission on its tour. The tour is intended only to give the 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 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 24346 (P&T 2024 LLC):** Santa Rita Street 5 southwest of 3rd Avenue
This item will be discussed at the March 12, 2025 Regular Planning Commission meeting beginning at 4:00 PM.

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. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ADJOURNMENT

CORRESPONDENCE

1. PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

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).



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

March 12, 2025
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 24346 (P&T 2024 LLC) letter received 03-11-25 from Michelle Olsen

To the planning commission clerk, Shelby.

My name is Michelle Olsen, and I own the property directly North of the property proposing the demo/new build. Katherine Wallace recommended I reach out to you with my concerns regarding the impact this build will have.

Growing up in the Bay Area, I have always loved Carmel's quaint neighborhood feel and cottage style.

My plan has always been to live full time in Carmel as soon as I find suitable housing for my handicapped daughter. It's a challenging process, but should be settled in the next 18-24 months.

That said, when I arrived at my cottage on March 1, I saw the orange netting and the notice attached to my gate. This was the first notice I received as I had been away from Carmel dealing with family emergencies. I did receive a second notice a few days later, via post. I was quite surprised at the extent of the size, and especially height, increase.

After reviewing the plans, I disagree that there will be minimal impact of view and sunlight as the entire side of my house will be impacted from the front of house to the yard. Since I am to the North of their property, the new build will block the (very) small view of the ocean I had, and will be in front of my bedroom, kids' room, and backyard. In addition the garage is set back from the street and so is set to line up with my living room window. Not only will that decrease my light exposure, but the view from all my South/West facing windows will be of their garage and house, the very tops of the trees and sky.

I'm concerned about privacy as well. A 2 story house looking down on a smaller home and yard will mean they can easily see into my house and yard.

I have met these new neighbors and they seem lovely, but I hope a more moderate approach, will be adopted.

I will definitely attend the meeting via the teleconference.

Thank you, Michelle Olsen



I will send photos in separate emails as they don't seem to be going through email in a group.

Sent from my iPad







