

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION**

**RESOLUTION NO. 2024-0XX-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA  
RECOMMENDING CITY COUNCIL ADOPTION OF THE UPDATED CITY OF CARMEL-BY-THE-SEA  
HISTORIC CONTEXT STATEMENT**

WHEREAS, the Historic Context Statement is a vital tool in the City's preservation program, used to establish a baseline of information against which the potential historic significance of a property is evaluated. The Context Statement is maintained as directed by the Carmel General Plan and Coastal Land Use Plan (General Plan/Coastal LUP G1-4, O1-14, P1-85) and the City Municipal Code (CMC 17.32.060); and

WHEREAS, the Historic Context Statement was first adopted in 1994, with subsequent updates in 1997, 2008, and 2022; and

WHEREAS, the 2022 update was authored by PAST Consultants, LLC, funded by a \$30,000 Certified Local Government grant award from the California Office of Historic Preservation, and was limited to a twenty-year extension covering the years 1966 to 1986. The City Council adopted the 2022 Historic Context Statement Update on December 6, 2022, and the Coastal Commission certified the associated Local Coastal Program Amendment on July 12, 2023; and

WHEREAS, the limited-scope 2022 update revealed a need for a comprehensive update of the full document to introduce consistent formatting and footnoting; chronological themes; streamlined content where possible; and photographs throughout; and

WHEREAS, on January 9, 2024, the City Council passed Resolution 2024-009 approving a professional services contract with PAST Consultants, LLC, not to exceed \$79,380, to update the Historic Context Statement, and passed Resolution 2024-010 accepting a \$40,000 Certified Local Government grant award from the California Office of Historic Preservation; and

WHEREAS, the Historic Resource Board and the public discussed the Historic Context Statement Update and reviewed work product and drafts at the regularly scheduled Historic Resources Board meetings on March 18, May 20, August 19, and October 21, 2024; and

WHEREAS, on November 18, 2024, the Historic Resources Board passed Resolution 2024-008-HRB accepting the City of Carmel-by-the-Sea Historic Context Statement Update as conditioned and recommending adoption by the City Council; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that the Historic Context Statement is exempt under Class 6 of the California Environmental Quality Act (CEQA) pursuant to Section 15306, Information Collection, of the CEQA Guidelines; and

WHEREAS, on December 11, 2024, the Planning Commission held a public hearing to receive public testimony, including without limitation, information provided to the Planning Commission by City staff and through public testimony; and

WHEREAS, on November 29, 2024, notice of the public hearing was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091); and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED, THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY** recommend City Council adoption of the updated City of Carmel-by-the-Sea Historic Context Statement in a manner fully in conformity with the Coastal Act (CA Section 30510).

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA** this 11<sup>th</sup> day of December, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

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Michael LePage, Chair

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Shelby Gorman, Planning Commission Secretary