

September 25, 2019

Mr. Marc Wiener AICP
Planning Director
Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

RECEIVED

SEP 25 2019

City of Carmel-by-the-Sea
Planning & Building Dept.

Dear Marc:

As a resident of Carmel-by-the-Sea and a member of the Board of Directors for the Pacific Repertory Theatre (PacRep) I support the forthcoming re-model of the Golden Bough Playhouse.

The Golden Bough, under the leadership of Stephen Moorer for over 36 years, has a rich history within our community. As you know, the theatre was originally a movie house and is now a legitimate stage performance venue. PacRep champions the arts and has a creative vision through its programs and children's productions as well – serving over 27,000 attendees annually throughout the Monterey Peninsula.

The theatre hasn't had a major modernization in decades. It is greatly in need of both structural and cosmetic changes to ensure that this community treasure remains a beacon. Now is the time to bring the Golden Bough and PacRep's home into the 21st century with its planned refurbishment.

I urge the Carmel-by-the-Sea Building & Planning Commission to support PacRep's design submission and endorse the plan with a 'thumbs-up' to assist in making this renovation happen in a timely and expeditious way.

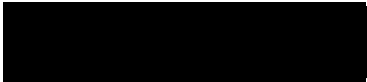
Please share and forward my comments and endorsement to the Carmel-by-the-Sea Building & Planning Commission.

Thank you for your consideration. You may email or call with any questions.

Respectfully,



Tom Brocato





PAC BELL PROPOSED ADDITIONS

Paige Healy [REDACTED]

Wed, Oct 2, 2019 at 12:33 PM

To: Evan Kort <ekort@ci.carmel.ca.us>

To Evan Kort/Planning Commission:

As per our conversation yesterday, I am writing you a letter re the proposed construction/additions at Pac Bell/Golden Bough Theaters.

All the previous objections (attached documents Fenton and Keller February 22, 2010) are hereby restated and incorporated herein. For the reason the proposed expansion was illegal then it is illegal now.

The aesthetic will be inconsistent with the neighborhood and result in significant adverse environmental impacts necessitating thorough CEQA review including EIR.

Sincerely,

Patrick and Paige Healy

***Staff Note: Refer to Exhibit A for attached Fenton and Keller documents referenced above.
-EK 10/2/2019***

MARK A. CAMERON
JOHN S. BRIDGES
DENNIS G. MCCARTHY
JACQUELINE P. MCMANUS
CHRISTOPHER E. PANETTA
DAVID C. SWEIGERT
SARA B. BOYNS
SHARILYN R. PAYNE
BRIAN E. TURLINGTON
AMBER D. PASSNO
CAROL S. HILBURN
SHERYL L. AINSWORTH
TROY A. KINGSHAVEN
IAN E. YOUNG

FENTON & KELLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
2801 MONTEREY-SALINAS HIGHWAY
POST OFFICE BOX 791
MONTEREY, CALIFORNIA 93942-0791
TELEPHONE (831) 373-1241
FACSIMILE (831) 373-7219
www.FentonKeller.com

LEWIS L. FENTON
1925-2005

OF COUNSEL
CHARLES R. KELLER
RONALD F. SCHOLL
THOMAS H. JAMISON
GARY W. SAWYERS

February 22, 2010

JOHN S. BRIDGES

jbridges@FentonKeller.com
ext. 238

VIA HAND DELIVERY

City of Carmel by the Sea
Attn: Sean Conroy
Planning & Building Services Manager
Community Planning & Building
P.O. Drawer G
Carmel by the Sea, CA 93921

Re: Notice of Intent to Adopt Mitigated Negative Declaration for Pacific Repertory
Theatre (PRT) Project (West Additions Golden Bough Playhouse) East of
Casanova, West of Monte Verde, Between 8th & 9th Avenues (APN 010-194-016)
Our File: 32684.29785

Dear Mr. Conroy:

I submit this letter commenting on the above referenced Mitigated Negative Declaration (MND) on behalf of my clients and neighbors of the project. The MND is legally inadequate, fails to accurately describe and analyze the whole of the project, is premised on wrong information, fails to analyze the project under applicable General Plan and zoning standards, and fails to adequately mitigate significant impacts of the project. Accordingly, the project cannot be approved on the basis of this MND. Absent a major redesign of the project to conform with the City's General Plan and zoning standards and/or imposition of substantial new mitigation measures that would ensure such conformity and eliminate the possibility of subsequent development phases, an environmental impact report is legally required for the project.

The neighbors are not opposed to an appropriate theatre remodel and have, in good faith, attempted to work with PRT to develop a project design that would concurrently address the neighbors' concerns, respond to the theatre's expressed programmatic needs, comply with the law, and adequately mitigate impacts in accordance with CEQA. The neighbors have expended substantial time and money toward that effort including hiring local Carmel architect Brian Congleton to try to help PRT's architect better appreciate the code requirements in Carmel. The neighbors have even gone so far as to have Mr. Congleton produce an alternative design for the project (see Attachment 1) which, when coupled with critical operational conditions, would address PRT's programmatic needs and adequately mitigate the project from the neighbors'

City of Carmel by the Sea
February 22, 2010
Page Two

perspective all within the current building's three-dimensional footprint. The neighbors can support an improved community theatre but not at the expense of an intensification of already unacceptable levels of impact in the neighborhood. The Golden Bough is supposed to be a local neighborhood theatre not a grand showcase theatre like Sunset Center. Attachment 1 discusses an alternative design to achieve a legally compliant project and also a potential compromise design.¹

In response to the repeated efforts of the neighbors, PRT has feigned cooperation and actually done little to address the neighbors' concerns. PRT has extolled itself as cooperating by stepping back from its original three-story grand design to the current two-story, still grand design. That decision to step back, however, was primarily the result of staff educating PRT's architect about Carmel's basic rules. Simply stated a big city theatre does not belong in this simple residential neighborhood, nor is it allowed. Further, the so-called step back is not nearly as dramatic as PRT would suggest. All that really happened was one of the stories was lowered to below grade (ref. Attachment 1). The relocation of the second story room from the north side to the south was prompted by code requirements (view obstruction & privacy) not cooperation. PRT should not receive credit for abandoning a blatantly illegal original design for a slightly less illegal design (i.e., propose an excessive design concept so as to later claim they "compromised" on a somewhat lesser but still code violating design concept). The proposed project still does not conform to the City Code or even staff's directions. For example, staff noted the project must comply with the 24-foot height limit and that it would be very difficult to justify a height variance finding for the project, yet the height limit is exceeded and variances are sought. Staff also indicated that the farthest any new addition might be able to extend to the west would be the edge of the existing roof eave (note: the code would require a variance for even this extension), yet the current project design extends well beyond said eave.

Piecemeal Project Description

The Initial Study must consider all phases of project planning, implementation, and operation (14 Cal. Code Regs. 15063.a.1). The City may not allow a project to be split into small parts so as to avoid environmental review of the entire project (Orinda Ass'n. v. Board of Supervisors (1986) 182 Cal.App.3d 1145). The project description fails to identify and analyze the foreseeable and anticipated subsequent project phases which have been previously declared by the PRT (Attachment 2). These future phases will substantially change the scope and nature of project specific and cumulative environmental impacts on the neighborhood. Even the

¹ Note: Attachment 1 is Part II of a report prepared by Carmel Architect Brian Congleton which describes the PRT proposed design and its code nonconformance as compared to a feasible code compliant alternative. The neighbors had presented and discussed another alternative with PRT in December 2009 that PRT rejected. That alternative design did not conform to all General Plan/zoning requirements nor adequately mitigate environmental impacts under CEQA, but it reflects, for the record, the neighbors' good faith attempt at compromise. Attachment 1-Option A presents a code compliant design (with some variances). Attachment 1 - Option B presents a compromise design that addresses most, but not all legal conformity issues, and may better meet the theater's desires. Attachment 1 - Option C presents PRT's current nonconforming design at the same scale as Options A & B. A description of the differences between the three options is also presented in Attachment 1.

City of Carmel by the Sea
February 22, 2010
Page Three

submitted project plans continue to evidence these future phases with the undefined “green room” and reference to dressing/wardrobe areas being deferred to “future planning and funding.” The project also creates new backstage and dressing areas (with expansive west facing windows?) for the Golden Bough Theatre which will enable larger, more grandiose productions along with incumbent impact increases (e.g., noise, traffic) all of which must be addressed and mitigated now.²

Project Description Misrepresents Scope of Project and Seating Capacity

The entire MND is premised upon a representation of minor expansion and no change to existing seating capacity. A significant increase in floor space, an increase in footprint, numerous major design changes, several new uses and functions, and additional seating are not minimal by any standard. According to the project plans, the current building size of 13,300 square feet will increase by 27% to 16,900 square feet. Indeed, the proposed square footage will be greater than the entire lot of 16,000 square feet. The size of the Circle Theatre will increase by 37% and a new lobby will be added. The footprint of the entire building will increase and two new floors will be added. These changes individually and collectively constitute major expansion. Seating capacity (area and number) is among the most critical indicators of a theatre’s impact and has serious implications in terms of water demand, parking demand, traffic, circulation, noise, and other neighborhood intrusion in general. The current documented seating capacity of the Circle Theatre is 99³ seats not 120 (see Attachment 3). Maximum seating of the project must either be expressly limited to the current 99 seat capacity or all impacts and mitigations must be reevaluated to address the proposed 21% increase in seating capacity (see Attachments 4 and 5). Fire Department maximum seating capacity for the proposed project is irrelevant in terms of environmental impacts associated with an increase over the established seating capacity.

² The IS Noise discussion only addresses the Circle Theatre. The real noise offender is the larger Golden Bough Theatre and its amplified rock and roll shows. In 2003 the theatre introduced its new series of rock and roll shows at the Golden Bough Theatre. Since then this series has grown to many such shows each year, such as Buddy Holly, Twist and Shout, Elvis’ All Shook Up, and The Roots of Rock and Roll Tribute Concert. Some shows have forty or more performers, including large numbers of loud musical instruments. The theatre’s executive director even recognized the noise problem in the neighborhood and said in an interview in 2008, “When we play ‘The Buddy Holly Story’ or ‘High School Musical,’ you can hear the electric guitars at the beach and if the wind is right, you can hear it in Monterey.” To remedy that, when PRT first introduced their plans for renovation, they said a first priority would be to fix the noise problem. PRT promised to have new walls and a new roof for the Golden Bough and to improve neighbor relationships with excellent on-site retention of sound. The proposed design and noise mitigation does none of this (see also Attachment 4). The Golden Bough and its excessive noise and impact on the neighborhood will continue and will increase due to the enlarged areas proposed by the project.

³ PRT’s actual seating charts for the Circle Theatre show 85 seats. Any “flexible” seating would account for additional seats up to, but not exceeding, the stated 99 seat “capacity.” Any proposed increase in seating “capacity” must be addressed in the Initial Study. It should also be noted that most sources (including PRT programs and website and the “2009/2010 Official Guide to Carmel” show seating capacity of the Golden Bough to be 300.

City of Carmel by the Sea
February 22, 2010
Page Four

Hours of Operation Implicitly Misrepresented

The existing hours of evening operation currently start no later than 7:30 p.m. per a 1995 PRT agreement to address then existing (and presently persisting) noise problems. Performances last no longer than 1.5 to 2.5 hours and lights are always out on the west side of the theatre no later than 10:15 p.m. Noise mitigation number 5 would implicitly expand the regular hours of operation to 11:00 p.m. Such expansion will increase impacts beyond existing conditions relative to noise, traffic, light/glare, which increases must be analyzed and mitigated. At a minimum, a mitigation must be included limiting nighttime performances to no later than 10:00 p.m. with lights out no later than 10:15 p.m. The so-called New Year's Eve event (which includes alcoholic beverages and dancing) is in violation of Zoning Ordinance section 17.18.080 and cannot be implicitly permitted by an MND.

The Project Will Substantially Degrade the Existing Visual Character and Quality of the Site's Surroundings and Will Create New Sources of Substantial Light and Glare Which Will Adversely Affect Day and Nighttime Views in the Area

See Part 1 of the substantial evidence report prepared by Carmel architect Brian Congleton (Attachment 4).

The Project Conflicts With the City's General Plan and Zoning Regulations

Zoning Ordinance section 17.02.060.C.2 requires that a project be consistent with both the letter and the intent of General Plan policies. The overarching General Plan intent is to respect and preserve Carmel's residential village character. City planning documents repeatedly emphasize that Carmel is a "predominately residential village" whose character is to be "preserved" and that this is "central" to all land use issues in the City.

Consistent with this pervasive residential neighborhood protection intent, all of the General Plan policies and Zoning Ordinance provisions mentioned herein are intended to implement this intent by avoiding and/or mitigating environmental impacts on the neighborhood (to which the theatre project must be subordinate). For example, General Plan Objective 1-9, while recognizing the contribution of existing public/quasi public uses that serve local needs (i.e., serving the Village of Carmel not the Greater Monterey Peninsula, County or region) and allowing them to continue, expressly limits their expansion and requires that impacts on surrounding R-1 neighborhoods be minimized (an even more stringent standard than merely mitigated).

The General Plan goes on to say, "Business and commerce have in the past, are now and are proposed in the future, subordinated to its residential character." The text on page 1-8 describes quasi-public land uses to include nonprofit organizations, churches and facilities, and other uses discussed elsewhere in the Plan. These other uses, including cultural public/quasi public, are specifically noted in the Open/Space/Recreation/Cultural section on Page 1-15. Page 1-8 states, "Policies of the General Plan related to these uses are primarily intended to protect the

Exhibit A

City of Carmel by the Sea
February 22, 2010
Page Five

values of residential neighborhoods when changes to these uses are proposed,” and that only “minor alternations or additions to existing structures may be allowed.”

The General Plan designates the theatre property as a cultural use (Figure 1-3 on page 1-14) and describes cultural facilities as public/quasi public uses (page 1-15 and General Plan Table 1.3).⁴ The theatre property is located in the A-1 zoning district which is classified as a public/quasi public district in the Zoning Ordinance (§ 17.04.050.D). 17.18.040 defines the theatre as a Cultural District and states its zoning is for “existing theatres located amidst the R-1 land use district.” It later states that the zoning shall automatically revert to R-1 zoning upon abandonment of its use. General Plan Policy 1-55 prohibits any enlargement of existing public/quasi public sites. At page 1-24 the General Plan states that its policies regarding public/quasi public uses are primarily intended to protect the values of the residential neighborhoods and that while minor alterations or additions may be allowed significant additions or changes in use that would interfere with the joining neighborhoods are not allowed.

Consistent with this General Plan intention, section 17.18.100 of the Zoning Ordinance states in order to maintain residential character and design of structures built within zone A-1, the regulations established for the R-1 Land Use District including such things as height limitations, setbacks, design review, and R-1 building coverage limitations all apply in the A-1 District. In the R-1 District the standard for applying R-1 “building coverage limitations” includes floor area ratio. The R-1 floor area ratio for the theatre property is 4,140 square feet (§ 17.10.030.D; Table 17.10-D). R-1 design review regulations, expressly applicable in the A-1 District, also require any building modification to be consistent with the General Plan and applicable R-1 zoning standards which, again, include floor area ratio (17.58.020.E; 17.10.030.D). Section 17.10.060 states that designs which fail to comply with R-1 design objectives⁵ shall not be approved. Accordingly, the existing theatre is non-conforming with regard to R-1 building coverage limitations and design review standards. As such it cannot be increased in size (§ 17.36.030). Moreover, any project that includes the removal of any non-conforming building element or structural element requires correction of the non-conformity and “the removed non-conformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site” (§ 17.36.040.E). This latter section is triggered by any substantial alteration which is defined at section 17.70.020 as any change to a building that is not demolition or fails to comply with design objectives or does not qualify for track one design review. The theatre project meets all three of these criteria.

For additional information, substantial evidence, and expert opinion on the above and other project conflicts with the City’s Zoning Ordinance standards and design guidelines see Part 1 of the Congleton report (Attachment 4).

⁴ General Plan Table 1.1 also contains an illustrative (but not exclusive) list of some of the other public/quasi public uses in the City.

⁵ Additional R-1 design objectives include contributing to the neighborhood character, the character of the street, avoiding excess grading, maintaining principles of modesty and simplicity, preserving the City’s tradition of simple homes set amidst a forest landscape, not presenting excess visual mass or bulk, and being similar in size, scale, and form to buildings on the immediate block and neighborhood.

City of Carmel by the Sea
February 22, 2010
Page Six

Transportation/Traffic – The Proposed Mitigations are Inadequate

As noted in the attached opinion from expert traffic consultants Hatch, Mott, MacDonald (Attachment 5), the current situation at the theatre presents a “gross parking deficiency” resulting in significant adverse impacts to the neighborhood. The letter goes on to state, “Therefore any form of improvement, expansion, or intensification (e.g., square footage, additional seating, or higher occupancy/use due to improvements) of the current theatre would exacerbate the already significant traffic/circulation impacts and would trigger the need for mitigation under CEQA.” Mitigations proposed in the MND are legally inadequate and do not reduce neighborhood impacts to a less than significant level. Moreover, as noted above, the piecemealing of the project presents legal problems for the MND with regard to transportation/traffic. Hatch, Mott, MacDonald opines, “Any subsequent project phases will result in additional significant cumulative impacts. It is prudent to consider all future plans for the site as a cumulative condition in this MND.” In addition, significant impacts will also result from any remodel that enables an increase in the frequency of use. Accordingly, the five mitigation measures proposed in the Hatch, Mott, MacDonald letter must be incorporated into the MND and/or an EIR must be prepared to address the substantial evidence of potential impact presented by Hatch, Mott and MacDonald.

Biological Resources

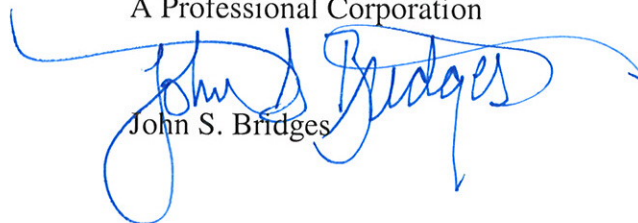
As reflected in the attached opinion of expert arborist Frank Ono (Attachment 6) the mitigations proposed to protect the significant tree on the property are inadequate. The project as proposed will threaten not only the tree but will also place in danger several homes in the vicinity that could be crushed if the tree were to fall as a result of damage caused by the project. The design must be revised to setback from the protected tree.

Summary

In conclusion, the project conflicts with the City’s General Plan and zoning ordinance. The project is a piecemeal component of a larger phased program the cumulative effects of which “whole” project must be addressed now. The MND is inaccurate and legally inadequate on multiple accounts. The proposed mitigations will not reduce potential impacts to a less than significant level. The project must be substantially revised and mitigations substantially increased or an EIR must be prepared.

Very truly yours,

FENTON & KELLER
A Professional Corporation



John S. Bridges

JSB:kmc

Exhibit A
ATTACHMENT 1



Report Part II:
**Comparison of Proposed Circle Theater Project with Existing
and Code-Compliant Alternatives**

February 22, 2010

A review of the code elements applicable to the proposed upgrades to the Circle Theater at the Golden Bough (see separate Report Part I) shows that the project as submitted does not comply with a number of code requirements, including floor area, height, volumetrics, required parking, and adherence to general plan and design guidelines. In addition, proposed modification of use of the facility will likely result in significant adverse impacts on the surrounding residential district.

This report is intended to show that there are design options which will allow the theater to make their needed and desired upgrades without creating adverse impacts on the surrounding neighborhood in the process. The layout of this report will address the many elements of the proposed design, both in text and graphics, and will show options for each element.

It is necessary to break down the very complex nature of the theater complex (two theaters plus support spaces, workshops, actor and costume preparation spaces, meeting rooms, and storage) in order to clarify the way in which the elements create potential impacts, and how they might be designed to avoid those impacts.

The drawings submitted to the city are confusing, by nature being construction documents rather than presentation drawings. The notes, dimensions, and references are tailored for technical use rather than design review. For clarification, this report includes sketch thumbnail concept drawings of the plans and building sections, then compares these concept sketches with alternate concepts. The options are:

- Option 'A': Code-compliant alternative: All above-grade modifications within the existing building shell**
- Option 'B': Compromise alternative: Minor projections through the Building Shell for Backstage Support**
- Option 'C': Project as submitted: Significant expansion beyond building shell**

As noted in Report Part I, the A-1 zone governing the Golden Bough Theater references the R-1 standards as applicable to proposed changes to the theater. Numerous elements of the R-1 standards are exceeded in the existing theater building; the project as submitted would increase many of the existing nonconformities even more.

The most generous interpretation of what might be allowed on the four lots of the Golden Bough property is defined by the existing theater itself: City approval of the theater project in 1950 determined, in the City's view, the maximum allowable area, volume, height, setbacks, and number of seats in both theaters. Any proposed changes to the theater at this time are therefore governed by the A1 and R1 standards, or by the extents of the building as developed.

Exhibit A

Please note that the project as submitted includes substantial below-grade development, in addition to significant development above, and extending from, the existing building shell. The below-grade development, while it may technically exceed allowable floor areas, is not as major a concern if its impacts are low or non-existent. Consideration of a variance for such below-grade expansion, if the remaining design components can be resolved, might meet the intent of the R-1 zone if the residential character is not impacted. Such a variance could be supported as bonus floor area for subterranean development.

This report examines what is termed the "code compliant" alternative, because the above-grade components would comply with limits defined by the existing building shell; as noted above, below-grade expansion is included in this "code compliant alternative even though a variance may be required for below-grade expansion. Also presented is a "compromise alternative" that the neighboring residents have suggested they may support if there is minimal impact from the minor deviations suggested in the alternative.

BUILDING MASS

The existing building is on two levels, primarily above-grade on the sloping site. The main theater (Golden Bough) fronts on Monte Verde Street; the lower-level Circle Theater fronts on Casanova Street.

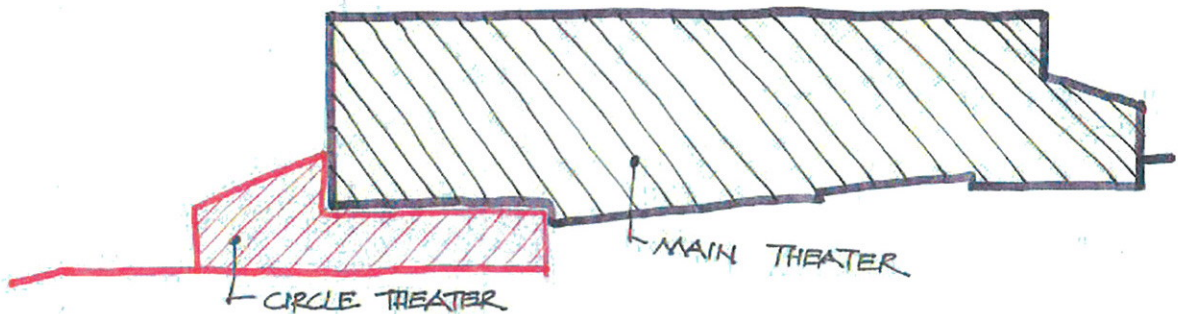


Figure 1: Section through Existing Golden Bough Theater

The Code-compliant Alternative (Option 'A') is a design set entirely within the confines of the existing building shell and eave line (Note: City staff has defined the existing shell as extending to the eave line; this interpretation does not appear to reflect the limit of existing floor area, but is incorporated into "code-compliant" limits in this report).

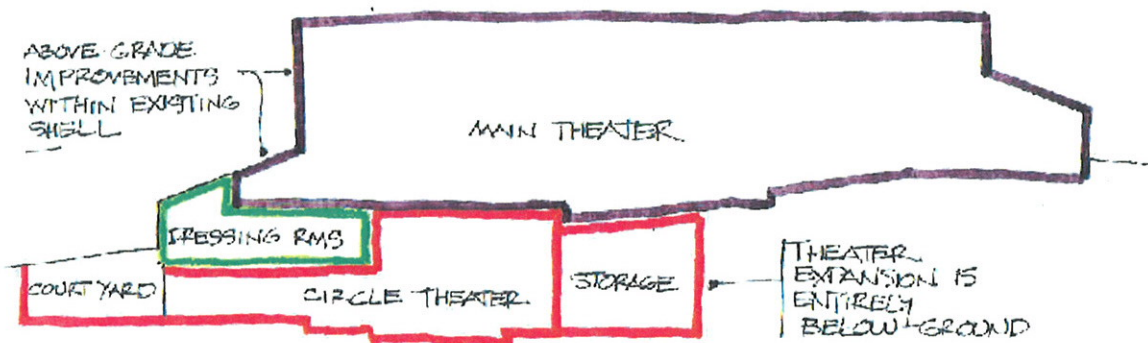


Figure 2: Option 'A' - All above-grade improvements within existing Shell

Exhibit A

Project as Submitted (Option 'C'): The proposed design includes increases in floor area, volume, expansion of the building to the west and south of the existing footprint, and an increase in the seating capacity in the Circle Theater from 99 to 120. Much of the expansion is below grade, lessening the impact of increased mass, but requiring major excavation beneath the existing building. The new Circle Theater would be lowered two stories beneath the existing theater level; the existing level would become a new dressing room level serving both the Circle Theater and the Main Golden Bough.

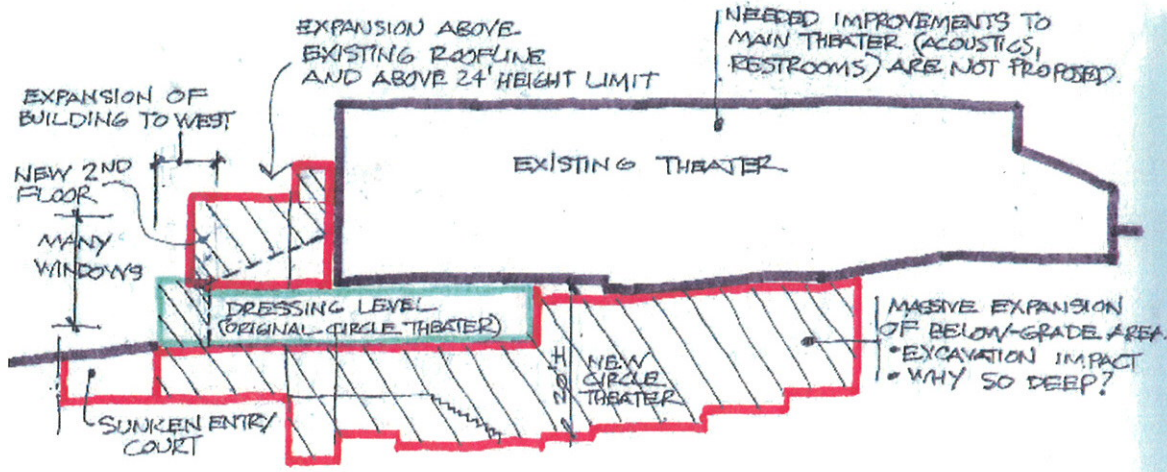


Figure 3: Option 'C' – Project as Submitted
(Proposed expansion area shown hatched)

Compromise alternative (Option 'B'): In discussions between the neighbors and the Golden Bough board and staff, one program element stood out as a desired modification by the theater: Backstage support and scene shop space at the main theater level, plus a practice room/green room/meeting room. The compromise design addresses this need. Most expansion would be underground, with a small projection through the Circle Theater roof to allow for a backstage support area at the main stage level:

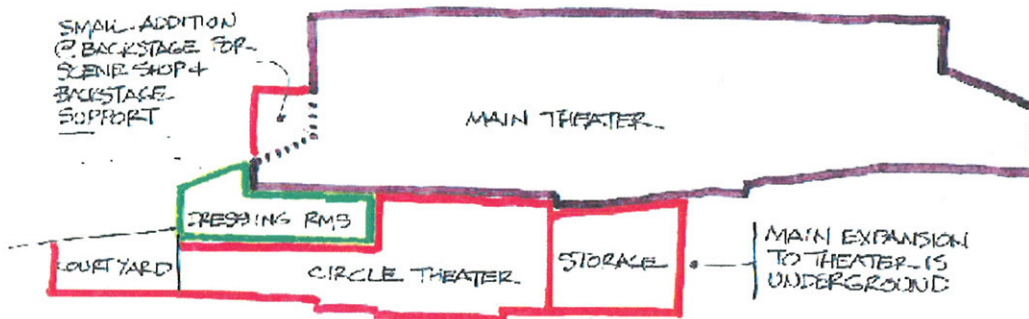


Figure 4: Option 'B' –Compromise alternative, with small projection through roof for backstage support.

Several modifications differentiate Option 'B' from the proposed design:

1. Expansion is within the eave line of the existing roof.
2. Expansion above the roof is kept to a minimum, for backstage support only.
3. Seating in the Circle Theater is kept at the existing capacity of 99.

Exhibit A

4. Subterranean expansion is limited to one story below the current Circle Theater level, not two as proposed.
5. The limits of the expansion have been moved well away from the existing significant 48" pine tree.
6. The north and side walls of the proposed above-roof addition have been moved away from the side property lines, to comply with cumulative setback requirements and lessen the impact on north and south neighbors.

FLOOR PLANS

The existing facility comprises two levels: the Golden Bough Theater on the upper level (accessible from Monte Verde Street), and the Circle Theater on the lower level (accessible from Casanova Street).

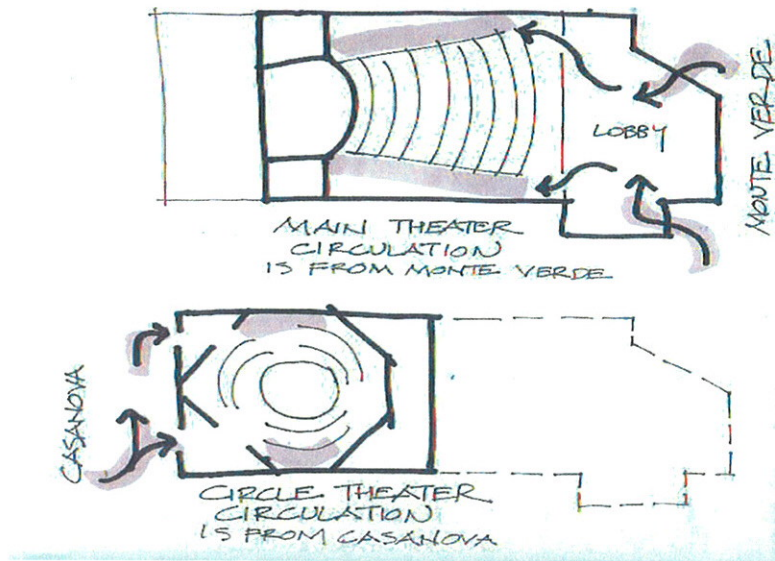


Figure 5: Existing floor plan circulation patterns.

The patron and staff circulation and parking patterns have been historically established by this separation of theaters. A layout change would result in impacts to the streets and neighborhood.

The proposed project would add a new floor beneath the existing building. This below-grade addition would house a relocated and enlarged Circle Theater complex. The current Circle Theater level would become a dressing room level, serving both the main theater and Circle Theater.

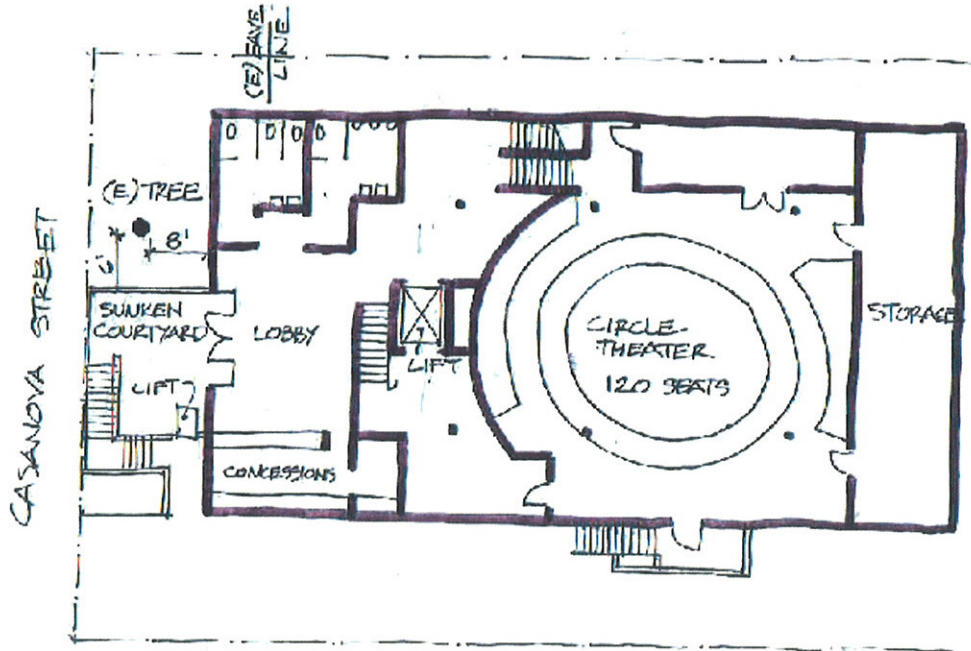
New below-grade Circle Theater Level – Design as submitted (Option 'C')

The existing theater has been used as an intimate setting for experimental and other small dramas for fifteen years. It is a theater in the round with low (nine-foot) ceilings throughout. The entirely new subterranean Circle Theater is similar to the existing at-grade theater, but larger in floor area, ceiling height and seating capacity.

The proposed new Circle Theater as submitted is accessed via a sunken courtyard, entering into a larger lobby one floor below grade. The theater itself is almost one additional floor deeper, for fly space above the theater. The result is a complex series of stairs and elevators needed to move patrons and persons with disabilities down to the theater level, over twenty feet below the structure above.

Exhibit A

The west wall of the new theater level has been expanded to the west approximately seventeen feet from the current Circle Theater west wall. This projection is beyond the existing eave line, and is very close to a significant (48" diameter) pine tree. The sunken courtyard accessing the



new theater level is within six feet of the same tree; these two encroachments on the root structure will significantly endanger the tree beyond preservation methods laid out in the Initial Study. The theater itself has been enlarged from a capacity of 99 seats to 120 seats, which will substantially increase parking, pedestrian and traffic impacts on the surrounding neighborhood.

Figure 6: Proposed below-grade Circle Theater as submitted (Option 'C').

Circle Theater – Alternative design (Options 'A' & 'B'): Refinement of the Circle Theater design can eliminate much of the west expansion, protecting the tree and increasing the building setback from the street, while still accommodating a functional new Circle Theater:

Limiting west expansion to the existing building eave line contains the expansion within the building envelope, keeps the west façade back from Casanova Street, and protects the root structure of the tree. Moving the sunken entry courtyard to the south also protects the root structure.

The size of the theater space should be limited to the size of the existing theater space and to the existing 99-seat capacity, to eliminate impacts caused by an increased number of patrons.

The theater space should be sunken only a minimum amount below the lobby level, to maintain accessibility to the space and eliminate much of the impact caused by very deep excavation and retaining wall construction.

This alternative could provide the needed upgrade elements found in the submitted proposal, without the impact-causing expansion elements.

Exhibit A

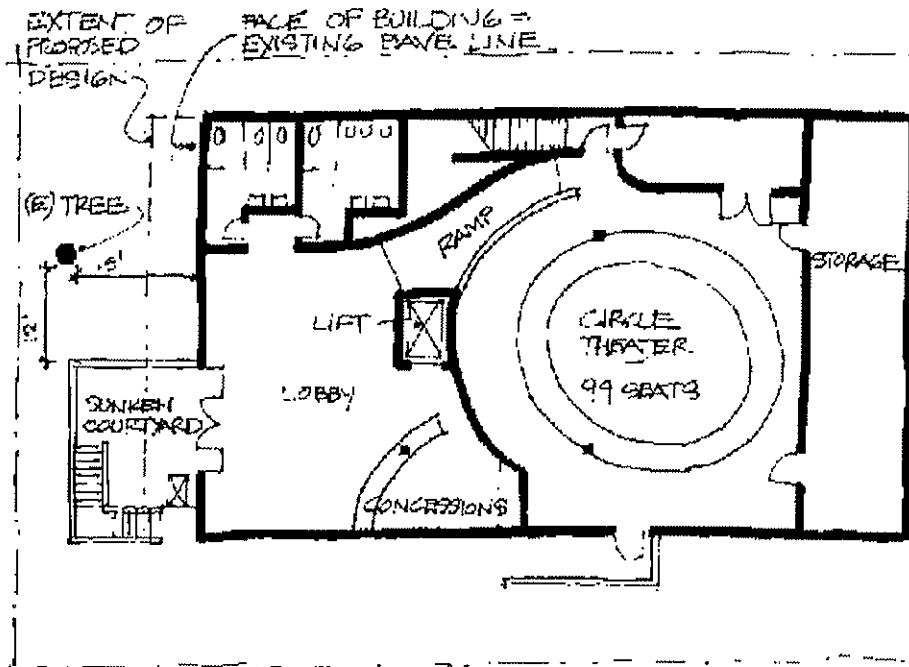


Figure 8: Circle Theater – code compliant & compromise alternatives (Options 'A' & 'B')

New Dressing Level (former Circle Theater) – design as submitted (Option 'C'):

Sandwiched between the existing Golden Bough theater and the new subterranean Circle Theater is a dressing level, serving both theaters. This critical level is not well defined in the proposal as submitted. No restroom facilities are provided for all the actors dressing and rehearsing on this level. Ten windows shown on the street-facing west façade appear to be arbitrary, placed at random in dressing and wardrobe rooms, with two windows intersected by interior partitions. A note on the submittal drawing states: "*Dressing and Wardrobe Build out Pending Future Planning and Funding*". Because of the apparent critical role provided by the dressing level for productions in both the Circle Theater and Golden Bough Theater, this element should be addressed in detail prior to project review to address potential significant impacts..

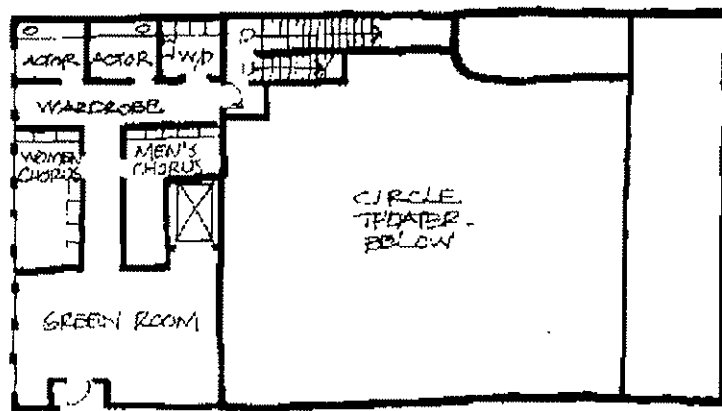


Figure 9: Dressing Level (former Circle theater) as submitted (Option 'C')

Exhibit A

Dressing Level – Code compliant alternative (Option 'A'): The alternative designs better organize the dressing level, providing much-needed restrooms and shop space at the dressing level. Windows are limited to the green room space, providing light and view where appropriate. In the code-compliant alternative, the scene shop has been located at the dressing level, serving the stage via the elevator.

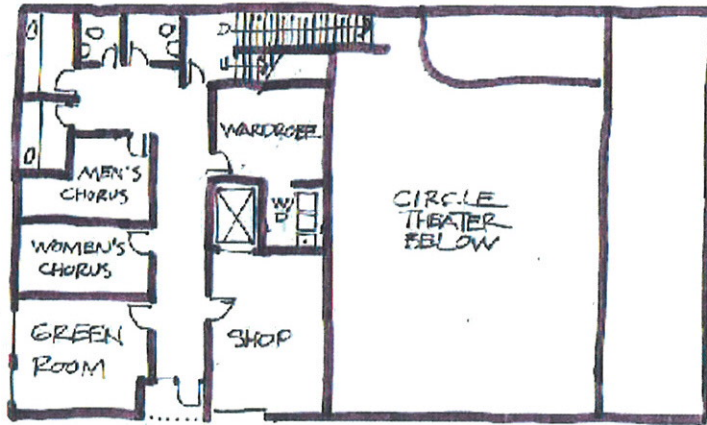


Figure 10: Dressing level – code compliant alternative (Option 'A')

Dressing Level – Compromise alternative (Option 'B'): As the scene shop area is part of the main stage level in the compromise option, there is room on the dressing level for a larger green room or enlargement of the chorus and wardrobe areas.

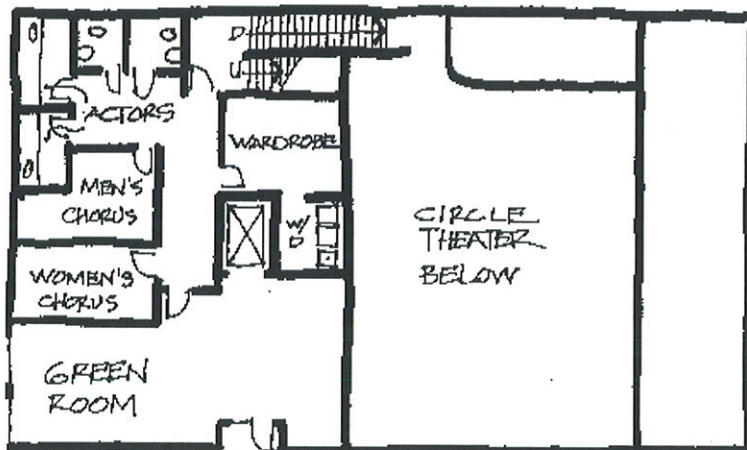


Figure 11: Dressing level – compromise design (Option 'B')

Exhibit A

Main Stage Level – design as submitted

Expansion of the Main Stage Level is the most impacting element of the proposed design as submitted. The needed scene shop is very large, with many huge windows for natural light to the space, but mainly to capture the ocean view. The adjacent practice/meeting room is also quite large. The elevator, incorporated within the Golden Bough existing shell in previous designs, has now been relocated into the addition, forcing the entire addition seven feet to the west and pushing the roof up several feet for elevator clearance. The size of the proposed spaces, attached to the mass of the existing building, creates an imposing structure looming over Casanova Street in addition to blocking views, privacy and sunlight at the house to the north. The meeting room is cantilevered over the loading area, with the south wall only eight feet from the south property line. Cumulative setback requirements call for a minimum thirteen-foot south side setback to combine with the existing seven-foot north setback.

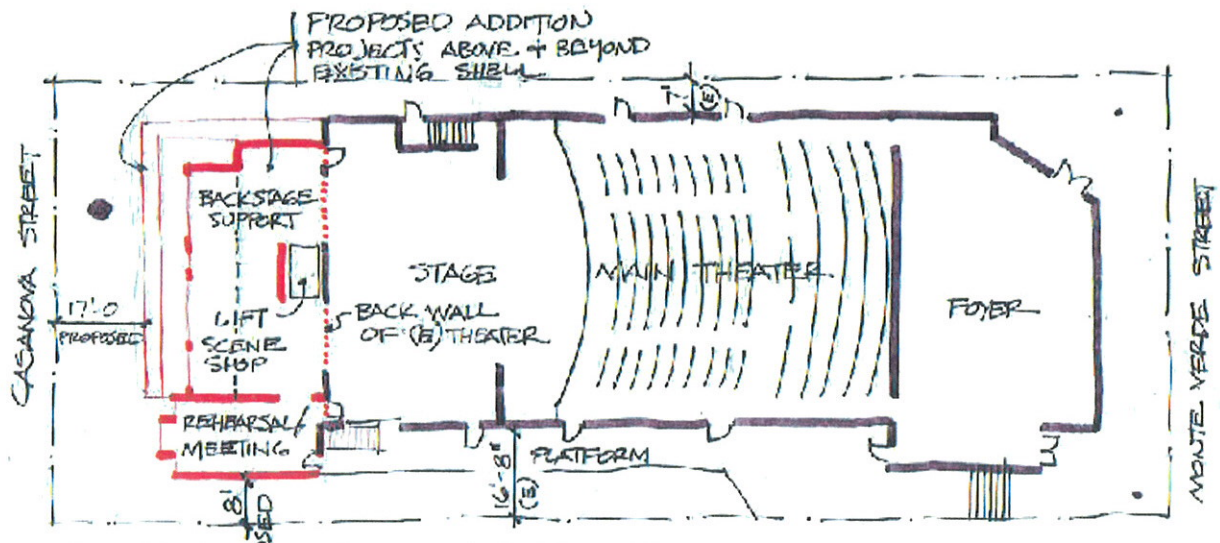


Figure 12: Backstage Support Area – as submitted (Option 'C').

Main Stage Level – code-compliant alternative (Option 'A') : The “within the shell” code-compliant alternative would not allow any backstage support element that would project through the building envelope. The elevator would be located within the existing building shell. Scene shop and meeting spaces would be located at lower levels.

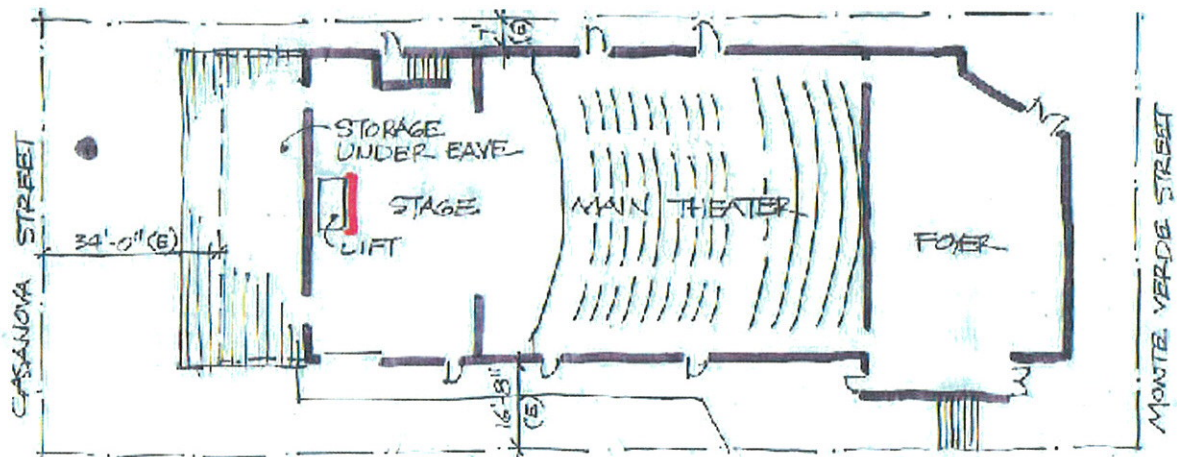


Figure 13: Backstage Support Area –Code-compliant alternative (Option 'A').

Exhibit A

Main Stage Level – Compromise alternative (Option 'B').

The neighbors have indicated they can support a compromise design (Option 'B'), which would allow two exceptions to the building envelope limits: a scene shop/backstage support area (desired by the theater for more effective stage productions), and a rehearsal/meeting room (wanted by the theater, and feasible with access only from Monte Verde via the existing platform).

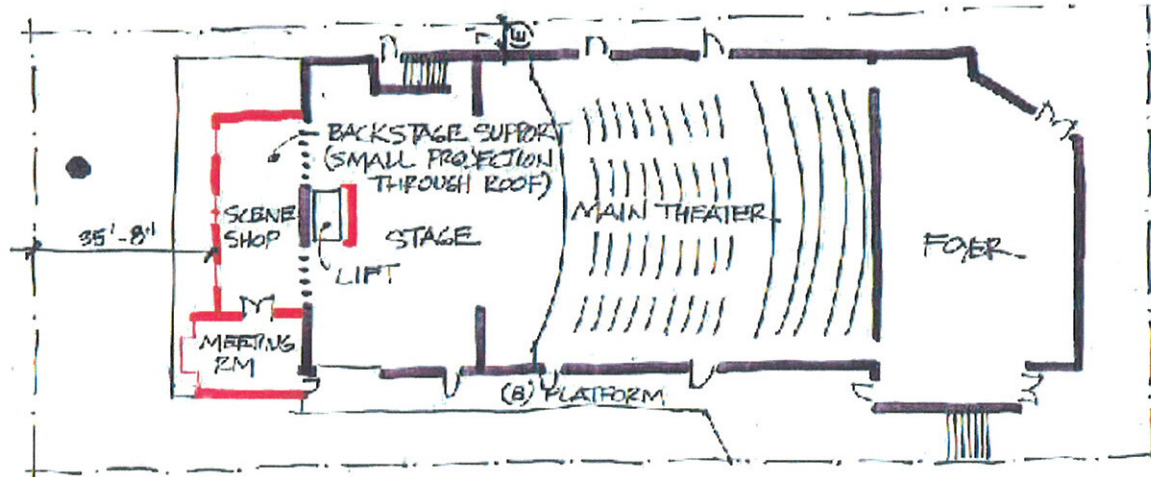


Figure 14: Compromise alternative - Backstage Support Area – (Option 'B').

STREET ELEVATION

The Casanova Street elevation of the Golden Bough Theater, while very large, is a fairly blank façade, not overly imposing on the streetscape. The main building mass is nearly fifty feet from the street property line, with the lower level front wall thirty-four feet back from the property line. The building is uphill from the street, so it looks down on the Casanova streetscape.

Street Elevation – existing and code-compliant design (Option 'A'): The code-compliant Option 'A' is very similar to the existing façade, with the only visible alterations being the windows at the dressing level green room and the sunken courtyard and entry for the new Circle Theater:

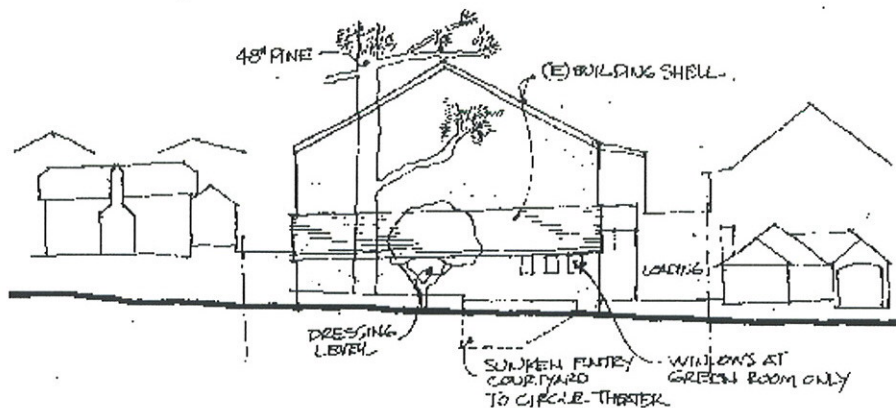


Figure 15: Casanova Street Elevation – Current Golden Bough Theater/ Code-compliant 'within the existing shell' alternative (Option 'A')

Exhibit A

Street Elevation – design as submitted (Option 'C'): The design as submitted makes major changes to the degree of the building's presence on Casanova Street. The addition is moved west to twenty feet from the property line, and up to more than its full allowable height of twenty-four feet. The façade is arbitrarily complex, with multiple busy roof elements, large window areas not relating to functions within the building. The windows pose potential impacts on the residential neighborhood with nighttime light outspill and possible invasion of residential privacy. Additional windows on the south side also pose a potential impact on the neighbor to the south.

The elevator shaft location in the addition (rather than within the existing building shell) creates an additional higher roof element at the top of the elevator shaft. Rooftop planters at the first and second floor levels might provide a pleasant softening of the façade – but only if properly planted, watered and maintained. The sunken entry court serving the Circle Theater is well within the root area of the existing significant tree. The exterior stair between Casanova Street and the upper level platform introduces potential changes in patron and staff parking patterns in the neighborhood.

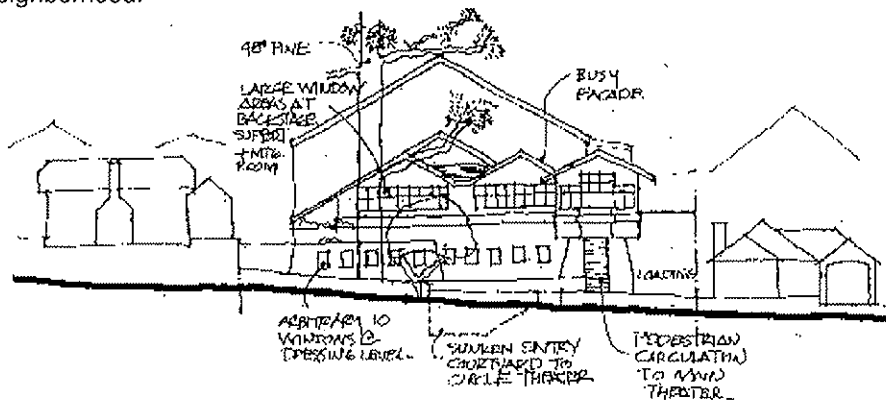


Figure 16: Casanova Street Elevation – design as submitted (Option 'C')

Street elevation compromise design alternative (Option 'B'): The compromise design respects the existing building and surrounding neighborhood in its simple massing and details, with more modest window areas which relate to the interior spaces they serve. The façade is set well back from Casanova Street (25 feet to the lower level, 37 feet to the upper level). The overall height is kept to the minimum required for work in the scene shop (and is less than the 24-foot limit). The sunken entry court serving the new Circle Theater has been moved to the south, further away from the tree.

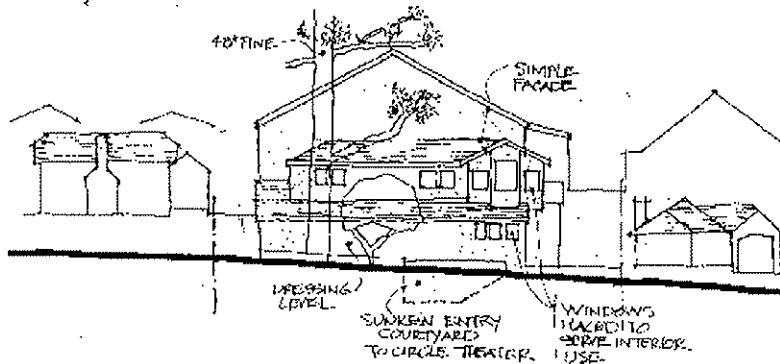


Figure 17: Casanova Street Elevation – compromise alternative (Option 'B')

Exhibit A

Summary & Conclusions – Review of Submitted Design & Alternatives

Part One of the Report reviews the proposed Golden Bough Circle Theater Expansion, as submitted, in relation to code, general plan, and design guideline requirements applicable to the site and building. These include height, building mass and area, setbacks, and seating capacity. An impact-based review shows that adverse impacts created by the size and operation of the building will be increased if the expansion is allowed.

The Golden Bough Theater is a valued resource in Carmel. Originally constructed as a local-serving playhouse, and following a period of use as a movie house, returned to live production status, the Golden Bough's role in the Carmel cultural community is well established. Recent changes in the use of the facility, most notably the production of electronically enhanced musical productions, have lessened the simple role of the Golden Bough as a neighborhood play house, and increased the impact of theater productions on the surrounding residential neighborhood. The proposed project could take the Golden Bough away from local playhouse status, to professional presentations with larger audiences and casts. The impacts of such a paradigm shift would be immense, on both the theater and the surrounding residential area.

The goal of the project is to improve the quality of the Circle Theater as well as the support spaces and facilities appurtenant to both theaters. The design as submitted appears to go beyond the standard of improvement to that of expansion of both the facility and its use.

This Part II Report is submitted to show the following:

- a) The theater upgrade/expansion design as submitted does not comply with Carmel codes and guidelines, and creates adverse impacts on the surrounding residential neighborhood.
- b) Alternate sketch designs shown in this report show that the desired improvements to the theater can be made with no or minimal adverse impacts, while still accommodating the theater in improving their facility.

The design sketches in this report are not intended to propose a design solution – that process occurs primarily between the architect and client – but rather to show that design solutions can be developed which would allow the proposed improvements to the theater without creating adverse and unnecessary impacts on the neighborhood and community in the process.

Respectfully submitted,



Brian T. Congleton AIA

ATTACHMENT 2

THE PHASED PIECEMEAL THEATRE PROJECT ISSUE

The theatre's new design is the first step of a planned multi-phase project, and it cannot be allowed to proceed piecemeal through the CEQA process. The full extent of the whole project (all phases) must be defined and their environmental impacts assessed and mitigated. The cumulative impacts on the environment and the neighborhood will be substantial.

From PRT's mid-2008 original full-theatre rebuild plan, to January 2010 with the Casanova side rebuild phase plan, the theatre has developed and submitted at least four different designs. The originally intended usage remains evident by the design in each succeeding drawing package; only the room labels change.

In early 2008 PRT announced its plans for a theatre remodel/rebuild. The project was to serve as "a magnet to attract artists, visitors, and professionals of every kind." It was to have a "showcase lobby and social areas suitable for upscale events," "spellbinding views" and a "room that will feature ocean and sunset views from Pt. Lobos to Pebble Beach." Another floor was to house "an inspiring working atmosphere with new offices."

Concept plans were initially discussed at a meeting held at the theatre with neighbors and others in June 2008. The plans included an entirely new Golden Bough and Circle Theatre complex to be built in two phases. Phase One was to be a Golden Bough rebuild plus part of the Circle Theatre rebuild. Some of the work was to be built-out in the second phase. The second phase would complete the Circle Theatre and the un-built areas. Sketches and drawings were shown and the fundraising drive details were presented for the full project. In July 2008, the theatre asked the City for certain guidance and presented their full project plans to the Planning Commission. Full rebuild drawings and sketches were shown along with the same fundraising plans.

In October 2008, the theatre provided detailed drawings of the full project to a neighbor group for their comments. These drawings showed a new lobby for the Golden Bough to be built in a new third floor accessed from Casanova Street, with many large view windows facing west. It included a "Donor's Room" with many view windows for social and other events. It also showed a new second floor for new offices for the theatre staff, with many new large view windows. The Golden Bough was to be rebuilt with the theatre reversed from the current one. The first floor at Casanova was to be the remodeled Circle Theatre with a new lobby. The plans fully embodied all the features that had been described earlier. It was called "Casanova Street View—New Golden Bough Playhouse."

In late December 2008, PRT communicated in writing that they were now planning a "three stage" project rather than two stage due to economic uncertainties. They stated they would "obtain funding on a stage-by-stage basis," and indicated they may start with a remodel of the Circle Theatre as a "new first stage of the project."

In July 2009, PRT provided new plans to the City dated May 2009 for review. These drawings were very similar to the original drawings except the order of phases changed so that work would now start on the Casanova side and Circle Theatre instead of the Golden Bough. It was now

Exhibit A

called “West Additions and Alterations—The Golden Bough Playhouse.” The City subsequently notified the theatre that a third floor would not be allowed, gave guidance on the size of the remodel and roof lines, and questioned the exterior look.

In September 2009 and then later in December 2009, PRT submitted further revised plans for the project to the City for the final review process. In these plans the Circle Theatre was now put underground in a basement to accommodate the original plan for three floors, but with only two floors above ground. An elevator was also added. In each case, the general layouts were the same as the previous designs, but the exterior facades changed.

Finally on January 20, 2010, PRT revised the plans again with their latest design. It still had the underground Circle Theatre and the two new floors, but the façade was changed again and the large separate room, previously the Donor’s Room (a.k.a. rehearsal room), was moved from the north to the south side and its name was changed again. The current plans that are now being reviewed are still called “West Additions and Alterations—Golden Bough Playhouse.”

What is consistent in and common to all versions of the plan is that the original intent is incorporated into each design iteration. There is the new first floor. Its label has morphed from “Offices” to “Dressing Room Mezz. Level,” to “Main Level Dressing Rooms,” to the current “Dressing Room/Wardrobe/Green Room,” but the space is virtually the same in each version. The later drawings show some details, but all the drawings following the original one have said: “To be built out pending future planning and funding.” That is, it will be an empty floor awaiting a to-be-defined future use. Query: why do dressing/wardrobe rooms need ten large view windows looking out into the nearby homes and street, and vice versa, unless the space is planned for another use (i.e., offices) when the stated “future planning” is completed?

Similarly, the new second floor is very similar from plan to plan, except for the labels. It has gone from a “Lobby,” to “Large Rehearsal Room,” to “Backstage Support,” to “Exist Stage Level & Backstage Support Negotiated Scheme.” The large adjacent room has similarly been renamed from a “Donor’s Room,” to a “Small Rehearsal Room,” to “Backstage Support-1,” to the now “Rehearsal/Meeting Room.” The only real change from the original full-rebuild plan is that an existing wall adjacent to the Golden Bough stage area is left intact. The second floor drawings are conspicuously blank and show no details of the rooms or areas. If the walls separating them from the Golden Bough were removed it would easily become the west portion of a new lobby, as originally planned. Why else would a “shop area” or a “backstage support & scenery wagons” area to move sets around as they say, need at least 17 large view windows unless there is another purpose intended?

Late last year people associated with PRT began saying that they only plan to do Phase-1 and “hope” they can finish and add the Golden Bough in the future. They say they have no plans to do that now and are therefore not piecemealing the project; as a result, no doubt, of lawyer coaching they use the word “hope” repeatedly in an effort to circumvent CEQA and to avoid addressing the cumulative effects of the whole project.

PRT’s public fundraising plans confirm this. The theatre started fundraising for the full project in 2008. By their own admission they raised one million dollars prior to mid-2008 as part of a planned “quiet campaign” before going to the general public. They have a major campaign program in place and have had a paid fundraiser involved from the beginning. PRT consistently

Exhibit A

represented their plans for a phased project and phased fundraising from the beginning. Recent economic conditions may affect the timing of fundraising in the short term, but the whole project will eventually be developed.

In addition, the current lobby, meeting rooms, and many of the other areas and uses which are now accessed only from Monte Verde would, by virtue of the new plans, be accessed from Casanova, a major change. PRT's assertion that the new second floor "Backstage Area" is necessary to operate the theatre lacks foundation as they have been operating for 15 years with the capability they now have. The conclusions are obvious.

The project description and CEQA analysis must address all phases of the remodel and/or the City must require that the unfinished, incomplete new floors not be built until their use and design is manifest, and then strict conditions on use of those spaces must be imposed. Based on the defined ultimate uses, the number and circulation of people on Casanova, as well as traffic, parking, congestion, noise and other issues, must be analyzed and mitigated.

Attached are the Exhibits factually confirming the above.

Exhibit A

Exhibits to Attachment 2:

Following are five factual exhibits. The first three are the theatre drawings illustrating the close similarity of the current and prior theatre designs to the original full-theatre design. Exhibit One shows the similarities of the front on Casanova on one composite page along with enlarged copies. The facades change, but the plan for each design is fundamentally the same as the original plan and expressed intent of the theatre. Note the similarities with the many windows, protruding architectural effects, and the size and continued imposing front. (Also note that the tree shading shown in the current plan does not now exist, but is simply a drawing technique to hide the true exterior view that will actually be seen.)

Exhibit Two shows the south elevations for each design showing the various floor levels. They show how PRT has positioned the designs to enable the original office and lobby levels in the future even though they continue to change the labels. (These are the floors that will be built out in the future or are shown as empty.)

Exhibit Three shows the top floor drawing for each design. Note the inclusion and changing labels and uses of the original "Donor's Room" in the drawings. (The current "Meeting Room" has even more windows, twenty or more.) The empty space for the rest of the floor is what is shown on the original drawings as the west side of the original Golden Bough "Lobby," just adjacent to the current Golden Bough.

Each drawing is dated. The originals were provided by the theatre in October 2008 and the last in January 2010. The others are the intermediate designs. The original drawings are available as the reproduced copy quality varies. Exhibit Four shows the theatre's fundraising plans and Exhibit Five shows one of their formal presentations in mid-2008 describing the plans.

Exhibit 1: Composite and individual views of the Casanova Street side.

Exhibit 2: Composite and individual south elevation drawings.

Exhibit 3: Composite and individual top floor drawings.

Exhibit 4: Theatre Fundraising Plans, mid-2008.

Exhibit 5: Theatre Presentation Papers, mid-2008.

COMPOSITE

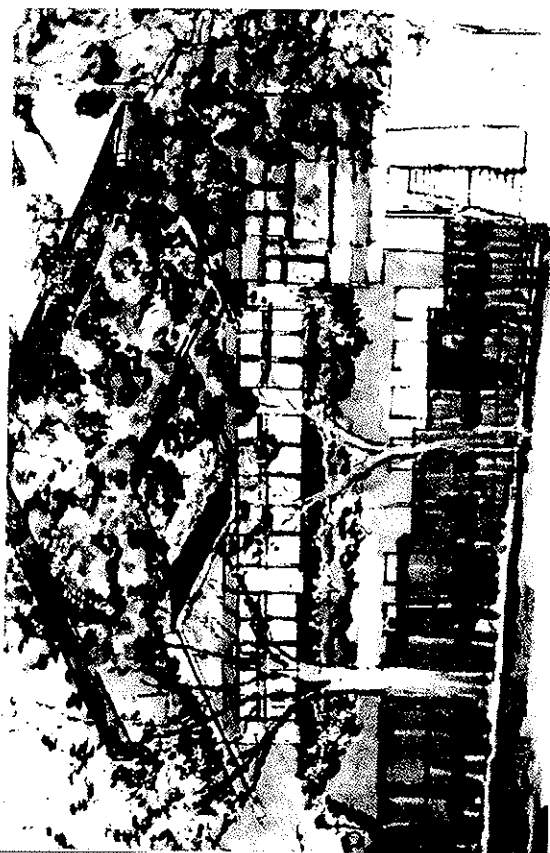
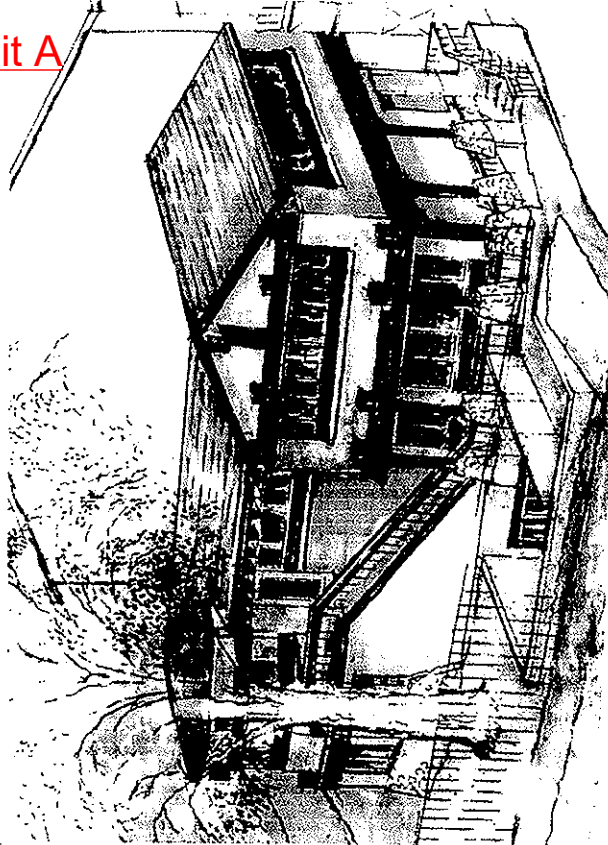


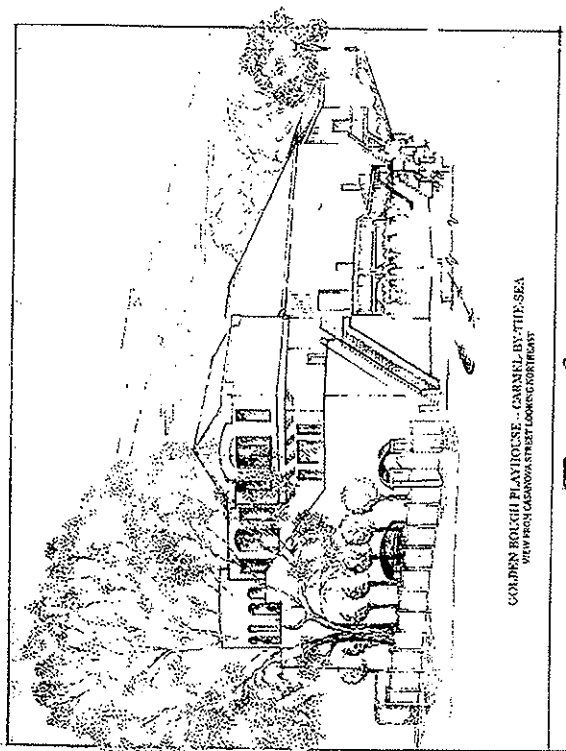
Exhibit A

1-10
Current Design



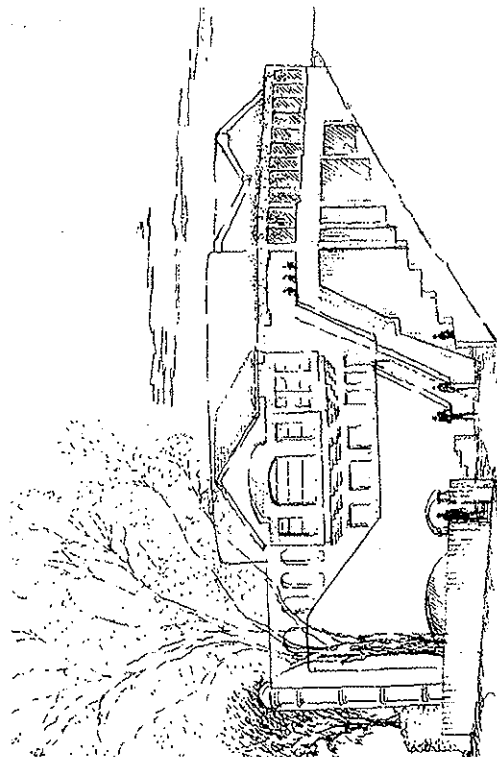
FRONT

9-09
Second Redesign



GORDON BOUGH PLAYHOUSE - GARDEN BY THE SEA
VIEW FROM CASANOVA STREET LOOKING NORTHWEST

8-09
First Redesign



CASANOVA STREET VIEW
NEW GORDON BOUGH PLAYHOUSE

10-08
Full Thru Design Revision

CASANOVA

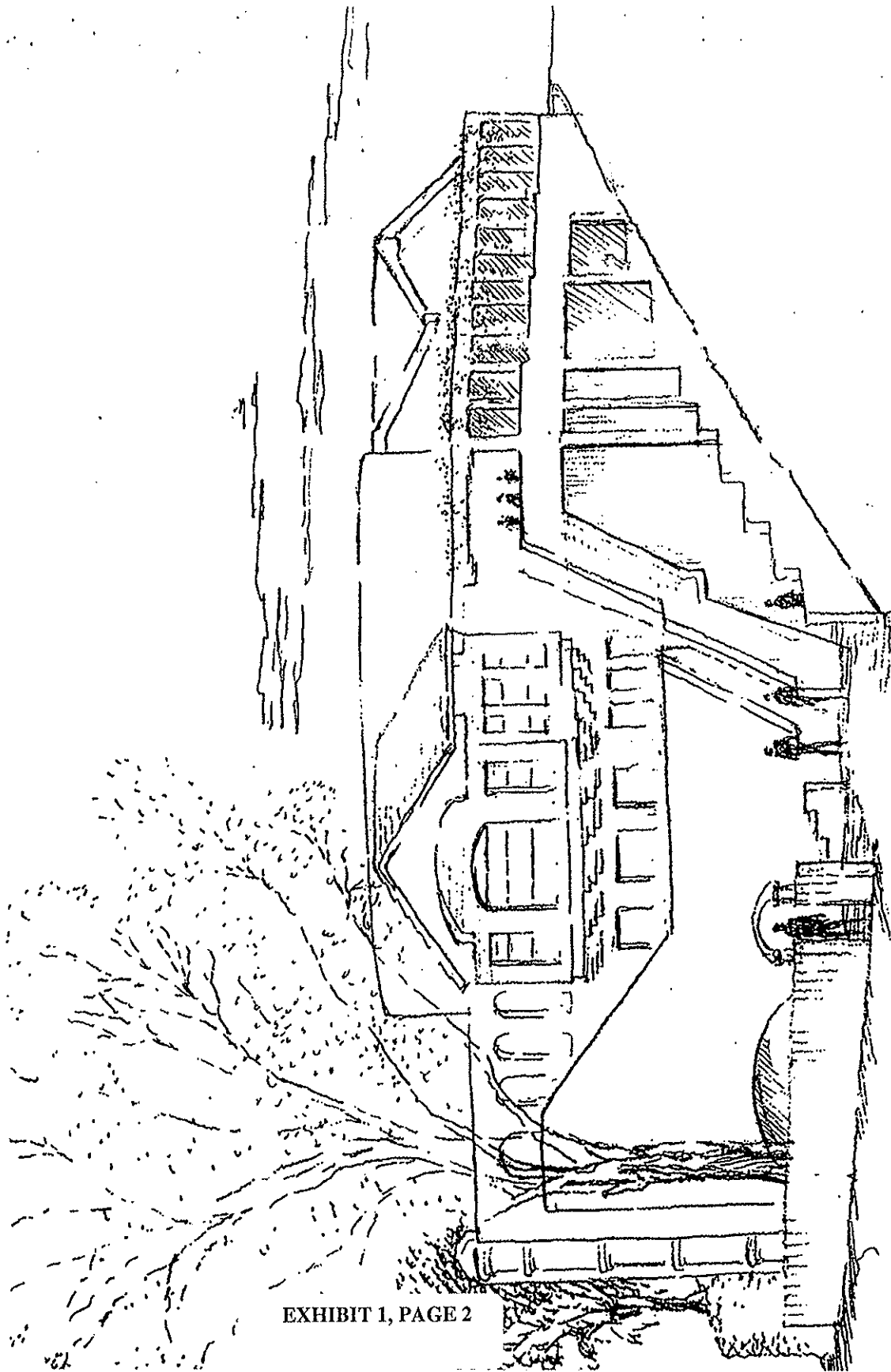


EXHIBIT 1, PAGE 2

CASANOVA STREET VIEW
NEW GOLDEN BOUGH PLAYHOUSE

RFM 10/20/08

CASANOVA-10-08

FU24 REVIEW

Exhibit A

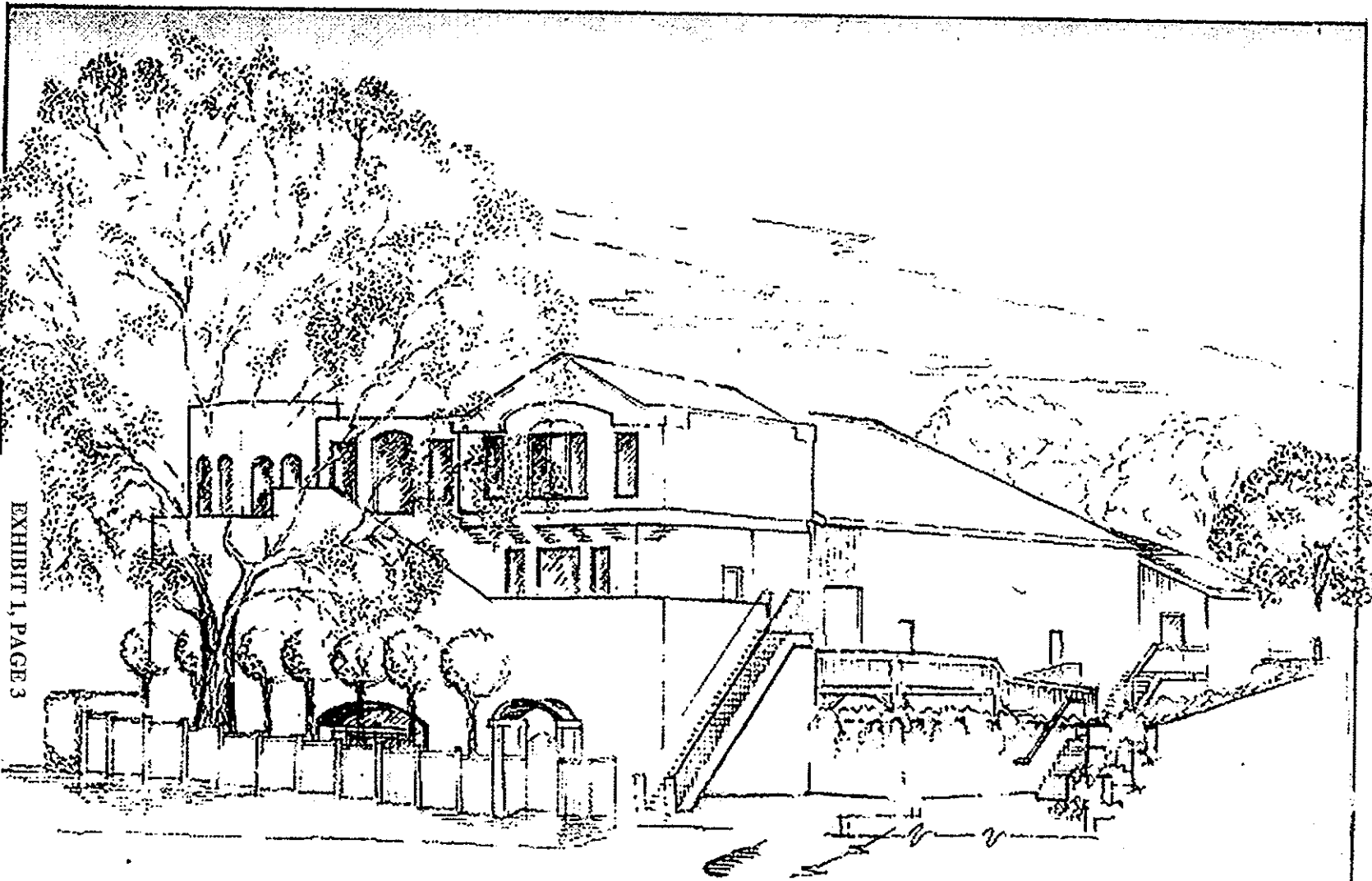


EXHIBIT 1, PAGE 3

GOLDEN BOUGH PLAYHOUSE - CARMEL-BY-THE-SEA
VIEW FROM CASANOVA STREET LOOKING NORTHEAST

5-09

Exhibit A

EXHIBIT 1, PAGE 4

Exhibit A

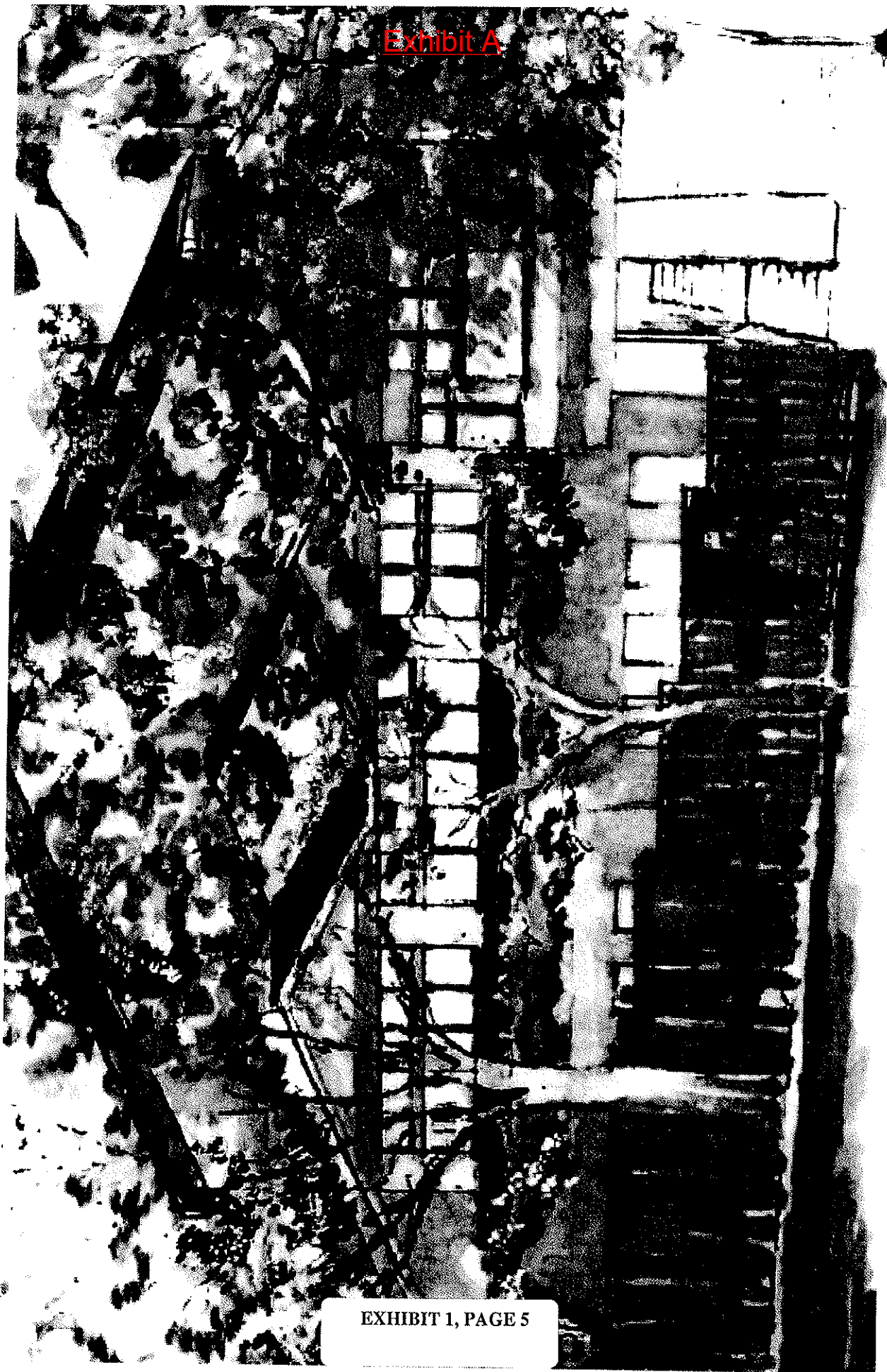
EXHIBIT 1, PAGE 4

Exhibit A

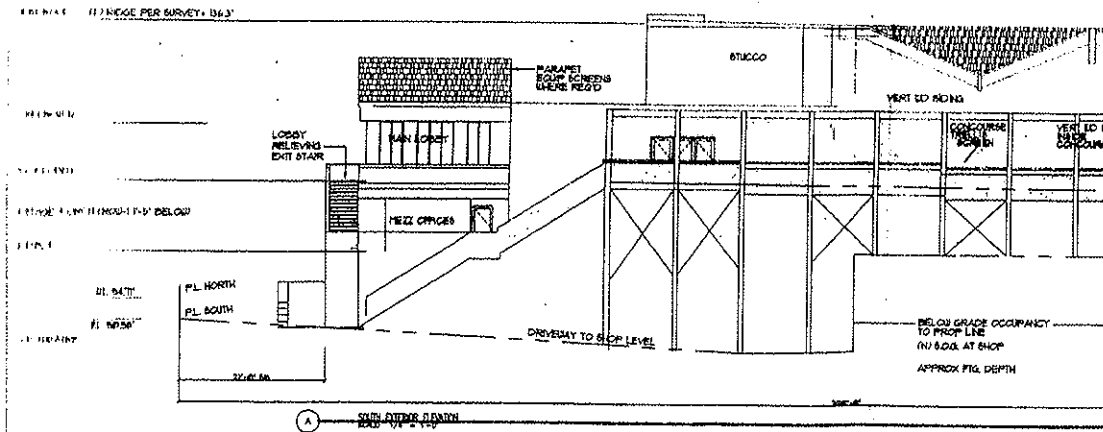
EXHIBIT 1, PAGE 4

EXHIBIT 1, PAGE 4

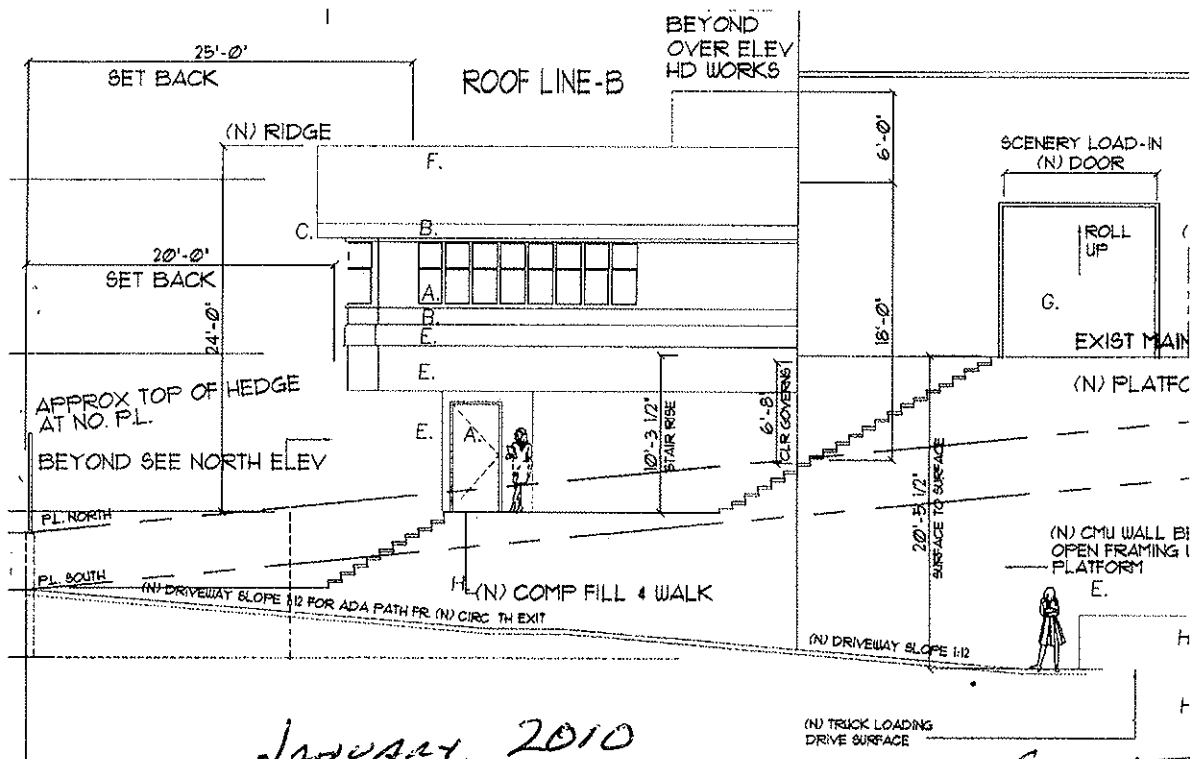
Exhibit A



01-1 - 5002
PASADENA



October, 2008
(Original Plan)
LOOKING NORTH
SOUTH ELEVATION



January, 2010
(Current Plan)

SOUTH ELEVATION
EXHIBIT 2, PAGE 1

EDGE PER SURVEY ± 136.3'

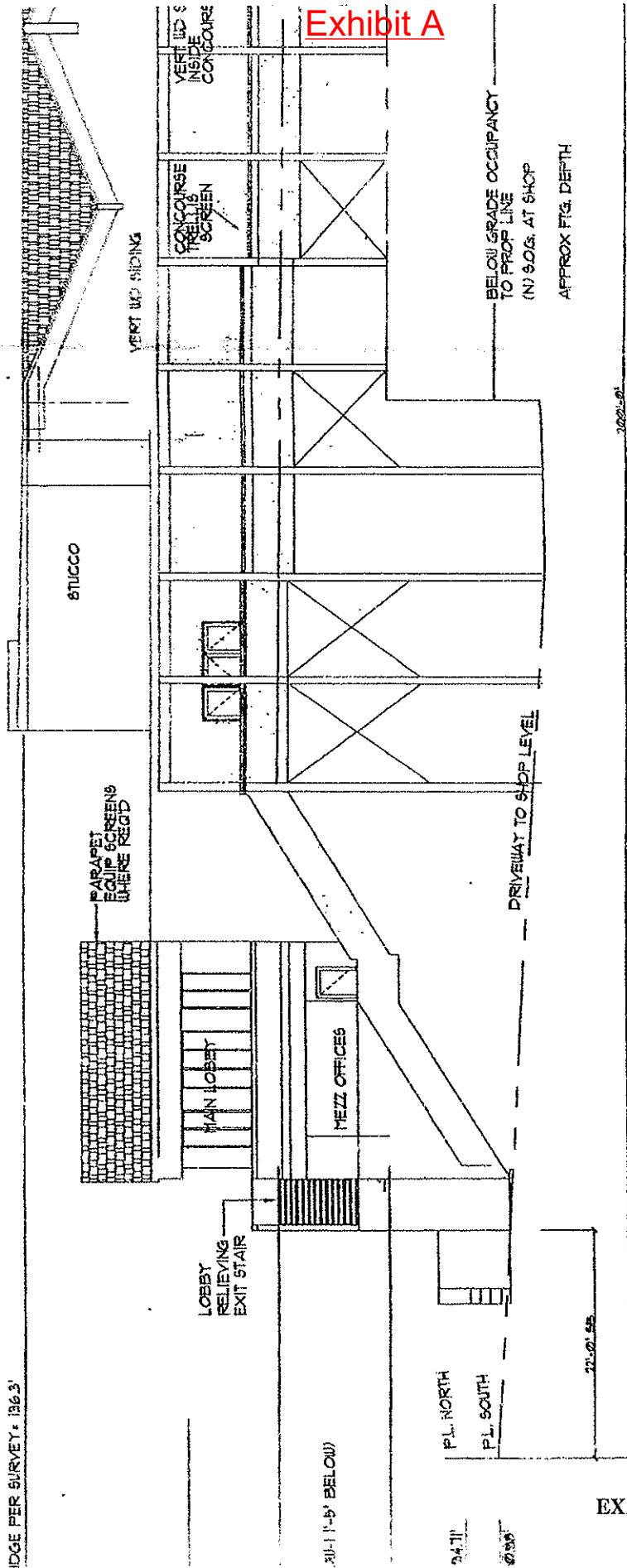


Exhibit A

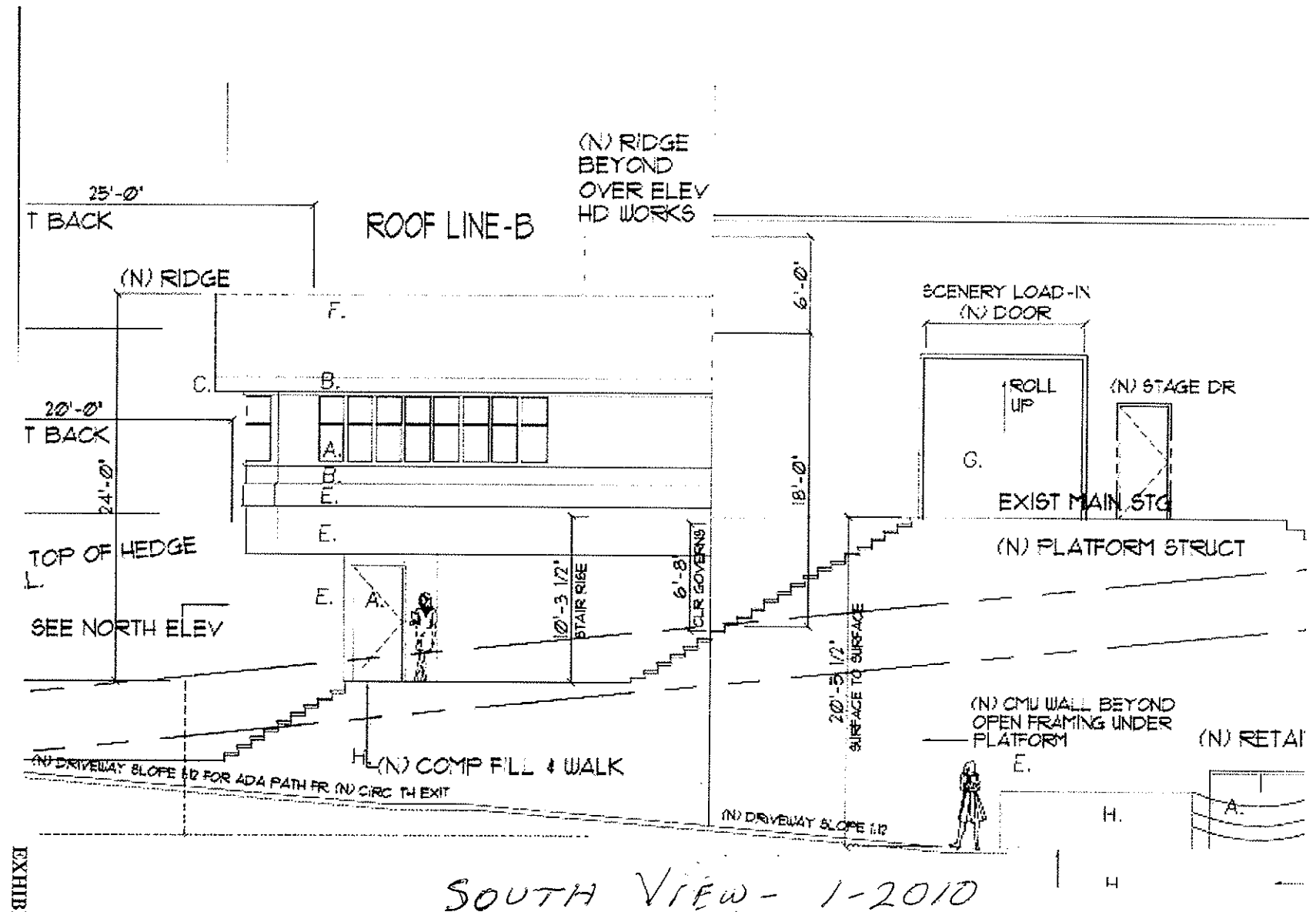
A SOUTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

EXHIBIT 2, PAGE 2

Looking North
South Elevation

October, 2008

Exhibit A



COMPOSITE

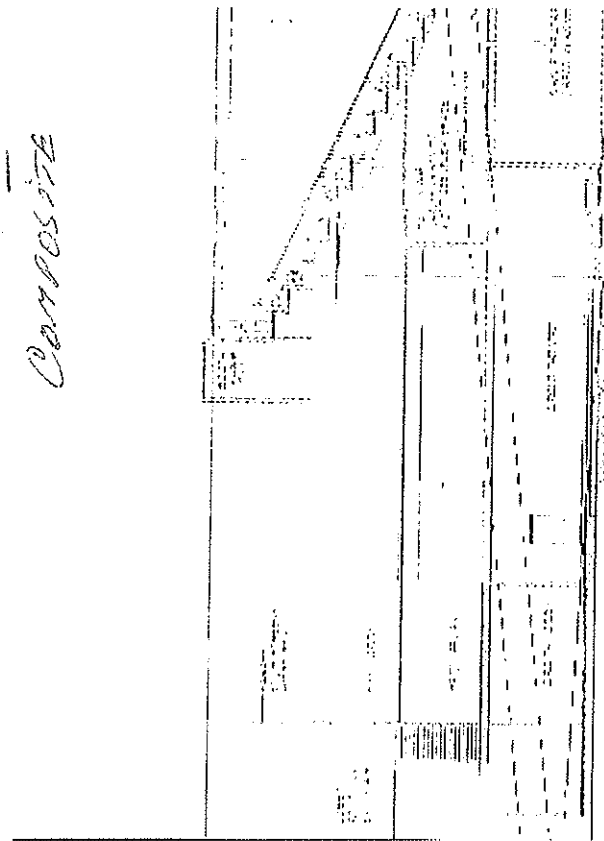
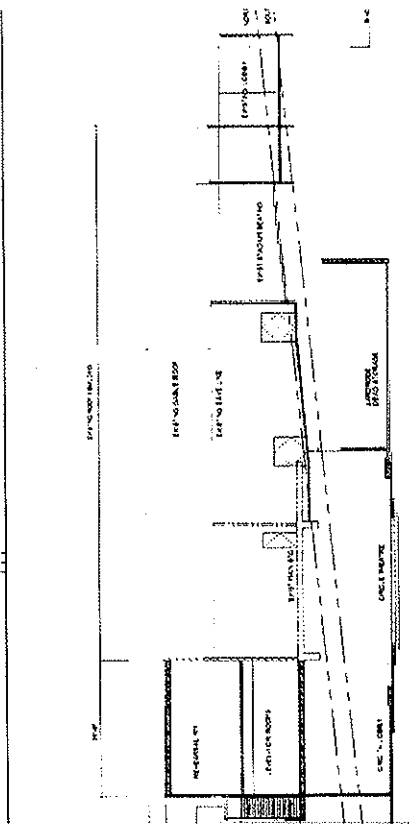


Exhibit A



5-09

SOUTH ELEVATIONS

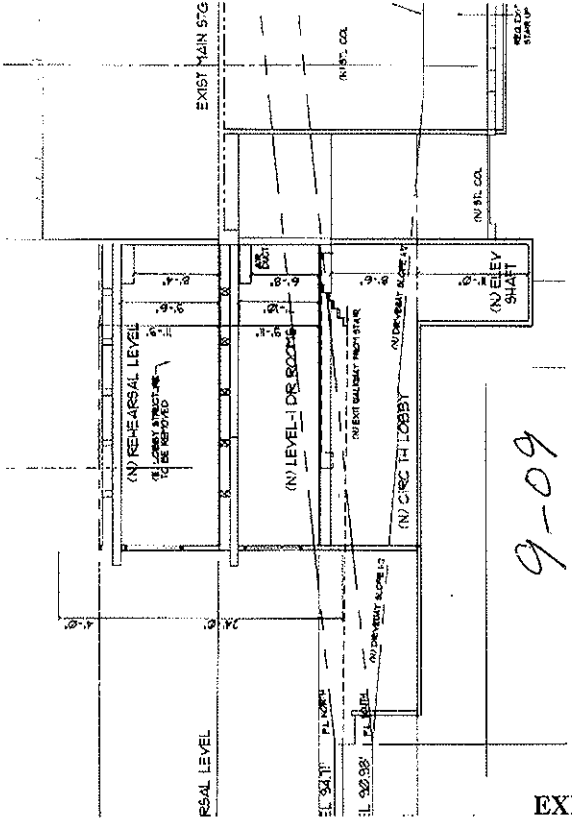


EXHIBIT 2, PAGE 4

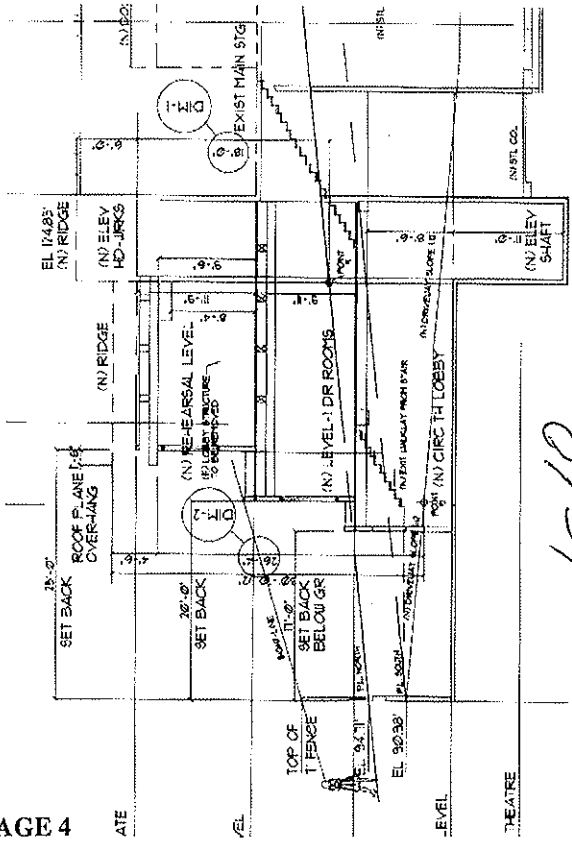
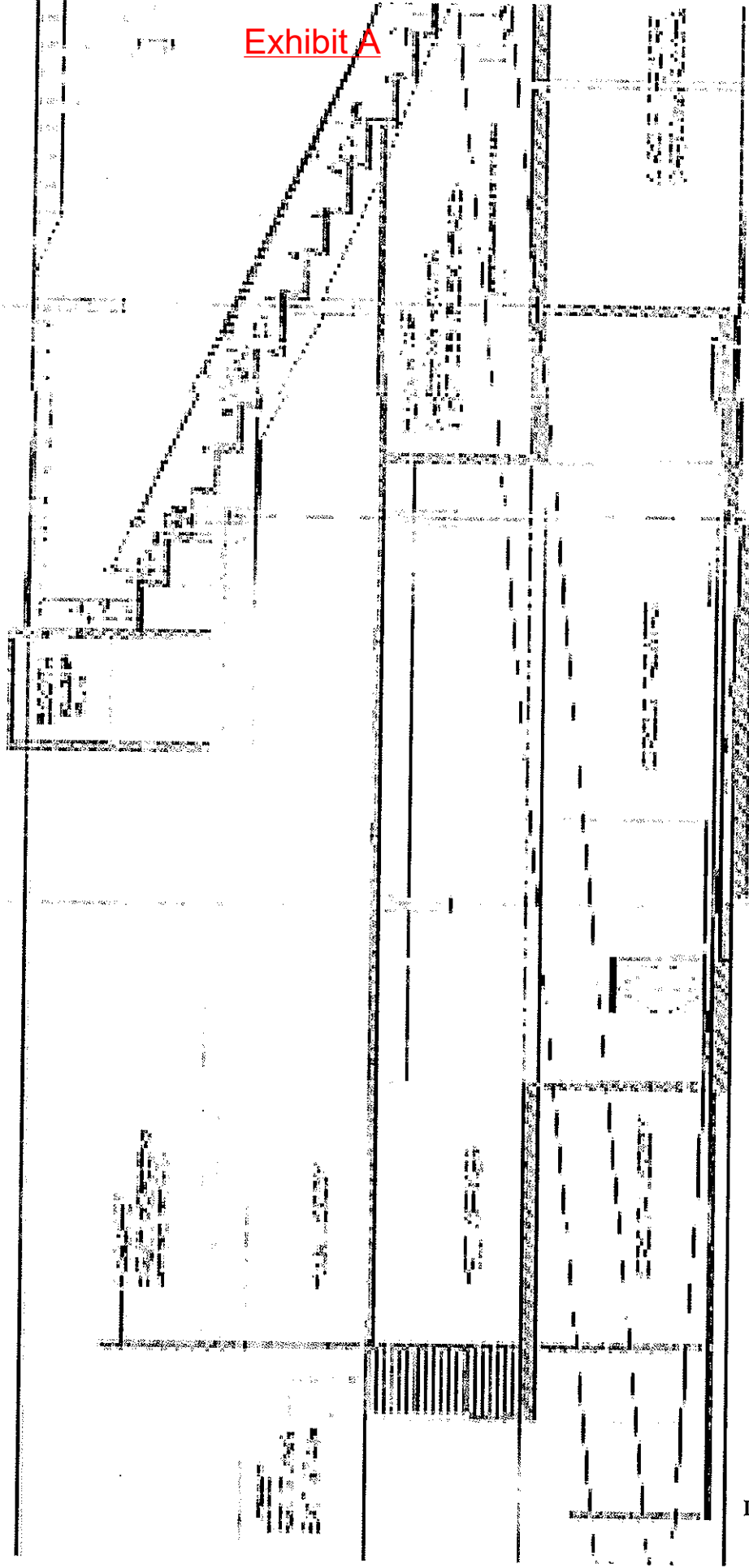
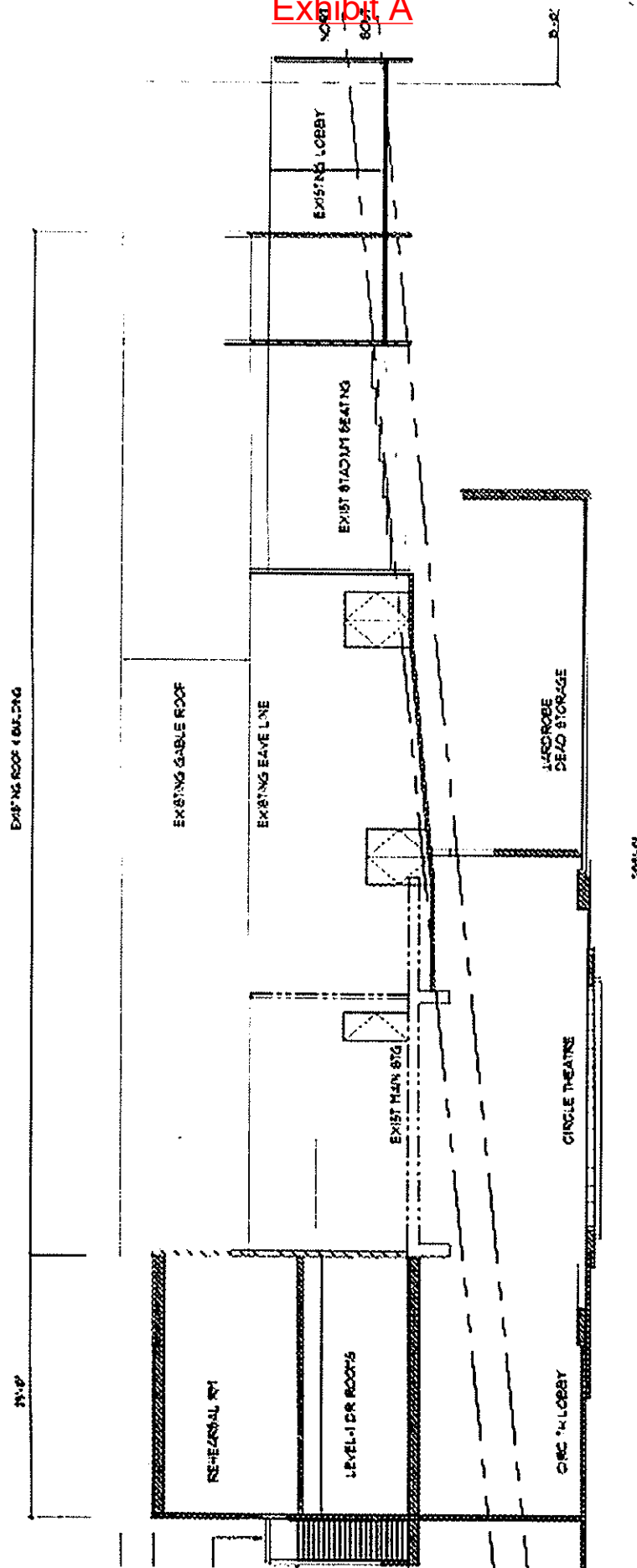


Exhibit A



SOUTH ELEVATION - 10-08



SOUTH ELEVATION - 5-09

LONGITUDINAL BUILDING SECTION

Exhibit A

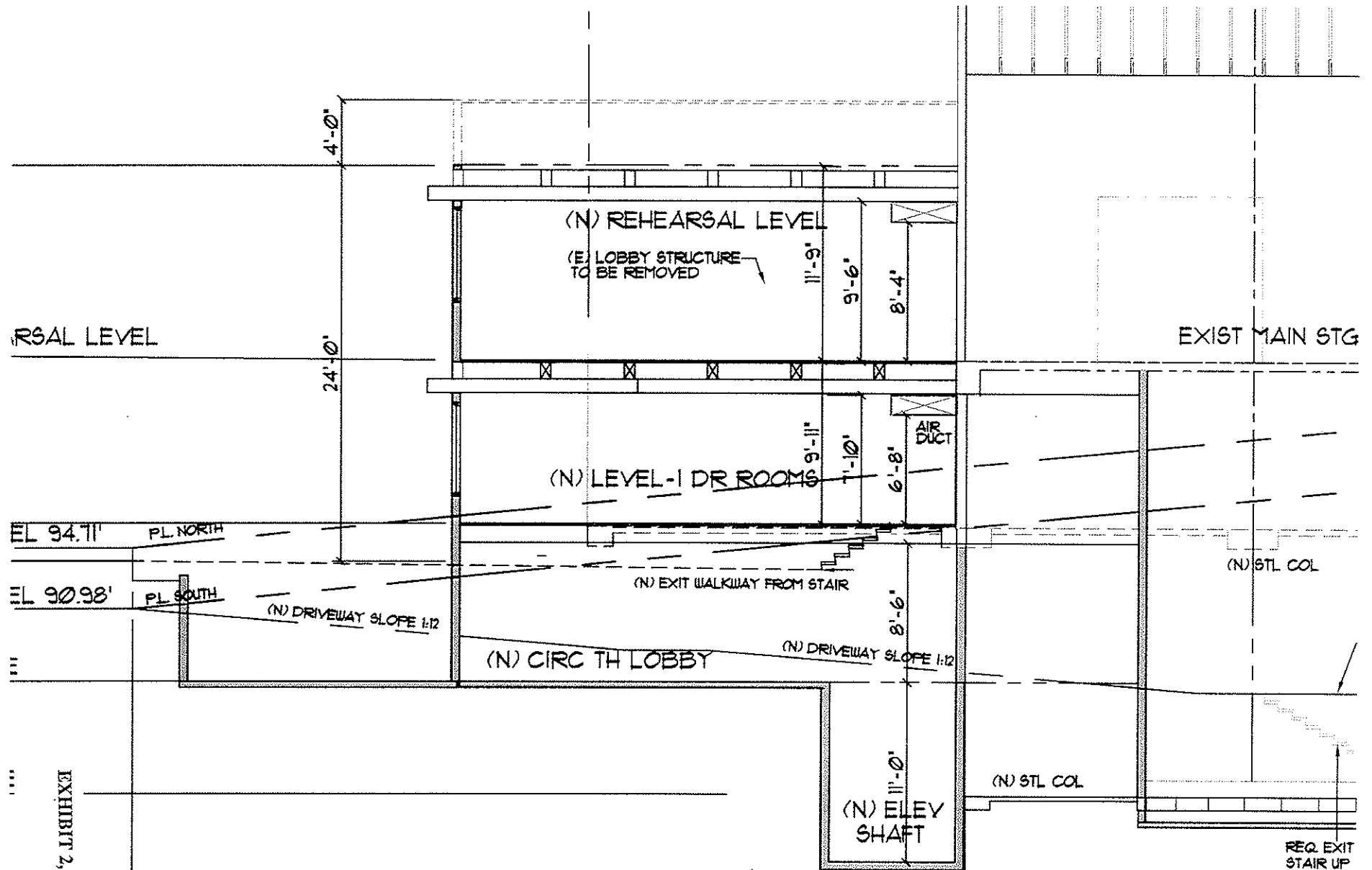
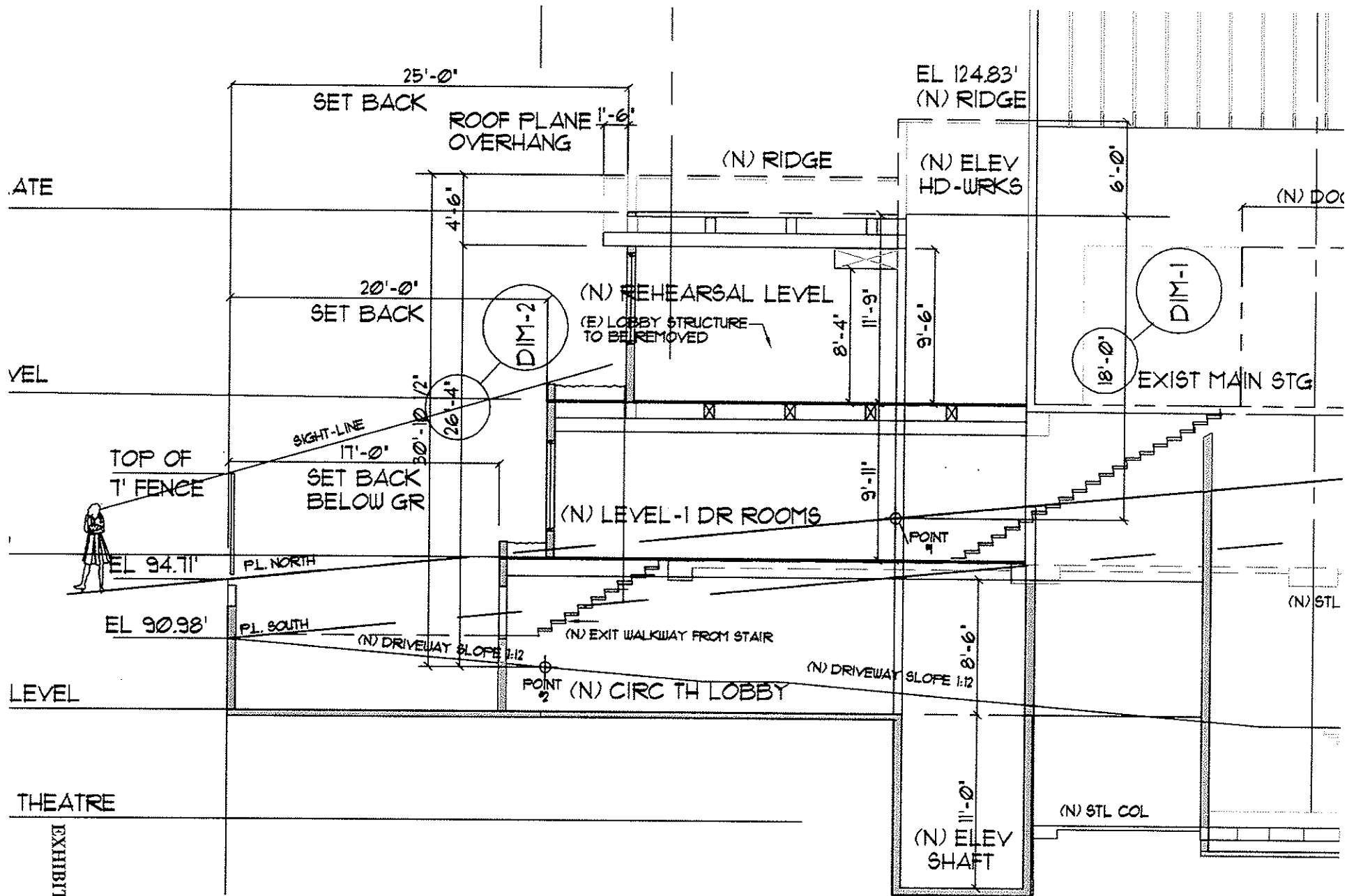


EXHIBIT 2, PAGE 7

SOUTH ELEVATION - 10-09/9-09

Exhibit A



South Elevation 1-10

2017 POSITIVE

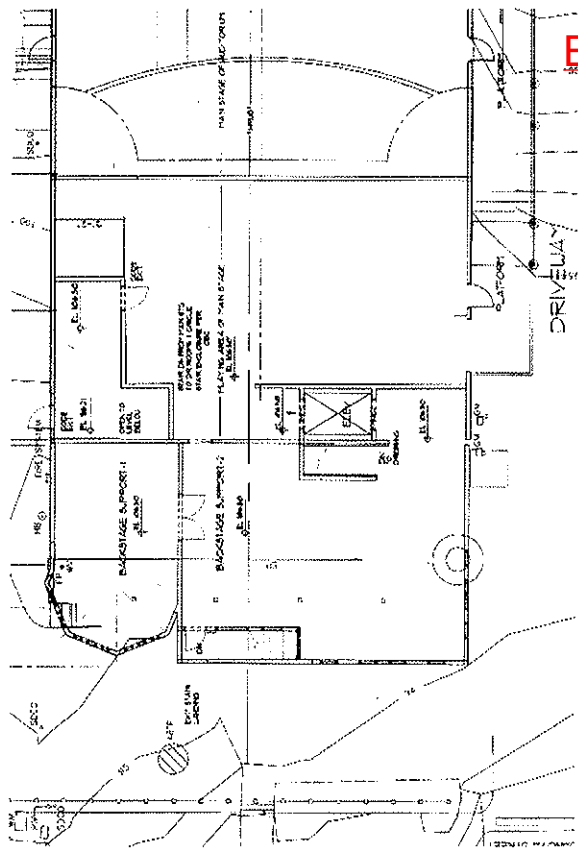
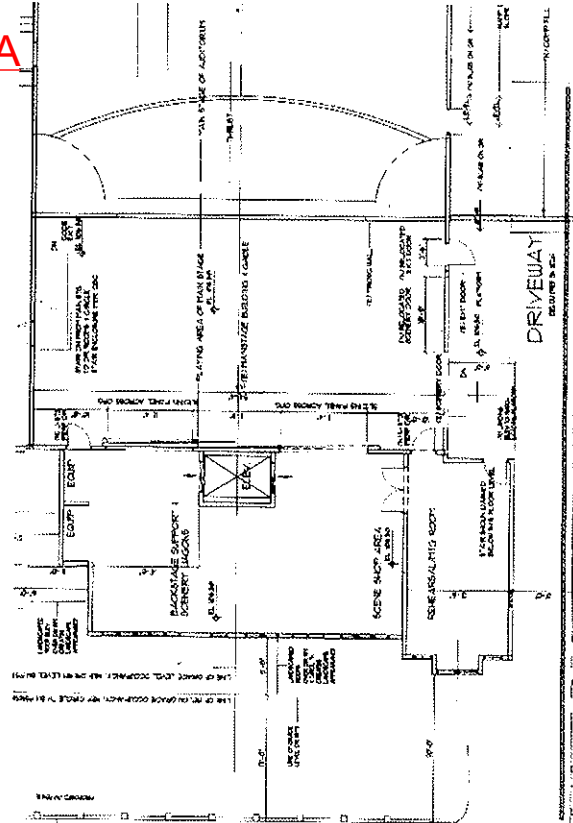


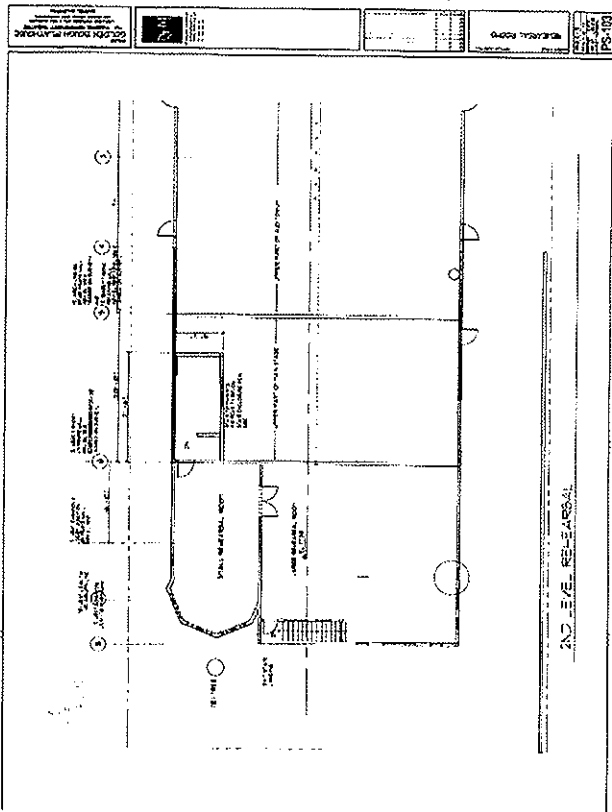
Exhibit A

9-09



1-10

Top Floor

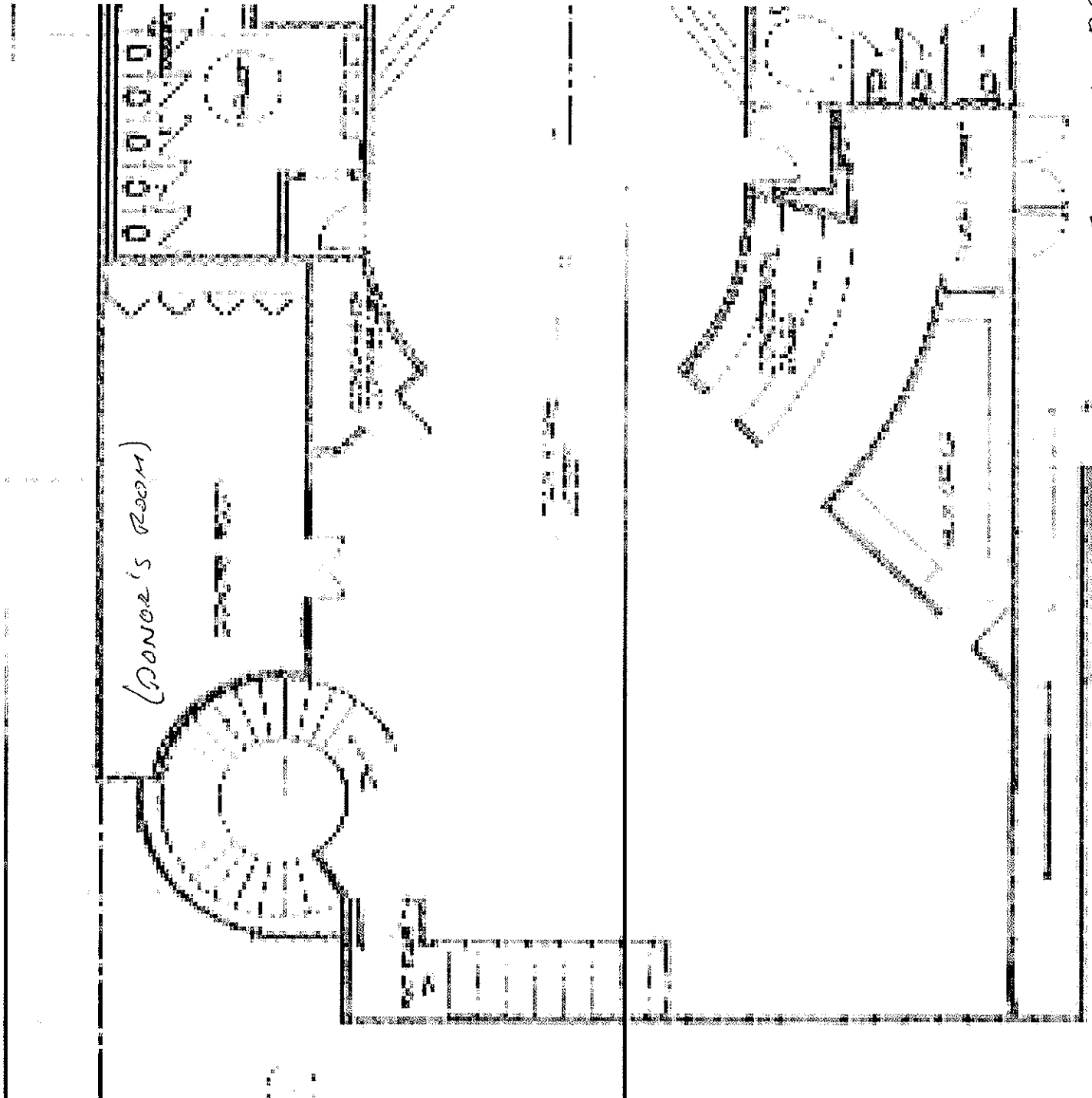


6-09



10-08

Exhibit A



Top Floor - 10-08

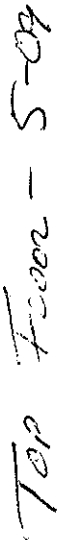
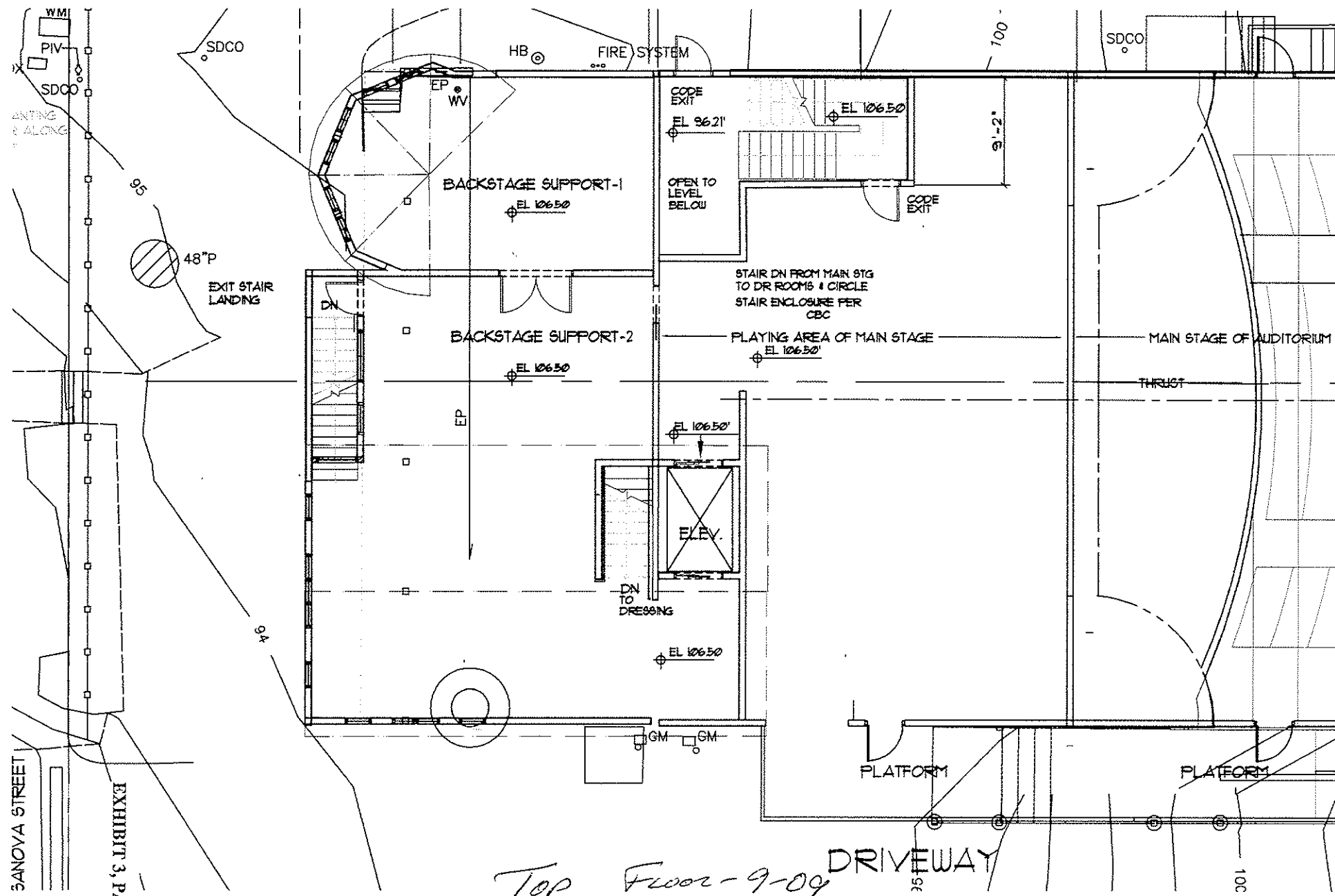


Exhibit A



Top Floor - 1-10

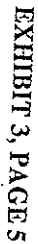
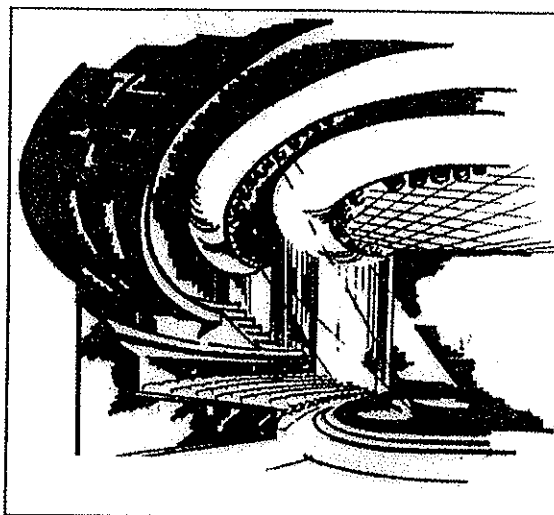
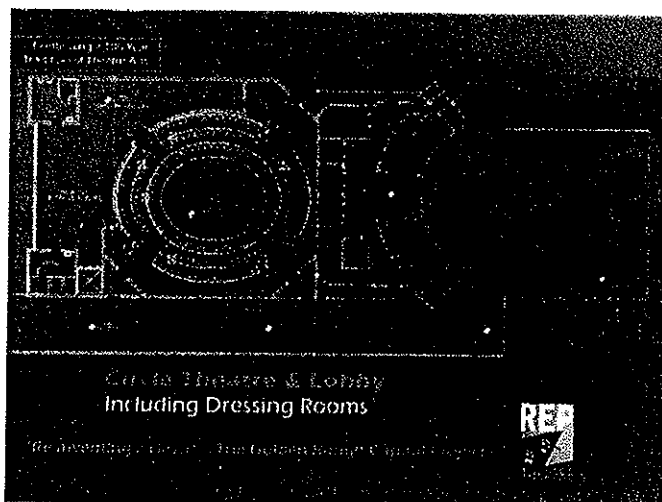


Exhibit A

PacRep's Golden Bough Initiative



How Much? Since 2003, Pacific Repertory Theatre has been working with R.F. McCann Architects, a firm specializing in theatre design, developing this plan. The budget for this capital initiative, best current estimates, would be as follows:

	Phase 1 2007-10	*Phase 2 20011-14	Total
Hard Construction Costs			
The building shell	\$4,760,000	\$ 2,250,000	\$ 7 m
Theatrical Equipment	350,000	1,375,000	1.7 m
Seating, lobby, etc.	50,000	125,000	175 k
Architectural, Engineering, & Consultants' fees	503,000	478,750	982 k
<u>Building maintenance endowment</u>	<u>40,000</u>	<u>460,000</u>	<u>500 k</u>
Subtotal: Estimated project costs	\$5,703,000	\$ 4,688,750	10.4 m
<u>Capital Initiative costs & administrative overhead</u>	<u>300,000</u>	<u>200,000</u>	<u>500 k</u>
Total capital project + campaign costs	\$6,003,000	\$ 4,888,750	10.9 m
<u>Add total annual operating costs</u>	<u>+ 5,731,500</u>	<u>6,000,000</u>	<u>11.7m</u>
Total anticipated financial needs	\$11,734,500	\$10,888,750	22.6 m
Subtract projected earned income	-\$3,438,900	-3,600,000	7 m
<u>Subtract projected annual gifts</u>	<u>- 2,292,600</u>	<u>-2,400,000</u>	<u>4.7 m</u>
Estimated remaining capital needs	\$6,003,000	\$4,888,750	10.9 m
	(*Phase 2 adjusted +25 % inflation)		

Exhibit A

PacRep's Golden Bough Initiative



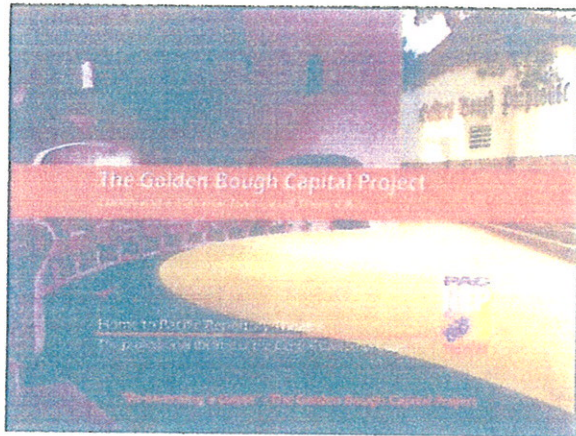
PacRep's Golden Bough Initiative Naming Opportunities (Partial Listing)

(Subject to approval by the Campaign Steering Committee)

Golden Bough Playhouse (The John Smith Golden Bough Playhouse)	\$3,000,000
Main Stage Auditorium (The John Smith Theatre)	\$2,000,000
"The Drum" (high-tech revolving elevator stage)	\$1,500,000
Circle Theatre (The John Smith Circle Theatre)	\$1,000,000
Golden Bough Playhouse Grand Lobby	\$1,000,000
Main Entry Courtyard	\$ 500,000
Lighting System in Main Auditorium	\$ 250,000
Scenery Shop	\$ 250,000
Outside Deck, adjacent to Grand Lobby	\$ 250,000
Circle Theatre Lobby	\$ 250,000
Donors' Room	\$ 150,000
Company Green Room	\$ 150,000
Star Dressing Rooms (4)	\$ 100,000 ea.
Grand Lobby & Courtyard Historical Displays (12)	\$ 75,000 ea.

Exhibit A

PacRep's Golden Bough Initiative



PacRep's Golden Bough Initiative

Thumbnail Overview

"Re-inventing a classic, a metaphor for Pacific Repertory Theatre's own work"

"A new home and image, on an historic site in Carmel lore and California history"

Who? Pacific Repertory Theatre – the region's premiere theatre company, and owner of the Golden Bough Playhouse.

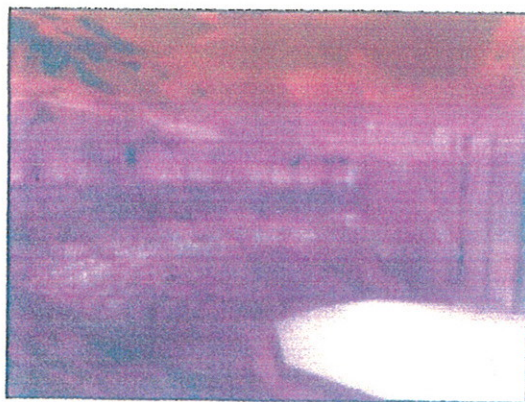
Pacific Repertory Theatre, now in its 26th year of operation, saved the historic theatre site from development in 1994, and since that time, PacRep has earned a reputation for presenting bold and daring interpretations of the great plays and musicals from the world stage.

PacRep's programs reach 50,000 people per year – 20,000 via outreach and educational programs throughout Monterey County, plus 30,000, including student groups, via stage performances at the Golden Bough.



Why? Back in the early 1920s, the original Golden Bough Playhouse, located on Ocean Avenue, was called the "Best equipped little theatre in America," known for "fine acting supported by state-of-the-art technology."

But innovations in theatre design and technology have far surpassed even the "new", but now sadly outdated, Golden Bough Playhouse, re-built in 1952.



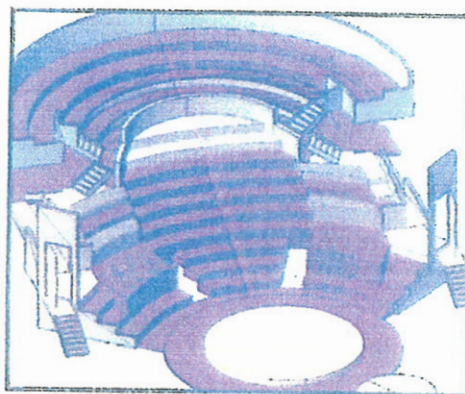
The evolution from *proscenium* arch to *thrust stage* has provided new ways to present acclaimed plays and musicals, bringing actors and audience much closer.

In addition, the lives of theatre goers have changed, too. Arts and entertainment choices are rampant; people have ever-higher expectations for their experiences: more interactive, immediate, and innovative. They crave connection and involvement.



Pacific Repertory Theatre has a solid, high-quality reputation, experience and artistic vision. Its main tool, however, the building itself, prevents the theatre company from doing all it can for audiences.

The vision: A more intimate and compelling theatre experience for audiences, a magnet to attract artists, visitors, and theatre professionals of every kind, and a complete theatre experience from the street to the stage – including all areas of audience comfort.

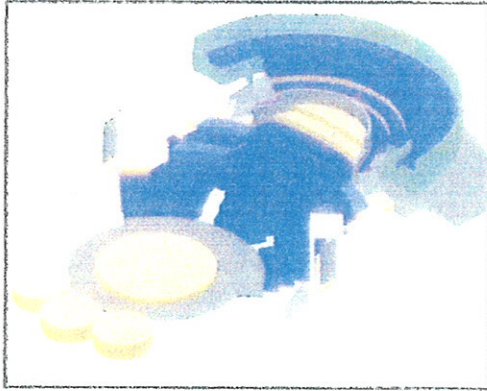


What? Rebuild the Golden Bough Playhouse in its present location, in an arts and crafts style.

- ☐ Build a thrust stage in the main theatre; reduce seating capacity from 330 to 296
- ☐ Rebuild Circle Theatre in its present location, with its own lobby space downstairs; maintain capacity of 120 seats
- ☐ Provide technical improvements such as turntables and lifts, storage for sets
- ☐ Improve circulation and audience sight lines
- ☐ Allow complete accessibility for people with disabilities
- ☐ Provide administrative offices, dressing rooms for performers, and enhanced rest rooms for the public
- ☐ Improve neighborhood relationships with excellent on-site retention of sound.

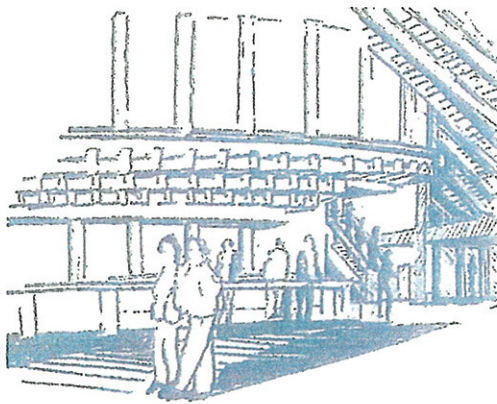
The project as envisioned would catapult Pacific Repertory Theatre into the 21st century, positioning it as the most innovative theatrical experience available in the entire Central Coast region.

Project Highlights:



An intimate, state-of-the-art thrust theatre that features a stage floor that includes a highly versatile 24' elevator drum revolve, encompassing both a revolving stage and multiple floor elevators.

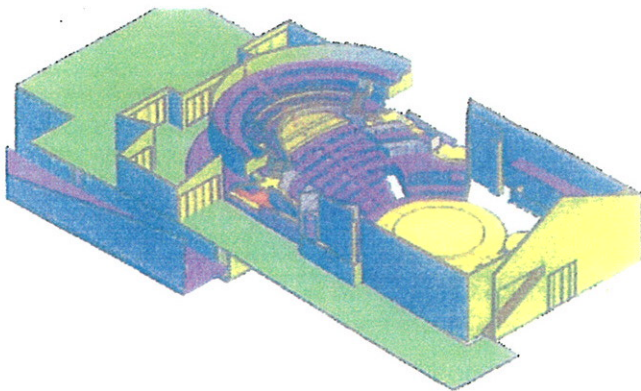
Similar to the National Theatre in London, the 'Drum' will revolutionize the way PacRep's directors and designers present their productions, and will be a magnet for outstanding performers who are attracted to the finest facilities.



A showcase lobby and social area for the comfort of audience members and suitable for upscale events.

The room will feature ocean and sunset views from Pt. Lobos to Pebble Beach as well as interactive displays that pay homage to the history of the site and the Carmel cultural scene.

A professional and inspiring working atmosphere, including new offices, multiple restrooms and dressing rooms, outdoor gardens and private areas.



ATTACHMENT 3

CIRCLE THEATRE SEATING CAPACITY

Until 2008 (when PRT began devising how to submit its expansion plan for review), the Circle Theatre had been consistently shown on official seating charts as an 85-seat theatre with a capacity of 99-seats. When PRT first revealed their new redesign plans in 2008 they began a campaign to misrepresent the theatre as having 120-seats so they could claim the project does not expand seating. The project design shows the Circle Theatre expanding from 2,528 sq. ft. to 3,471 sq. ft., a 37% increase, in addition to a new lobby.

Theatre information, official guides, official websites, and theatre programs before 2009, universally state the Circle Theatre has only a 99-seat capacity. The following is the most recent key data found. It is based only on official factual information.

1. The current Carmel-by-the-Sea "Official Travel Site" website has a full-page section on Performing Arts which states the Circle Theatre has 99 seats. The website is part of the City of Carmel's official website. (Exhibit 1)
2. The official "Guide to Carmel" booklet for 2009-2010 on page 51 lists the Pac Rep theatres and states the Circle Theatre has 99 seats. (Exhibit 2)
3. The 2008 Pac Rep ticket website stated the Circle Theatre had a "99-seat capacity" and showed an actual chart of seating for 85. (Exhibit 3)
4. The Pac Rep 2008 Spring/Summer Program described the "99-seat Circle Theatre." (Exhibit 4)
5. The later full Pac Rep 2008 Program described in a different way the "99-seat Circle Theatre." (Exhibit 5)

Exhibits to Attachment 3:

1. The Carmel-by-the-Sea "Official Travel Site" website at the Performing Arts Section, from the official Carmel City website. (Copy dated Oct. 5, 2009.)
2. The official "Guide to Carmel" booklet for 2009-2010, page 51.
3. The 2008 Pac Rep ticket website, including a seating chart. (Copy dated November 2009 and January 2010.)
4. The official Pac Rep 2008 Spring/Summer Program. (Copy from original program.)
5. The official full Pac Rep 2008 Program. (Copy from original program.)

Note: Design information from official Pac Rep drawing information.

Exhibit A

EXCLUSIVE OFFERS

HOTELS & INNS
RESTAURANTS & BARS
SHOPPING
ART GALLERIES
SPAS & SALONS
ARTS & ENTERTAINMENT

TRAVEL ITINERARIES
CALENDAR OF EVENTS
PHOTO ALBUM
MAPS & DIRECTIONS
PRESS
VIDEO

RECEIVE A PRINTED
GUIDE TO CARMEL

NAME

STREET ADDRESS

CITY STATE ZIP

TELEPHONE

☒ SEND ME EMAIL OFFERS!

SEND ME THE GUIDE!



SIGN UP TO RECEIVE EXCLUSIVE EMAIL OFFERS HERE —

CARMEL-BY-THE-SEA: WORLD-RENOWNED DESTINATION

World-renowned for its European charm, beautiful white-sand beach, performing arts, and hundreds of shops, art galleries, and restaurants, Carmel-by-the-Sea was rated a top-ten destination in the United States by Conde Nast Traveler. Like a jewel found along California's Central Coast, Carmel-by-the-Sea has the sophistication of San Francisco and the glamour of Hollywood nestled into one of most beautiful landscapes in the world.

FIND OUT MORE...



TOP-RATED
GIRLFRIEND'S
GETAWAY



CALIFORNIA'S
JEWEL CITY



WORLD-
RENOWNED
DESTINATION



CELEBRITY
LIFESTYLE



FAMOUS
ARTIST
COLONY



ACCLAIMED
PERFORMING
ARTS

Exhibit A

Carmel arts and entertainment is the stuff of lore. In 1910, the San Francisco Call reported that 60 percent of Carmel's houses were built by citizens who were "devoting their lives to work connected to the aesthetic arts." Today the tradition continues with live music and theater for the masses and bon vivant alike. Carmel's venues are historic, including the restored Sunset Theater, the Golden Bough Theater, and the Forest Theater, the first outdoor theater west of the Rockies.

**PACREP THEATRE AT THE FOREST
PRESENTS AS YOU LIKE IT**

Property Type: Entertainment
Mountain View and Santa Rita, Carmel, CA
831-622-0100

Pacific Repertory Theatre is the only professional theatre on the Monterey Peninsula. In October, PacRep's annual Carmel Shakespeare Festival... [more]

4th Ticket Free[Click for Coupon](#)**SUNSET CULTURAL CENTER**

Property Type: Entertainment
9th and San Carlos
831-620-2048

The Sunset Cultural Center, the Cultural Heart of Carmel by-the-Sea, offers a wide range of world-class performances ranging from the classical,... [more]

**Upcoming
Events**[Click for Coupon](#)

Exhibit A

CARMEL PERFORMING ARTS

Acclaimed Performing Arts
Carmel-by-the-SeaCLICK FOR VIDEO 

Rarely does a community attract a cadre of artists and writers without luring actors to town. Since its inception at the turn of the last century, Carmel has been the stage for scenic beauty playing across the landscape, its curtain rising with the sun and setting, moments after the signature green flash on the horizon at sunset, as night falls across the stage.

To foster the arts in early Carmel, the Carmel Arts and Crafts Club was formed in 1905. A year later, the club built the town's first cultural center and theater, The Carmel Arts & Crafts Clubhouse. Poets Mary Austin and George Sterling often performed their works there. The site continues today as the historic Golden Bough Playhouse, owned and operated by Carmel's Pacific Repertory Theatre. The facility includes the 330-seat Golden Bough and 99-seat Circle theaters, presenting more than 175 performances in Carmel every year.

Five years after the Arts and Crafts Club was established, local actors took their inspiration into the forest, creating the oldest outdoor community theater west of the Rockies. Built in a stand of pine and cypress trees, the Forest Theater was the brainchild of Mary Austin, author of *The Arrowmaker*, who first suggested the community theater in 1908. Supported by poet and dramatist Herbert Heron and author Michael Williams, Austin shared her vision of an open-air theater where plays could be produced by locals, who also would have fun acting, directing, lighting, costuming, and staging. Nearly a century later, the theater is renowned for stage and film productions, including works of Shakespeare, Rodgers & Hammerstein, Elton John, Tim Rice, and many others.

What began as the local school on the edge of town, Carmel's Sunset School had an artistic vision in 1931 that led to construction of a new auditorium, whose Gothic-inspired architecture made it the finest assembly hall in the region, with seating for 700. It frequently doubled as a performing-arts venue for the community. Carmel finally bought the school complex in 1964 and converted the auditorium into the Sunset Theater, the town's cultural hub.

More than 40 years later, and following a \$21.4 million renovation, the new Center, which reopened in 2003 to host the 66th annual Carmel Bach Festival, has become an architecturally spectacular, acoustically transparent venue worthy of such performers as Wynton Marsalis and his jazz ensemble, Lyle Lovett, k.d. lang, Jose Carreras, the Vienna Boys Choir, and the Monterey County Symphony Orchestra.

Whether you come for the clear light and scenic beauty, the spectacular shopping and spa services, the fine wines and fantastic dining, or to visit Grandma, once the sun sets and the sidewalks roll up, your Carmel experience just won't be complete without a little night music.

GUIDE TO CARMEL

2009 ~ 2010

www.carmelcalifornia.org



VISITOR GUIDE & MEMBERSHIP DIRECTORY

CULTURAL OFFERINGS



EXHIBIT 2, PAGE 2

FESTIVALS • LIVE MUSIC
THEATERS

FESTIVALS

CARMEL ART FESTIVAL (831)642-2503

Tammi Tharp
P.O. Box 7191, Carmel 93921
www.carmelartfestival.org
Come celebrate this Plein Air art event. Go to website for information, poster sales, ticket sales and registration. 2009@carmelartfestival.org

CARMEL AUTHORS & IDEAS FESTIVAL (831)625-5479

FAX: (831)624-2504
Jim McGillen
P.O. Box 2424, Carmel 93921
www.carmelauthors.com
World famous authors: Greg Mortenson, Elizabeth Gilbert, P.J. O'Rourke plus 25 NY times best selling authors. Sept 25-27, 2009. Seating is limited. jpmcgillen@aol.com

MONTEREY COUNTY FAIR (831)372-5863

FAX: (831)372-8248
Kelly Baldwin
2004 Fairground Road
Monterey 93940
www.montereycountyfair.com
Idyllic setting for company parties, reunions, receptions at one of 8 buildings, 3 outdoor stage arenas or at the Turf Club. Full hook-up RV parking available. info@montereycountyfair.com

PEBBLE BEACH FOOD & WINE (831)622-7770

David Bernahl & Robert Weakly
26364 Carmel Rancho Ln. Ste 201
Carmel 93923
www.pebblebeachfoodandwine.com
Bringing together the world's top chefs, cult wine producers and an international audience to one of the most picturesque strip of coastline for the most luxurious lifestyle event in the county. April 8-11, 2010. dbernahl@pebblebeachfoodandwine.com

LIVE ART EVENTS

CHILDREN'S EXPERIMENTAL THEATER/STAFF PLAYERS REPERTORY COMPANY (831)624-1531

FAX: (831)375-0499
Gwyneth Hovick
Indoor Forest Theater
P.O. Box 3381, Carmel 93921
www.cetstaffplayers.org

CET, a classical theatre Conservatory since 1960, serves youth & adults year-round with arts education programs throughout the county. SPRC, since 1969, presents the best in theatre classics for adults, Sept - May.
cetsprc@cetstaffplayers.org

DANCE KIDS OF MONTEREY COUNTY (831)373-7300

FAX: (831)373-7070
Alan Richmond
321 Alvarado St, Suite 1
Monterey 93940
www.dancekids.org
Created to provide ongoing performance opportunities in dance and theater arts to the youth of Monterey County. Our mission is to strengthen character & positively influence children's lives through performing arts.
info@dancekids.org

PACIFIC REPERTORY THEATRE (831)622-0100

Stephen Mooror (831)622-0700
Golden Bough, Monte Verde FAX: (831)622-0703
btwn 8th & 9th
P.O. Box 222035
Carmel 93922
www.pacrep.org
Only professional theatre on the Monterey Peninsula, award-winning PacRep performs dramas, musicals, comedies, annual ShakespeareFest in 300-seat Golden Bough, 99-seat Circle, 500-seat outdoor Forest Theatre.
contact@pacrep.org

SUNSET CENTER, INC. (831)620-2040

(831)620-2048
Peter Lesnik
San Carlos & 9th FAX: (831)624-0147
P.O. Box 1950
Carmel 93921
www.sunsetcenter.org

The cultural heart of Carmel-by-the-Sea offers an array of performing arts events as well as 2 galleries & an ongoing assortment of classes, workshops & lectures. info@sunsetcenter.org

Exhibit A

3


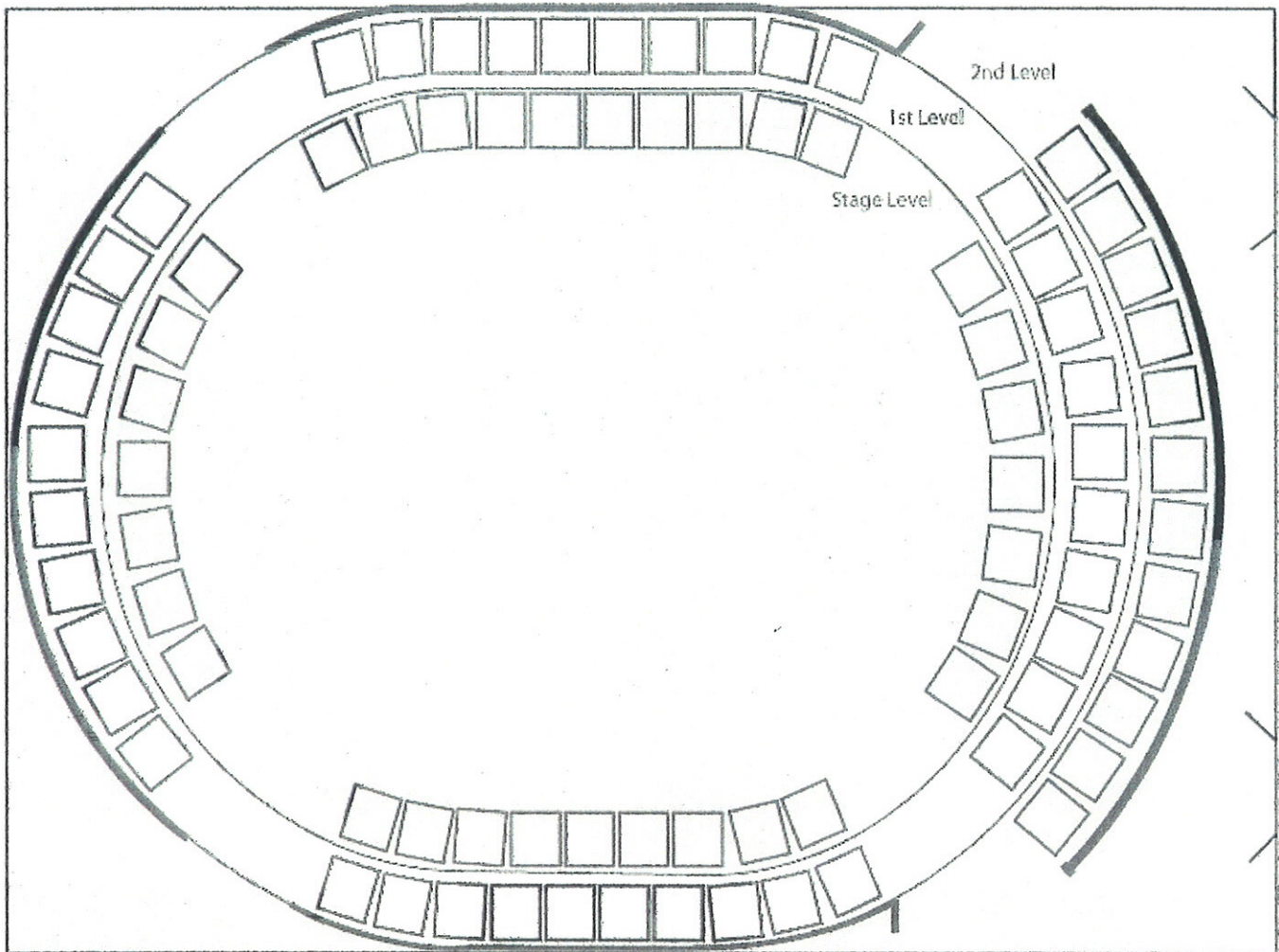
<p>2 Directions - PacRep Theatre, Carmel, Forest Theatre, Golden Bough & Circle Theatre, Carmel, Monterey</p>	<h2 style="text-align: center;">PacRep's Venues and Directions</h2>		
<p>BUY TICKETS</p> <p>Stephen Mosher Artistic Director</p>	<p style="text-align: center;">in residence at Carmel's historic Golden Bough Playhouse ~ Monte Verde btwn 8th & 9th, Carmel-by-the-Sea, CA 93921 ~ Box Office 831-622-0100</p>		
<p style="text-align: center;">CALENDAR</p>	<p style="text-align: center;">TICKETS</p>		
<p style="text-align: center;">Golden Bough Theatre</p>	<p style="text-align: center;">Circle Theatre</p>	<p style="text-align: center;">Forest Theater</p>	
<p style="text-align: center;">Reserved Seating Venue</p>	<p style="text-align: center;">General Seating. Subscribers receive first choice.</p>	<p style="text-align: center;">General seating. <i>Come early and bring a picnic!</i></p>	
	<p>☒ Circle Theatre of the Golden Bough Playhouse, Directions - PacRep Theatre, Carmel, Forest Theatre, Golden Bough & Circle Theatre, Carmel, Monterey Peninsula.</p>	<p>☒ Forest Theater, Carmel - Directions - PacRep Theatre, Carmel, Forest Theatre, Golden Bough & Circle Theatre, Carmel, Monterey Peninsula.</p>	
<p style="text-align: center;">SEATING CHART</p>	<p style="text-align: center;">SEATING CHART</p>	<p style="text-align: center;">SEATING CHART</p>	
<p>Location: West side of Monte Verde between 8th & 9th, Carmel-by-the-Sea.</p> <p>Directions from Highway One Take Ocean Avenue exit (to the west), then follow Ocean Avenue through 6 stops. At the 7th stop, turn left on Monte Verde. The Golden Bough Playhouse is on the right, 2 1/2 blocks from Ocean Avenue.</p>	<p>Location: East side of Casanova between 8th & 9th, Carmel-by-the-Sea.</p> <p>Directions from Highway One Take Ocean Avenue exit (to the west), then follow Ocean Avenue through 7 stops. Turn left on Casanova. The Circle Theatre is located on the left, 2 1/2 blocks from Ocean Avenue.</p>	<p>Location: North side of Mountain View between Santa Rita and Guadalupe, Carmel-by-the-Sea.</p> <p>Directions from Highway One Take Ocean Avenue exit (to the west), then follow Ocean Avenue to second stop sign. At the second stop sign is the 5-way intersection of Ocean, Junipero, and Mountain View. Take a SHARP left (Mountain View intersects Ocean and Junipero at a 45 degree angle). Follow Junipero (to southeast). The Forest Theater is located on the left 2 blocks from Junipero and Ocean.</p>	
<p style="text-align: center;">PacRep Theatre P.O. Box 222035 Carmel, CA 93922 Box Office 831-622-0100 Admin 831-622-0700</p>			

Exhibit A

GOLDEN BOUGH PLAYHOUSE
CIRCLE THEATRE

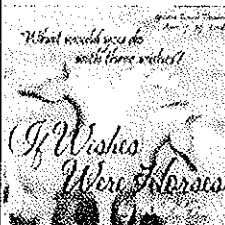
Casanova between 8th & 9th
Carmel-by-the-Sea, CA 93922 ~ 99 seat capacity (open seating)

Exhibit A

☒ Calendar -
PacRep
Theatre,
Carmel.
Forest
Theatre,
Golden
Bough &
Circle
Theatre,
Carmel.
Monterey

*The Only Professional
Theatre in Carmel and
the
Monterey Peninsula*

☒ Buy Tickets
- PacRep
Theatre,
Carmel.



APR 17 - APR
27
GOLDEN
BOUGH
THEATRE



MAY 22 - AUG 3
GOLDEN
BOUGH
THEATRE

PacRep Theatre 2008 PERFORMANCE CALENDAR

(Schedule subject to change.)

**BOX OFFICE 831.622.0100 Tue - Sat 11am - 4pm ONLINE AT
TICKETGUYS.COM**

in residence at Carmel's historic Golden Bough Playhouse ~ Monte Verde btwn 8th & 9th, Carmel-by-the-Sea, CA 93921 ~ Box Office 831-622-0100

**FOR BEST SEATS ORDER YOUR SEASON TICKETS NOW VIA FAX 831.622.0703 or MAIL
P.O. Box 222035 Carmel, CA 93922**



SEASON TICKETS ORDER FORM

Adobe Reader Required

**Legend: GB - Golden Bough, CT - Circle Theatre, FT - Outdoor Forest
Theater, CHP - Custom House Plaza**

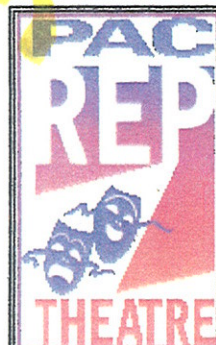
MAY 2008

Sat	May 3	9:00 AM	CHP	Monterey Bay SpringFest Arts & Crafts Faire (Monterey State Historic Parks - Custom House Plaza)
Sun	May 4	9:00 AM	CHP	Monterey Bay SpringFest Arts & Crafts Faire (Monterey State Historic Parks - Custom House Plaza)
Thur	May 22	7:30 PM	GB	Buddy, The Buddy Holly Story (preview)
Fri	May 23	7:30 PM	GB	Buddy, The Buddy Holly Story (preview)
Sat	May 24	7:30 PM	GB	Buddy, The Buddy Holly Story (open)
Sun	May 25	2:00 PM	GB	Buddy, The Buddy Holly Story (matinee)
Thur	May 29	7:30 PM	GB	Buddy, The Buddy Holly Story
Fri	May 30	7:30 PM	GB	Buddy, The Buddy Holly Story
Sat	May 31	7:30 PM	GB	Buddy, The Buddy Holly Story

JUNE 2008

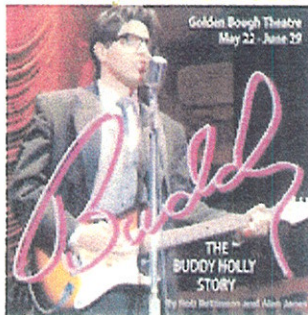
Sun	Jun 1	2:00 PM	GB	Buddy, The Buddy Holly Story (matinee)
Tue	Jun 3	7:30 PM	CT	Greater Tuna (preview)
Wed	Jun 4	7:30 PM	CT	Greater Tuna (open)
Thur	Jun 5	7:30 PM	GB	Buddy, The Buddy Holly Story
Fri	Jun 6	7:30 PM	GB	Buddy, The Buddy Holly Story
Sat	Jun 7	2:00 PM	CT	Greater Tuna (matinee)

EXHIBIT 3, PAGE 3



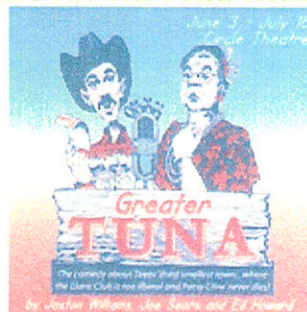
PacRep - the only
Professional Theatre
in Carmel and the
Monterey Peninsula

The boys are BACK!



May 22 - Aug 3, 2008
Golden Bough Theatre

REGIONAL PREMIERE!



June 3 - July 16, 2008
Circle Theatre



June 21 - 22, 2008
Monterey Historic Park
CUSTOM HOUSE PLAZA

Stephen Moorer
Executive Director

in residence at Carmel's historic Golden Bough Playhouse ~ Monte Verde btwn 8th & 9th, Carmel-by-the-Sea 93921 ~ Box Office 831-622-0100 or toll free 866-622-0709

CALENDAR

TICKETS

**BUY
TICKETS**
Click on above
"Buy Ticket" link
to go directly to
PacRep's ticket
information page.

PLAYS

2008
SEASON

CALENDAR

TICKETS

GROUPS

VENUES

GOLDEN
BOUGH

CIRCLE
THEATRE

FOREST
THEATER

DIRECTIONS

CLASSES & INTERNSHIPS

SCHOOL OF
DRAMATIC ARTS

SoDAonSTAGE

INTERNSHIPS

AUDITIONS

DONATE or VOLUNTEER

MAJOR DONORS

BUSINESS
SPONSORS

VOLUNTEER

WISH LIST

SPECIAL EVENTS & FESTIVALS

SPECIAL EVENTS

NEW YEAR'S EVE

ARTS & CRAFTS
FAIRES

HYPERION
COMPETITION

ADMINISTRATION

PRESS ROOM

PLAY ARCHIVE

COSTUME RENTALS

STAFF

HSM08Photos

MAY 22 - AUG 3,
2008



GOLDEN BOUGH

JUN 3 - JULY 5,



2008
CIRCLE THEATRE

JUNE 21 - 22, 2008



Monterey Historic Park
CUSTOM HOUSE
PLAZA

JULY 12, 2008



Marriott Hotel
SUMMER GALA

JULY 26-27, 2008

AUG 21 - SEPT 28, 2008



FOREST THEATER

Carmel
Walking Tour



EXHIBIT 3, PAGE 4

Exhibit A

Coming
Soon
California
Dream
Raffle

Pacific Repertory Theatre (PacRep) ~ PO BOX 222035, Carmel, CA 93922 ~
Box Office 831-622-0100, Toll-free 866-622-0709, Admin 831-622-0700
Tickets for Golden Bough Theatre, Circle Theatre & outdoor Forest Theater, Carmel

2008 Season: Disney's High School Musical ~ Doubt ~ The Fantasticks ~ If Wishes Were Horses ~
Buddy, The Buddy Holly Story ~ Greater Tuna ~ The Wizard of Oz (Forest Theater) ~
Troilus and Cressida ~ The Comedy of Errors (Forest Theater) ~ Curtain Call

EXHIBIT 3, PAGE 5

☒ PacRep Theatre, Carmel.
Forest Theatre, Golden Bough & Circle Theatre, Carmel.
Monterey Peninsula.

☒ Buy Tickets - PacRep Theatre.

PacRep Theatre - 2007/2008 Season

PacRep - the only Professional Theatre in Carmel and the Monterey Peninsula

Stephen Moorer
Artistic Director

Golden Bough Playhouse, Monte Verde btwn 8th & 9th, Carmel, CA 93922

CALENDAR

COMING IN 2008

TICKETS

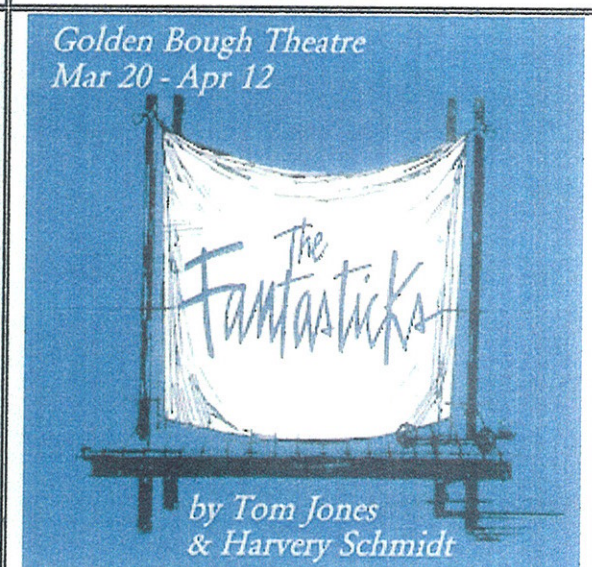
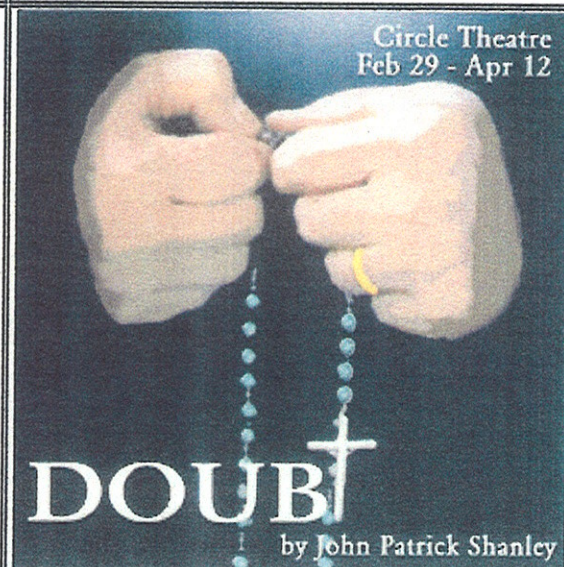
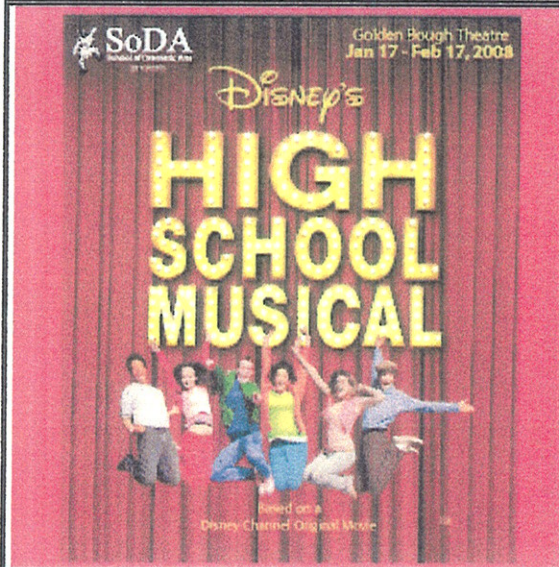
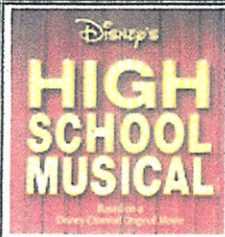


EXHIBIT 3, PAGE 6



School of Dramatic Arts (SoDA) presents
HIGH SCHOOL MUSICAL book by David Simpatico

Musical adapted and arranged by Bryan Louiselle

Based on a Disney Channel Original Movie. Written by Peter Barsocchini

COMING TO THE GOLDEN BOUGH - JAN 17-FEB 17, 2008!

Combining an award winning script, a hit pop music score, and the themes of West Side Story, this made-for-Disney movie has already been seen by an estimated 40 million Americans. And now PacRep has been chosen to present the regional premiere stage version with over 40 top high school performing arts students from throughout Monterey County working alongside professional directors, designers and musicians.

Exhibit A

Calendar -
PacRep
Theatre,
Carmel.
Forest
Theatre,
Golden
Bough &
Circle
Theatre,
Carmel.
Monterey

*The Only Professional
Theatre in Carmel and the
Monterey Peninsula*

Buy Tickets
- PacRep
Theatre,
Carmel.
Monterey

EXHIBIT 3, PAGE 7

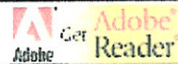
PacRep Theatre 2008 PERFORMANCE CALENDAR

(Schedule subject to change.)

BOX OFFICE 831.622.0100 Tue - Sat 11am - 4pm ONLINE AT TICKETGUYS.COM

in residence at Carmel's historic Golden Bough Playhouse ~ Monte Verde btwn 8th & 9th, Carmel-by-the-Sea, CA 93921 ~ Box Office 831-622-0100

**FOR BEST SEATS ORDER YOUR SEASON TICKETS NOW VIA FAX 831.622.0703 or MAIL
P.O. Box 222035 Carmel, CA 93922**



SEASON TICKETS ORDER FORM

Adobe Reader Required

Legend: GB - Golden Bough, CT - Circle Theatre, FT - Outdoor Forest Theater, CHP - Custom House Plaza

MAY 2008

Sat	May 3	9:00 AM	CHP	Monterey Bay SpringFest Arts & Crafts Faire (Monterey State Historic Parks - Custom House Plaza)
Sun	May 4	9:00 AM	CHP	Monterey Bay SpringFest Arts & Crafts Faire (Monterey State Historic Parks - Custom House Plaza)
Thur	May 22	7:30 PM	GB	Buddy, The Buddy Holly Story (preview)
Fri	May 23	7:30 PM	GB	Buddy, The Buddy Holly Story (preview)
Sat	May 24	7:30 PM	GB	Buddy, The Buddy Holly Story (open)
Sun	May 25	2:00 PM	GB	Buddy, The Buddy Holly Story (matinee)
Thur	May 29	7:30 PM	GB	Buddy, The Buddy Holly Story
Fri	May 30	7:30 PM	GB	Buddy, The Buddy Holly Story
Sat	May 31	7:30 PM	GB	Buddy, The Buddy Holly Story

JUNE 2008

Sun	Jun 1	2:00 PM	GB	Buddy, The Buddy Holly Story (matinee)
Tue	Jun 3	7:30 PM	CT	Greater Tuna (preview)
Wed	Jun 4	7:30 PM	CT	Greater Tuna (open)
Thur	Jun 5	7:30 PM	GB	Buddy, The Buddy Holly Story
Fri	Jun 6	7:30 PM	GB	Buddy, The Buddy Holly Story
Sat	Jun 7	2:00 PM	CT	Greater Tuna (matinee)
Sat	Jun 7	7:30 PM	GB	Buddy, The Buddy Holly Story



☐ Directions -
PacRep
Theatre,
Carmel.
Forest
Theatre,
Golden
Bough &
Circle
Theatre,
Carmel.
Monterey



Stephen Moorer
Artistic Director

EXHIBIT 3, PAGE 8

PacRep's Venues and Directions

in residence at Carmel's historic Golden Bough Playhouse ~ Monte Verde btwn 8th & 9th, Carmel-by-the-Sea, CA 93921 ~ Box Office 831-622-0100

[CALENDAR](#)

[TICKETS](#)

Golden Bough Theatre

Circle Theatre

Forest Theater

Reserved Seating Venue

General Seating.
Subscribers receive first choice.

General seating.
Come early and bring a picnic!



☐ Circle Theatre of the Golden Bough Playhouse, Directions - PacRep Theatre, Carmel. Forest Theatre, Golden Bough & Circle Theatre, Carmel. Monterey Peninsula.

☐ Forest Theater, Carmel - Directions - PacRep Theatre, Carmel. Forest Theatre, Golden Bough & Circle Theatre, Carmel. Monterey Peninsula.

SEATING CHART

SEATING CHART

Location:
West side of Monte Verde between
8th & 9th,
Carmel-by-the-Sea.

Directions from Highway One
Take Ocean Avenue exit (to the west), then follow Ocean Avenue through 6 stops. At the 7th stop, turn left on Monte Verde. The

Location:
East side of Casanova
between 8th & 9th,
Carmel-by-the-Sea.

Directions from Highway One
Take Ocean Avenue exit (to the west), then follow Ocean Avenue through 7 stops. Turn left on Casanova. The Circle Theatre

Location:
North side of Mountain View between
Santa Rita and Guadalupe,
Carmel-by-the-Sea.

Directions from Highway One
Take Ocean Avenue exit (to the west), then follow Ocean Avenue to second stop sign. At the second stop sign is the 5-way intersection of Ocean, Junipero, and Mountain

Golden Bough Playhouse is on the right, 2 1/2 blocks from Ocean Avenue.	is located on the left, 2 1/2 blocks from Ocean Avenue.	View. Take a SHARP left (Mountain View intersects Ocean and Junipero at a 45 degree angle). Follow Junipero (to southeast). The Forest Theater is located on the left 2 blocks from Junipero and Ocean.
-------------------------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PacRep Theatre P.O. Box 222035 Carmel, CA 93922 Box Office 831-622-0100 Admin 831-622-0700

EXHIBIT 3, PAGE 9

Exhibit A

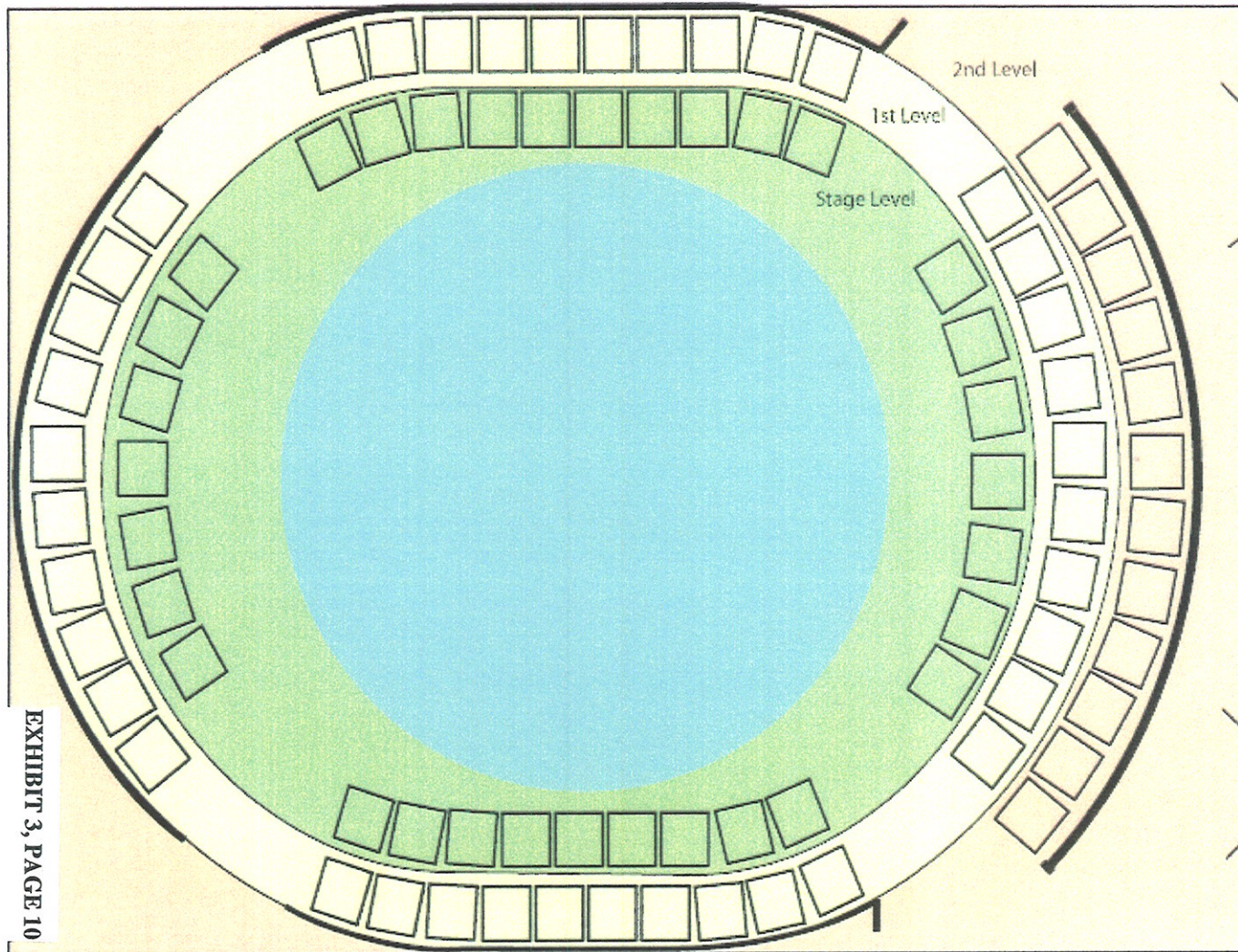
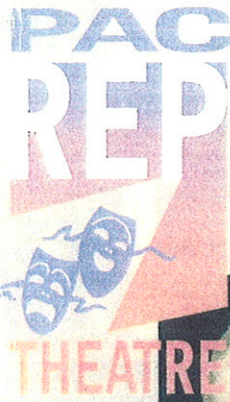


EXHIBIT 3, PAGE 10

GOLDEN BOUGH PLAYHOUSE
CIRCLE THEATRE

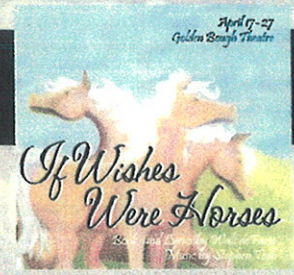
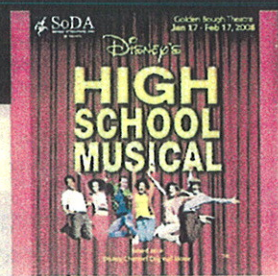
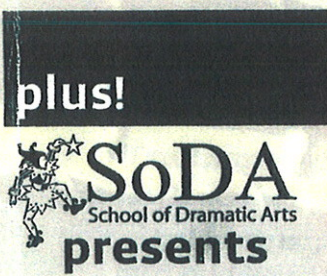
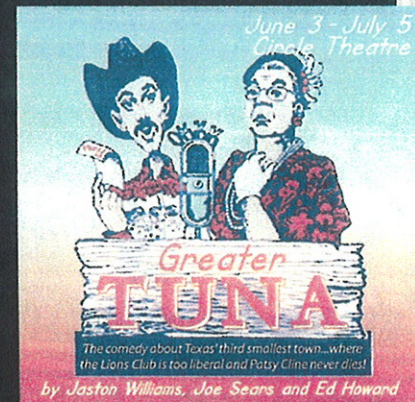
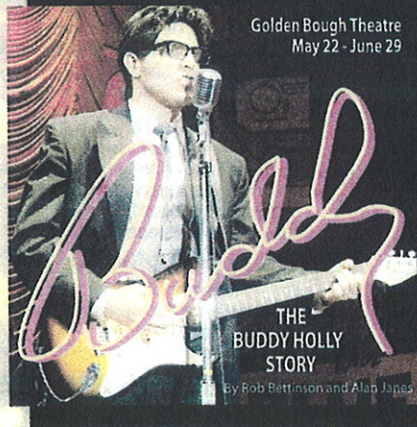
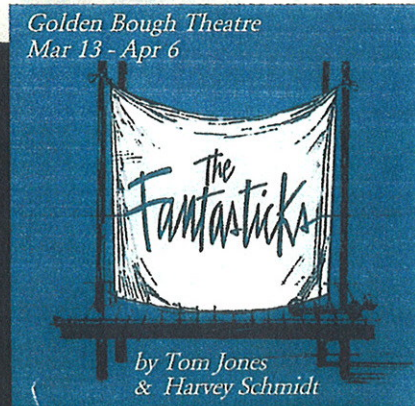
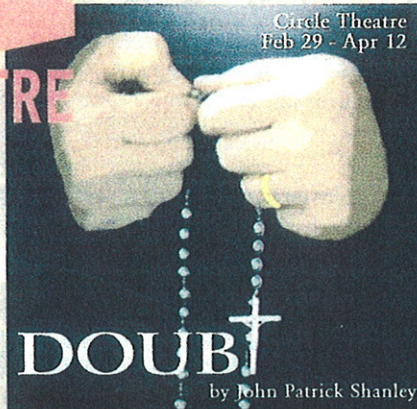
Casanova between 8th & 9th

Carmel-by-the-Sea, CA 93922 → 99 seat capacity (open seating)



2008 program spring/summer

Stephen Moorer, Founder and Executive Director
Kenneth Kelleher, Guest Artistic Director



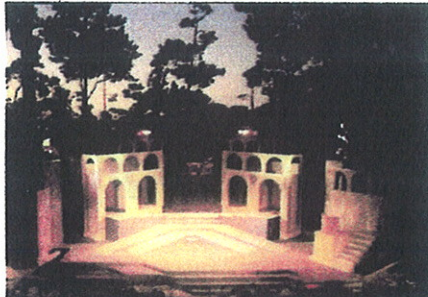
PacRep Venues



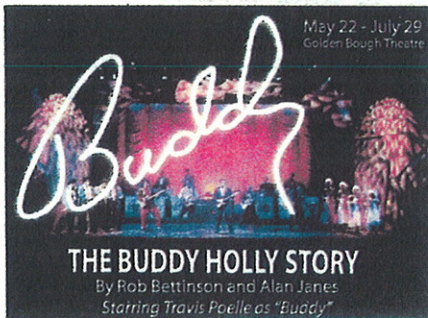
300-seat Golden Bough Theatre, located on Monte Verde Street between 8th & 9th Aves. In 1993, PacRep saved the historic site from development. Today, the aging facility is slated for an exciting new renovation!



99-seat Circle Theatre of the Golden Bough Playhouse is a unique theatre-in-the-round that makes an ideal setting for experimental plays, original material, classics and other works enhanced by an intimate setting. Located below the Golden Bough Theatre, with its own entrance on Casanova St.



Outdoor Forest Theater, located on Santa Rita and Mountain View, is framed by towering pines and two huge open fireplaces, providing a majestic backdrop for this historic open-air theatre built in 1910. Come share 99 years of magic and excitement!



May 22 - July 29
Golden Bough Theatre

THE BUDDY HOLLY STORY
By Rob Bettinson and Alan Janes
Starring Travis Poelle as "Buddy"

It's the show that changed Carmel, and it's back!
PacRep's *Buddy* returns to the Golden Bough this May for an encore engagement with over 20 of Buddy Holly's greatest hits!

PACREP THEATRE 2008 SEASON

SoDA Presents **Disney's HIGH SCHOOL MUSICAL**

Award-Winning Family Musical
By David Simpatico
Golden Bough Theatre
January 17 - February 17

DOUBT

Pulitzer & Tony Award Winning Drama
By John Patrick Shanley
Circle Theatre
February 29 - April 12

THE FANTASTICKS

Long running Musical by Tom Jones & Harvey Schmidt
Golden Bough Theatre
March 13 - April 6

SoDA Presents

IF WISHES WERE HORSES

Original Family Musical
Book & Lyrics by Walt deFaria, Music by Stephen Tosh
Golden Bough Theatre
April 17 - April 27

BUDDY - THE BUDDY HOLLY STORY

Musical Event of the Season
By Rob Bettinson & Alan Janes
Golden Bough Theatre
May 22 - June 29

GREATER TUNA

Hilarious Two-man Comedy
By Jaston Williams, Joe Sears & Ed Howard
Circle Theatre
June 3 - July 5

THE WIZARD OF OZ

The Everlasting Musical
Based on the story by L. Frank Baum
Music by Harold Arlen & E.Y. Harburg
Outdoor Forest Theater
August 21 - September 28

TROILUS & CRESSIDA

Lessons of War
By William Shake-speare
Circle Theatre
September 5 - October 19

THE COMEDY OF ERRORS

Boisterous Farce
By William Shake-speare
Outdoor Forest Theater
October 3 - October 19

CURTAIN CALL

Hyperion Prize Winning Play by Gary Goldstein
Circle Theatre
November 7 - November 16

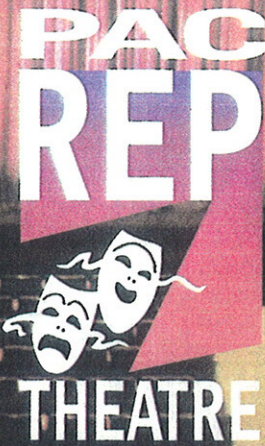
Golden Bough Playhouse Box Office
831-622-0100 Tues-Sat 11am-4pm



www.pacrep.org
www.ticketguys.com

Golden Bough Theatre

Monte Verde St. between 8th and 9th Ave., Carmel-by-the-Sea. In 1993, PacRep saved the sites of the 300-seat Golden Bough Theatre and the intimate 99-seat Circle Theatre from destruction. Today the aging facility is slated for an exciting new renovation!



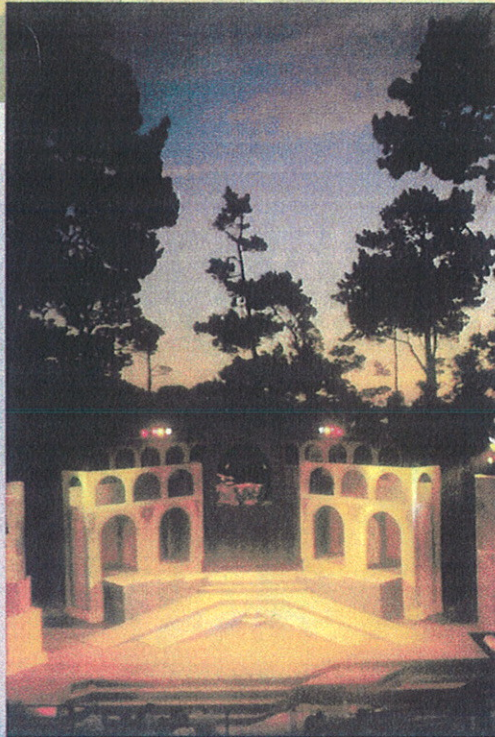
Circle Theatre of the Golden Bough

Casanova St. between 8th and 9th Ave., Carmel-by-the-Sea. This unique 99-seat theatre-in-the-round makes an ideal setting for experimental plays, original material, classics and other works enhanced by an intimate setting. The Circle is located in the lower, rear section of the Golden Bough Playhouse, accessible through its own entrance on Casanova Street.



Forest Theater

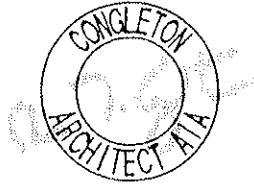
Santa Rita and Mountain View, Carmel-by-the-Sea. In 2008, PacRep celebrates 25 years of Forest Theater plays, musicals (including *Peter Pan* and *Beauty and the Beast*), and the historic Carmel Shakespeare Festival, originally created by Forest Theater founder Herbert Heron in 1940. Starlight, moonshine and a peek of the Pacific, framed by towering Monterey pines and two huge open fireplaces, provide a majestic backdrop for this historic open-air theatre built in 1910. Come share 99 years of magic and excitement.



Non-Profit Organization
Presort Standard
U.S. POSTAGE PAID
Permit #3
Monterey, CA 93940

PacRep Theatre
P.O. Box 222035
Carmel, CA 93922





Report Part I: Code-compliance Review of Proposed Golden Bough Theater Expansion

February 22, 2010

This Part I Report lists summary applicable code elements applicable to modifications to the existing Golden Bough Theater. In the report, the code requirements are listed, then compliance or noncompliance of the proposed project is described.

Proposed Project

The current proposed project is:

- Construct a 3,569 square-foot addition to the west side of the existing Golden Bough Theater, to accommodate the following elements:
- Lower the Circle Theater approximately fifteen feet below its current floor elevation, with enlarged lobby, theater and storage space (865 square-foot area of west end expansion is included above, an additional subterranean area 33' x 55' = 1,815 square feet is not represented in the project application). Maximum depth of excavation would be 20 feet below existing Circle Theater floor, 28 feet below the Golden Bough Stage above.
- Increase Circle Theater seating capacity from 99 seats to 120 seats.
- Convert and enlarge former Circle Theater level to new dressing room/wardrobe level serving both Circle Theater below and Golden Bough Theater above (1,398 square-foot expansion included above).
- Add a new upper-story element at the west end of the Golden Bough Structure (1,334 square-foot area included above) housing a new backstage support area, plus practice/meeting room. The proposed structure would extend approximately 25 feet to the west of the existing west façade to a maximum height 27 feet above existing grade.
- Add a sunken entry courtyard accessing the Circle Theater. The proposed excavation would extend to the west property line fronting Casanova Street, with a depth of six- to eight-feet below existing grade, and within six feet of an existing 48-inch diameter significant pine tree.
- Replace the existing upward-sloping driveway with a driveway sloping downward from Casanova Street, with a maximum excavation depth of twenty-one feet adjacent to the building and fifteen feet adjacent to the south property line.
- Add an exterior stair extending from grade at the Casanova Street front of the enlarged building to the main theater exterior platform, for pedestrian circulation between theater levels.

This analysis examines the compliance of the proposed design with applicable code, ordinance, and design review constraints applicable to the property. The codes and ordinances are found in the Carmel Zoning Ordinance, the design review constraints in the Residential Design Guidelines. A separate section of this report addresses additional applicable elements found in the Carmel General Plan. In the context of the General Plan policies, which generally subordinate the theater to the residential neighborhood character, the application of R-1 zoning standards are intended to control and mitigate impacts on the neighborhood.

Exhibit A

Background

The Golden Bough Theater Building is the second such to be built on the site. After fire destroyed the first theater in 1950, the current building was built on the site in 1951, and included a live performance theater accessible from Monte Verde Street, plus a lower-level theater-in-the-round accessible from Casanova Street.

Use of the theater changed from live performances to movies sometime later. During the movie house period, the lower-level Circle Theater was closed. In 1994, when Pacific Reparatory Company bought the Golden Bough Theatre, the City reviewed and approved use of the building for live performances in both the main theater (Golden Bough) and lower playhouse (Circle Theater).

Code Requirements - Zoning: Theatrical Zoning District 'A-1'

The theater property is zoned 'A-1', a theatrical zoning district whose purpose is to provide appropriate zoning for existing theaters located amidst the R-1 land use district. Uses permitted are limited to those associated with the theater and performing arts.

1. Permitted uses include the following:
 - i. Colleges and Trade Schools (limited to schools for theatre arts).
 - ii. Small Conference Facilities
 - iii. Live Performance Theater
 - iv. Motion Picture Theater
2. Conditional Uses (Use Permit required) include the following:
 - i. Clubs & Lodges
 - ii. Noncommercial Parking Facilities
 - iii. Antennas and Transmission Towers
3. Accessory and Temporary Uses (Use Permit Required, and provided they are in accord with the general purposes of the district and have had prior approval of the Carmel Cultural Commission) include the following:
 - i. Concessions for snacks and nonalcoholic beverages incidental to theater performances.
 - ii. Displays connected with the arts.
4. District Development Regulations: The regulations established for the R-1 Land Use District, shall apply within district A-1, including the following elements:
 - i. Driveway Grades
 - ii. Site and Height Limitations
 - iii. Building Coverage limitations
 - iv. Front, side, and rear yard setbacks
 - v. Design Review (encompasses R-1 design & development standards).

The above zoning regulations govern the proposed Use (items 1-3) and building/site development (item 4). This report focuses on item 4, District Development Regulations.

In short, the two defining and limiting factors are (a) the location of the Theater in the R-1 Residential Zone, and (b) the current size, volume, and outline of the existing building. The existing building is approved for continuation of use; because its size and mass vary greatly from R-1 standards, the building itself presents standards to be considered as defining limits for improvements to or development of the property.

R-1 Standards

Following is a guideline summary of R-1 standards applicable to proposed development of the theater:

1. Setbacks: Front & Rear = 15 feet.

Exhibit A

Minimum side = 3 feet

Composite (both sides) = 25% of site width = 20 feet

2. Height limits: Number of stories allowed: Two
 Roof height of first story: 18 feet
 Roof height of second story: 24 feet
 Plate height of second story: 18 feet
 Note: Heights in Carmel are measured from any point on the site, so the height limit slopes with the sloping site.
3. Site Coverage (other than structural site coverage): 10% of site = 1,600 square feet.
4. Floor Area above grade (see chart in ordinance): 4,140 square feet
 Maximum bonus floor area (basement): 1,380 square feet (see ordinance)
 Total maximum area: 5,520 square feet (see ordinance)
5. Exterior Volume: Allowed volume = the maximum allowed floor area multiplied by volume factor:
 4,140 SF x 11 = 45,540 cubic feet.
6. Retaining wall heights: Face visible to street = three feet
 Parallel to street, facing interior of property = six feet
7. Parking for Conditional Uses: Established w/UP, no less than commercial equivalent. Spaces may not encroach into required setbacks unless exception or variance granted. Developed building sites not meeting parking standards are nonconforming.
8. Design Review: All proposed site development, exterior alterations, rebuilding, rehabilitation and new construction shall require design review. Design review involves discretion and judgment regarding the appropriateness of each design within the context of site constraints and neighborhood character.

Code Limitations - Existing Building

City approval of the theater project in 1950 determined, in the City's view, the maximum allowable area, volume, height, setbacks, and number of seats in both theaters. Any proposed changes to the theater at this time are therefore governed by the A1 and R1 standards, or by the extents of the building as developed.

The existing building exceeds most applicable code elements (shown below). The building is therefore nonconforming with regard to those R-1 standards. Because the code disallows expansion of nonconformities, the building size cannot be expanded; in addition, if any nonconforming element is removed it must be replaced in conformance with code. These restrictions direct that any modifications to the Golden Bough building and site must be developed within the shell of the existing building.

The footprint of the building is approximately 8,800 square feet. With a height to the ridge of the roof ranging from 24 feet at Monte Verde to 34 feet at the west end of the main structure, then dropping to 15 feet at the west end of the circle theatre portion of the building. It is set back 15 feet from Monte Verde, 30 feet from Casanova, 8 feet from the north side, and 10 feet/15 feet from the south side.

1) Existing Setbacks:

Monte Verde Front: 11 feet (encroaches into setback).

Casanova Front: 36 feet

Existing side = 7 feet

Composite (both sides) = 7 feet (north) + 8 feet (south) = 15 feet

Exhibit A

- 2) Height limits: Number of stories: Two
Roof height: 28 feet / 39 feet > 24 feet allowed.
Plate height: 15 feet / 26 feet > 12' allowed for one-story or 18' for two-story.
Heights of (e) Circle Theater Roof above grade: 10 feet / 14 feet.
- 3) Site Coverage (other than structural site coverage): 4,239 square feet > 1,600 sq. ft. allowed.
- 4) Existing Floor Area above grade: Estimated total = 11,122_square feet.
- 5) Exterior Volume: Allowed volume = the maximum allowed floor area multiplied by volume factor:
 - (1) Auditorium: 6,280_SF x average 20' to plate = 125,600 cu ft to plate
 - (2) Auditorium Roof: 6,330 SF x (14' (plate to ridge)/2) = 44,310 roof volume
 - (3) Lobby/Office/Circle Theater: 2,510 x average 10' = 25,100 cubic feet
 - (4) Total of (1) + (2) + (3) = 195,010 cubic feetGreater than 45,540 cu. Ft. allowed in R1.
- 6) Retaining wall heights: Face visible to street = three feet
 - (a) Parallel to street, facing interior of property = six feet
- 7) Parking for Conditional Uses: Established w/UP, no less than commercial equivalent.
 - a) Spaces may not encroach into required setbacks unless exception or variance granted.
 - b) Developed building sites not meeting parking standards are nonconforming.

The floor area and volume of the existing building greatly exceed allowable limits for the R1 District. The A-1 District definition allows the building to be retained in its current size, mass, and configuration. Any alterations or additions must comply with the regulations for the R1 District.

Code Compliance Assessment - Proposed Circle Theater project

The proposed project is to lower the existing Circle Theatre approximately 15 feet, and construct a new circle theatre with two floors of space (dressing level @ former Circle Theater level, new backstage support addition at main theater) above. The west face of the building would be approximately 17 feet closer to Casanova than the existing west face. The present, simple west façade would be replaced with a much more imposing façade containing a large number of windows of varying sizes, a sunken entry court, and an exterior exit stair and platform.

The proposed structure exceeds the envelope of the existing building, which is not allowed. The following R1 Zoning elements apply:

1. **Floor area:** The additional two levels above the Circle Theatre are in excess of the existing floor area. The existing floor area (shown in the Initial Study as 13,300 square feet) exceeds the allowable 4,140 square feet by over 300%. No additional floor area would therefore be allowed. The area of the proposed addition is 3,569 square feet of additional floor area above grade plus 1,857 square feet below grade, exceeding that allowed by code.
2. **Height:** The two constraints for height are (a) 24 feet above any portion of the existing lot, or (b) the envelope created by the existing structure. Any projection above the envelope above the existing structure must be below the 24-foot height limit. The proposed design projects above the 24 foot limit by 3 feet, depending on the location on the lot. Second story plate height exceeds the limit of 18 feet by 5 feet.
3. **Volumetrics:** A multi-story structure in the R1 District is allowed to have a volume of 11 times the allowable floor area. The allowable area of 4,140 square feet times 11 would

Exhibit A

produce and an allowable volume of 45,540 square feet. The existing theater building has a volume of 195,010 square feet. Because the volume exceeds the allowable maximum, the proposed addition must be constructed within the volume envelope of the existing building.

Note: The R1 ordinance designates that for some remodels and additions to existing residences, the volumetric limits may be applied only to the addition, not to the existing structure. This exception is only applicable to residential structures, and only if this option is specified in the project application. Otherwise, (as in the case of the Golden Bough Project) volumetric standards apply to the entire existing structure and any proposed modifications to it.

The addition of exterior stair and balcony elements, required to be included in volume calculations, further increases the volume and volume-based nonconformity of the building and proposed project.

4. **Setbacks:** R1 allowable setbacks are:

- Front: 15 feet
- Rear: 15 feet
- Minimum side: 3 feet
- Composite side: 25% of site width = 20 feet

The existing building is nonconforming, with a two-foot encroachment into the Monte Verde front setback and cumulative side setback of fifteen feet, less than the 20 feet required as aggregate. The proposed addition complies with the setback fronting on Casanova; the aggregate of side setbacks is fifteen feet, also less than the minimum twenty-foot cumulative required.

5. **Number of stories:** The number of stories allowed in the R1 District is two. While the above-grade elevation facing Casanova Street is two, the south side elevation at the loading area, visible from Casanova Street, appears to be four stories.
6. **Land coverage:** Nonstructural land coverage in the R1 District is limited to 10% of the area of the lot. For this property, the maximum allowed is 1,600 square feet. Most of the 7,200 square feet of site area not covered by building (4,239 square feet) is already in hard surface paving (entry plaza, service driveway, and loading area). The addition of an outdoor courtyard at the Circle Theatre, west end, would further increase this nonconformity and would not be allowed.
7. **Retaining wall height:** A retaining wall parallel to the street, facing away from the street, is allowed a maximum height of six feet. Lowering the Circle Theater approximately eight feet may create a retaining wall higher than allowed height.
8. **Parking:** The Zoning Ordinance states that for commercial uses, commercial parking standards shall apply. The existing theater was not required to provide parking, either when constructed or in 1994 when the applicant was allowed to purchase the property and resume live productions. This equates to a parking variance equal to the existing number of seats and floor area at the time the use was last approved. Any addition to the number of seats or expansion of floor area will require parking accordingly.
9. **Design Review:** This project will be required to go through the same review processes that any project in the R1 district must receive. Given the immense scope of the proposed design (and the possibility of additional impacts if a remodel/replacement of the main theater is proposed later), an intense and lengthy review process will be required to address compatibility with the surrounding neighborhood.

Exhibit A

The project as submitted and its relation to the above code-compliance elements are depicted in Part II of the Report: ***Comparison of the Project as Submitted with Existing and Code-compliant Alternative Options.***

GENERAL PLAN COMPLIANCE ASSESSMENT – PROPOSED PROJECT

In addition to review of code compliance of the Golden Bough Project, this report also reviews the project as it relates to the **General Plan** design and use requirements. The Initial Study mentioned some of the required guidelines, but then undervalued their relevance to the proposed design. Here is an abbreviated list with the applicable City Plan and Code requirements quoted as a forward.

Building Massing and architectural detail

The proposed design creates a number of violations of the General Plan's architectural design standards, including:

P1-40 *“Residential designs shall maintain Carmel's enduring principals of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. . .”* The design as proposed has a complex design that does not maintain principles of modesty and simplicity. It is imposing, too close to the street, with busy features. (Also P1-45.a) The drawings show a high fence to shield the mass of the theater. It is odd that the proposal includes such a massive façade that an over-height fence would be required to shield it. If approved, it should be of such a design that it does not look prominent or imposing. Plantings can also shield any mass. A better design would incorporate a pleasant façade that would not require high shielding from the street.

P1-40 *“ . . . Buildings shall not present excess visual mass or bulk to public view or to adjoining properties.”* The existing nonconforming building is massive and out of scale with the surrounding neighborhood, but because it is set back from Casanova Street, without attention-drawing detail elements, it “disappears” into the streetscape. The project as proposed adds significant mass toward Casanova Street to a substantial height, then draws attention to that mass with arbitrary complex details and multiple large windows. (Also P1-45.b, c)

P1-57 *“Apply design standards to (public & quasi-public building) modifications that are consistent with R-1 design regulations applying to residential property.”* This element directly defines the standards to be applied to any expansion or modifications to the Golden Bough. The proposed design does not comply with residential standards.

Preservation of Open Space:

The proposed design creates a number of violations of the General Plan's open space standards, including:

P1-41 *“The design of structures should be coordinated with open space to enhance the park-like environment of the city”.* The mass of both the existing structure and proposed addition violate the City's standard for open space and natural setting. Rather than creating visual relief from structural bulk, the bulk impact of the proposed design is much greater on neighboring properties than is currently the case. The site design allows for development very close to an existing significant (48” diameter pine) tree, potentially causing loss of the tree, with potential damage to the house to the north. The nature of the mitigation measures in the Initial Study may call for hand digging of roots and contact of the City Forester, but do not offer any options which would save the tree if such significant roots are encountered (likely given the size of the tree and proximity of proposed excavation).

Exhibit A

P1-51 *"Promote residential design that respects the privacy, solar access, and private view of neighboring properties. Avoid designs that are insensitive to the designs of neighboring buildings."* The proposed two-story addition, closer to the street, will directly restrict the views of the home to the north, which will lose a significant portion of its existing view as well as light and space. The neighbor to the south will be subjected to the night light impact and privacy violation from the south-facing windows of the upper level meeting room.

Impacts of traffic, noise, parking demands, and night lighting

P1-56 *"Limit the physical expansion of any existing structures and the construction of new facilities and uses to those that will not materially increase traffic, noise, parking demand, or create other adverse impacts on surrounding R-1 neighborhoods."* The project creates a number of significant impacts in violation of this General Plan Element, including:

- **Grading Issues:** The mitigations covered in the Study are very inadequate and improperly minimize the impacts of grading. This is a building in the middle of a residential neighborhood, with extensive trees and plants, and homes with driveways and walls directly adjacent to the proposed dirt removal that could be endangered. There will be little room for the construction equipment, for parking, and for normal use of Casanova Street during construction. Any grading activity will place a burden on the neighborhood with its narrow street. An additional study should be conducted to examine the many implications and potential problems of excavation and offhaul. If allowed, strict restrictions should be placed on the theater during the actual construction regarding grading, noise, dust, traffic and parking congestion, and hours of construction should be further limited, and Saturday work should be restricted. Work (including offhaul) should not occur before, during or after performances to eliminate parking/truck issues.
- **Parking (relating to theater use, not construction):** Because the existing two-house theater facility has no onsite parking, the neighborhood is already severely impacted with traffic and parked cars competing with the surrounding residential uses. The intent of the project is to improve the operation of the two theaters (new Circle Theater, new dressing level serving both theaters, new backstage support area serving Golden Bough theater). If successful, there will be a much higher number of persons attending each performance, more performances, and a higher capacity of actors and stage staff – all with no additional provision for parking.
- **Night Lighting** Several potential sources of night pollution will become apparent when the proposed design is constructed. First is the large window wall facing Casanova, plus the bank of windows facing the property to the south. If not properly designed and executed, night light spillage onto the street, significantly impacting surrounding houses, is probable. Curtains and blinds are unenforceable solutions, as there is no guarantee they would be closed to prevent light spillage. Tinted glass will prevent spillage, at the expense of a pleasant street façade ("black hole" windows will be created). This impact should be addressed with a simpler design with far fewer, well placed windows.

In addition, consideration for the safety and comfort of patrons will result in a major increase in the ambient night lighting level throughout the site and adjacent streets. A similar facility, the Sunset Center, incorporated significant site lighting into its upgrades; if such lighting levels were introduced on the residential streets adjoining the Golden Bough, the impact on the surrounding houses would be significant.

- **Soundproofing:** Soundproofing will be improved in the new Circle Theater; putting it underground achieves much of that. But the overwhelming sound problem now is the Golden Bough Theater, which will have no new soundproofing of any consequence. The current electronically-enhanced musical shows currently being presented by Golden Bough impose significant sound impacts on the surrounding neighbors. Electronic enhancement of productions is a newer use element not included in original approvals, mitigation of this


Exhibit A

significant impact should be incorporated into the new project and use permit. **P9-3, P9-5** and **P9-6** provide standards for both theater-originated sound as well as business-traffic-generated sound. A comprehensive sound analysis should be performed prior to project review.

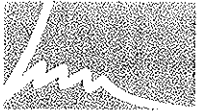
The proposed project poses a major departure from the current neighborhood playhouse setting, is not in compliance with many of the codes, design standards, and general plan elements. The result will include myriad significant impacts on the surrounding residential area.

Part Two of this Report reviews aspects of the proposed design to determine if such noncompliant elements are necessary to accommodate any expansion and upgrades of the Golden Bough.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B.T. Congleton". The signature is stylized with a large, bold "B" and "C".

Brian T. Congleton AIA



Hatch Mott
MacDonald

ATTACHMENT 5
EXHIBIT A

1300-B 1st Street
Gilroy, CA 95020
T 408.848.3122 www.hatchmott.com

February 16, 2010

John Bridges
Fenton and Keller
2801 Monterey Salinas Highway
Monterey, CA 93940

Re: Golden Bough Playhouse Theater, Carmel-by-the Sea, California

Dear John,

As you requested, I have reviewed the project information you forwarded to me for the Golden Bough Playhouse Theater Improvement Project in Carmel-by-the Sea, California. This includes the following:

1. Excerpts of the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) dated 1 February, 2010.
2. Project Plans dated January 19, 2010, included as Appendix A in the above referenced MND.
3. Supplemental information pertaining to the project and theater past.
4. Architect's renderings of previous project proposals prepared by the project proponent.

I offer the following observations and opinions.

1. Existing conditions
 - a. The project is a live theater that has been operating at the site, which is located on the east side of Casanova Street between Eighth and Ninth Streets and also has frontage along the west side of Monte Verde Street.
 - b. No on-site parking is provided for the existing theater, which has a capacity of about 300 seats in the main theater on the second floor and 99 seats in the Circle Theater on the ground floor. Most cities would require a minimum of 60 to as many as 120 parking spaces, assuming both theaters are never occupied at the same time. It is also assuming a required parking ratio of one space per 2.5 to 5 seats. The current situation is, of course, a gross parking deficiency. Often, downtown parking districts or some type of shared parking system can provide nearby, offsite parking in lieu of on-site spaces. However, in this case the only currently available parking is along the local streets in the surrounding single family residential neighborhood. The parking impact from a



deficiency of 60 to 120 spaces is significant. The project exists in spite of the significant parking impact in the neighborhood because it was developed prior to the city having a parking ordinance.

- c. The lack of on-site parking also creates traffic impacts in the surrounding neighborhood because vehicles that would typically simply enter the site and park must find available parking in a random, uncontrolled manner on neighborhood streets. Circulating traffic is much higher on the neighborhood streets than would typically occur.
- d. Much higher pedestrian traffic than would typically occur is also created as a result of patrons being required to walk to and from their cars in the neighborhood. Pedestrian/vehicular conflicts are increased that create additional safety problems, which are further exacerbated by the lack of sidewalks, shoulders and street lighting.
- e. The lack of parking also creates traffic impacts by generating an inordinate amount of patron loading and unloading activity along and near the project frontages on Monte Verde and Casanova. This impedes the flow of traffic on these streets before and after events at the Theater. This problem is particularly acute on Casanova where no patron pick-up/drop off zone is provided.
- f. In spite of the on-going impacts created by the Theater, it is recognized that it is a recognized use that is allowed to continue to function in its current form. However, it must also be remembered that a use of this type with a site plan with such inadequate parking and patron loading and unloading facilities would not be approved at this location. The first reason is that it is incompatible with the surrounding uses on the basis of traffic impacts. Therefore any form of improvement, expansion, or intensification (e.g., square footage, additional seating, or higher occupancy/use due to improvements) of the current theater would exacerbate the already significant traffic/circulation impacts and would trigger the need for mitigation under CEQA.
- g. The second reason the project would never be allowed at this site is that the 16,000 square foot site would need to have an additional one half to one acre of parking, without considering pick up and drop off facilities and proper truck unloading. In other words, the site is much too small for its existing uses. It would need to be about 3 to 5 times its current size to provide on-site parking to handle its existing seating capacity.



- h. It was noted during a field visit that formalized on-street parking spaces in the neighborhood have been marked with temporary paint in the vicinity of the theater. The final, permanent pavement markings will be installed in the near future. This will be helpful in reducing somewhat the recurring problems of theater patrons parking and blocking access to private residential driveways. Pavement markings should include a patron pick-up/drop off area on Casanova Street.

2. Proposed Project

- a. The proposed project includes an expansion of 3,569 square feet from the current 13,300 square feet. It is asserted in the MND that the additional square footage will not result in an intensification of uses because much of the additional floor area would be used for an improved lobby, greater storage (dressing/wardrobe and backstage support). This is plausible if current storage and backstage areas are inadequate, but must be regulated by conditions of approval to assure no intensification of activity, in fact, occurs. The plans also show undefined use spaces (e.g., green room, meeting room) that could result in changing circulation patterns from Monte Verde to Casanova. Again, it must be emphasized that the existing use is already creating significant unmitigated impacts. Any increase in parking demand, traffic generation, or change in circulation patterns would be significant impacts.
- b. The expanded floor area for the Circle Theater could have the potential of increased seating capacity with a commensurate increase in traffic and parking impacts. No quantitative analysis can be made about this impact because the project description claims that no expansion is proposed. The controversy regarding project description (i.e., whether 99 seats or 120 seats is the established capacity) is beyond the purview of a traffic analysis. It is, however, essential to establish a clear, well defined project description or the traffic impacts cannot be analyzed.
- c. If the Circle Theater currently has a 99 seat capacity and is being expanded to 120 seats, there will be a significant unmitigated traffic impact. This is because the current gross deficiency will be clearly aggravated.
- d. Similarly, an expansion from 99 seats to 120 seats will represent a significant parking impact because it will generate additional demand with no on-site provision. This is further compounded by the existing gross parking deficiency.



- e. Apparently the facility is not permitted to serve alcohol. If it does, it could create a traffic safety issue relative to the impact expected with no alcohol.

3. Cumulative Conditions

- a. We understand the Golden Bough Theater has considered remodeling the main floor in a future phase. This is not proposed to be a part of the current permit, but will be considered in the future when funding is available. Any subsequent project phases will result in additional significant cumulative impacts. It is prudent to consider all future plans for the site as a cumulative condition in this MND. Based on the architect's renderings distributed in late 2008, the main entrance may eventually be oriented more toward Casanova Street, which would direct more traffic (vehicle and pedestrian) and parking demand to that location. There would then be additional significant impacts on Casanova Street. This would need to be addressed in the MND and mitigations recommended.
- b. A significant impact may result not only from an increase of capacity but also from an increase in the frequency of use. This needs to be specifically regulated by permit to existing use frequency or additional mitigations are necessary.

4. Recommended Mitigations

- a. Restrict the uses of all the proposed additional floor area and new rooms to storage only and no change in circulation patterns are permitted.
- b. Limit the seating capacity and use frequency of both the Circle Theater and the main theater to their established levels.
- c. Identify off site parking facility outside the immediate neighborhood and implement a carpool and vanpool program for staff, cast and stage crew.
- d. Promote carpooling in promotional materials.
- e. Provide a no parking: pick up/drop off zone on Casanova Street.

Please do not hesitate to contact me if you have any questions.



Hatch Mott
MacDonald

Thank you for the opportunity to assist you in addressing traffic and parking issues associated with the Golden Bough Theater.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Keith B. Higgins".

Keith B. Higgins, CE, TE
Vice President
Hatch Mott MacDonald

Pine Tree Assessment Golden Bough Playhouse

Prepared by Frank Ono
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086 Facsimile (831) 373-3783

ASSIGNMENT/SCOPE OF WORK

I was asked to review and to document my findings of proposed development adjacent a Monterey Pine tree located at the Golden Bough Playhouse to determine potential affects to the condition and/or health of the tree due to the amount of proposed excavation and grading and the adequacy of mitigation proposed in the MND prepared for the project dated February 2010..

LIMITATIONS OF THE ASSIGNMENT

The findings of this report are limited to a visual assessment of the pine tree. No further tests such as a complete root collar examination or climbing of the tree were made as part of the assessment diagnosis as these actions were neither requested nor considered necessary.

Disclosure Statement

It is important to note that Urban Foresters/Arborists are tree specialists who use their education, knowledge training and experience to examine trees, recommend measures to enhance their health and beauty and to attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Trees and other plant life are living, changing organisms affected by innumerable factors beyond our control. Trees fail in ways and because of conditions we do not fully understand. Urban Foresters/Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree. Conditions are often hidden within the trees and below ground. Urban Foresters/Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, for any specific period or when a tree or its parts may fail. Further, remedial treatments, as with any treatment or therapy, cannot be guaranteed. Treatment, pruning, bracing and removal of trees may involve considerations beyond the scope of the arborists skills and usual services such as the boundaries of properties, property ownership, site lines, neighbor disputes and agreements and other issues. Therefore, urban forester/arborists cannot consider such issues unless complete and accurate information is disclosed in a timely fashion. Then, the urban forester/arborist can be expected, reasonably, to rely upon the completeness and accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Hazard/hazard potential: For the purposes of this evaluation and/report, a tree or tree part that presents a threat to humans, livestock, vehicles, structures, landscape features or other entity of civilization from uprooting, falling, breaking or growth development (e.g., roots). While all large landscape trees in proximity to such targets present some degree

Exhibit A

of hazard regardless of their condition, such inherent hazard is not intended as within this definition and its usage in this evaluation and report.

Inspection limitations: The inspection of these trees consisted solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time.

As trees and other plant life are living, changing organisms affected by innumerable factors beyond our control, Frank Ono (dba F. O. Consulting) and its personnel offer no guarantees, stated or implied, as to tree, plant or general landscape safety, health, condition or improvement, beyond that specifically stated in writing in accepted contracts. This report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations include but are not limited to core samples, root crown excavation, and visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions, and that any recommendations given are based on industry standards of tree care. Assessment of the tree is established through procedures outlined in the Guide for Plant Appraisal (9th edition) by the Council of Tree and Landscape Appraisers, hazard evaluation from the Evaluation of Hazard Trees in Urban Areas (Matheny and Clark), and "Construction Damage Assessments: Trees and Sites", by Dr. Kim Coder, University of Georgia.

BACKGROUND

Building improvements have been proposed for the Golden Bough Playhouse for a 3569 square foot addition to the west side of an existing 13,300 square foot theater building. The proposed improvements lower the existing Circle Theater by approximately 15 feet requiring grading and excavation for installation of footings and retaining walls adjacent to a 48 inch diameter Monterey Pine deemed a significant tree by the city. I was asked to observe the current condition of the tree and to determine potential effects that the proposed grading, soil cut and fill may have to the health and condition of the tree.

OBSERVATIONS

The following are observations taken on site:

- The lot forested with Monterey pine, Coast live oak, and mixed ornamental.
- The subject tree is a 48" diameter pine located on the west side of the building. It is approximately 65 feet tall with a crown spread of 35 feet.
- The health and structural condition of the tree appears to be in fair to better condition with a live crown ratio of about 70% that appears to be generally symmetric. There is apparent dead wood within the branches with medium canopy density that appears average for a tree of this stature and age.
- The tree has no signs of obvious fungal activity within its root crown that is slightly lifted located within a raised planter area. The planter area is a one foot high retaining wall that is in an arc approximately five feet from the pine.

Exhibit A

- Where the grade lowers from the retaining wall surface rooting cracks are noticeable from in the asphalted areas for a distance of 15 feet or more.

SITE CONDITIONS

The site is developed and located in an urban forested area. Existing development consists of a previously excavated lot with a series of terraced retaining walls to accommodate the level structure and parking areas. The Monterey County Soils Report classifies the soils in this area as Baywood series soils, Baywood sand, 2 to 15 percent slopes. This is a gently sloping to rolling soil on stabilized sand dunes. Runoff is slow to medium, and the erosion hazard is slight to moderate. Permeability is rapid, and the available water capacity is 2.5 to 3 inches. Roots penetrate to a depth of more than 60 inches. If the vegetation cover is removed, the soil is subject to soil blowing and water erosion.

DISCUSSION

Onsite assessment and recent review of plans identify a high potential for the pine tree to be affected negatively by excavation and grading for the proposed construction. During my site visit evidence of roots was observed extending into the proposed excavation and grading areas for distances greater than 15 feet from the base of the tree that must be removed. The project proposes to excavate the lot area adjacent to the tree approximately 15 feet deep, requiring construction of finished retaining walls located six feet from the new entry plaza and eight feet from an outer wall that houses the proposed women's restroom. This will require over 37% of existing rooting area to be disrupted or removed. In viewing the location of the proposed retaining walls, it appears that additional excavation also will be required for the installation of footings, shoring and necessary waterproofing. The necessary soil cut to lower the grade for the project as proposed is well within the tree's Critical Root Zone (CRZ) removing both support and absorption roots. The CRZ of the tree is estimated to be three times the trunk diameter, a distance of 12 feet. The CRZ contains absorption roots that are instrumental for moisture and nutrient transport and woody or support roots necessary to provide structural support responsible for a tree's security and ability to stand upright.

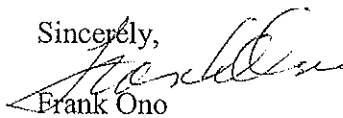
CONCLUSION

The excavation proposed requires changes to the existing grade degrading the tree's support system and would significantly impact and negatively affect tree vigor. The mitigation proposed in the City's MND is inadequate to address the impacts to the tree.

RECOMMENDATIONS

It is highly recommended that the design be modified for excavation near the tree to be placed further away from the tree at a distance approximately 15 feet or more to reduce impacts to a less than significant level and for the tree to be given a better chance to survive.

Sincerely,



Certified Arborist #536

Photographs



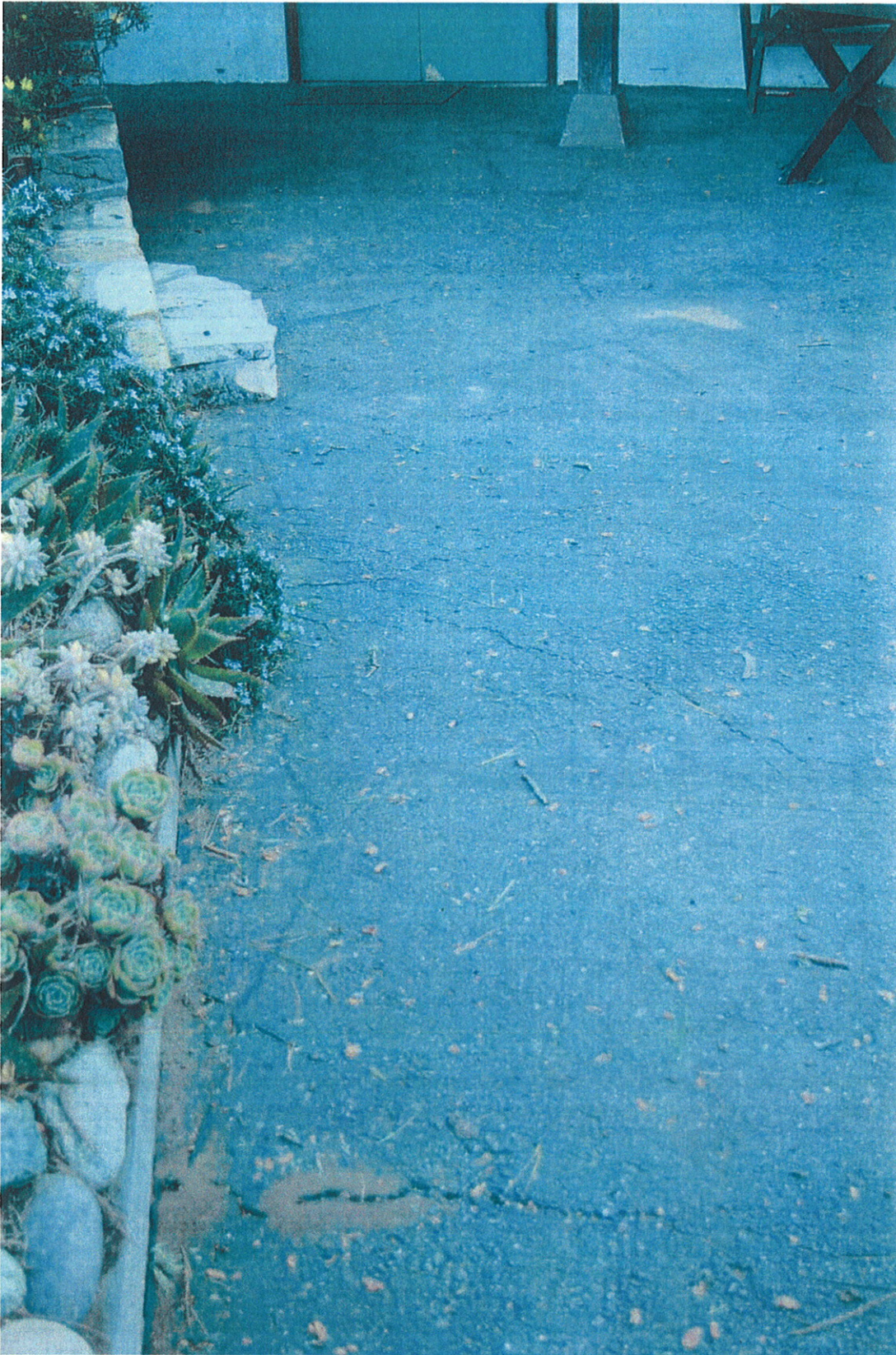
Subject pine located on the west side of the property

Exhibit A



Retaining wall will be required for deep excavation for footings and excavation removing roots in indicated areas

Exhibit A



Cracks in asphalt correspond with areas where soil and roots must be removed.

Exhibit A



Roots extend for a distance of over fifteen feet from the base of the tree that will need to be removed for the excavation and retaining walls.

Exhibit A

