



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

Christopher Bolton, Robert Delves, Gail Lehman,
Michael LePage, Stephanie Locke

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

SPECIAL MEETING Wednesday, September 29, 2021

TOUR OF INSPECTION: 2:15 P.M.

MEETING 4:00 PM

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

To attend via Zoom click the following link (or copy and paste the link into your browser); <https://ci-carmel-ca-us.zoom.us/j/89728794136>? Meeting ID (if needed) 89728794136, Passcode (if needed) : CnMSJ4ls, To attend via telephone, dial 1-312-626-6799 (Passcode) 54118134

The public can email comments to bswanson@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be added to the agenda and made part of the record.

TOUR OF INSPECTION

Shortly after roll-call the Commission will leave the Council chamber for an on-site Tour of Inspection of all properties listed on the agenda (including those on the Consent Agenda). The tour may include projects previously approved by the City and not on this agenda. Prior to the beginning of the tour, the Commission may eliminate one or more on-site visits. The public is welcome to join the Commission on its tour. The Commission will return to the Council chamber at 3:45 p.m. or as soon thereafter as possible.

- A. DR/UP 21-115 (Verizon Wireless - Carmelo) East Side of Carmelo between 8th & 9th Avenues**

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

PUBLIC HEARINGS

1. **DR/UP 21-115 (Verizon Wireless-Carmelo):** Consideration of a Design Review, Use Permit (DR/UP 21-115, Verizon Wireless – Carmelo) and associated Coastal Development Permit for the installation and operation of a wireless telecommunications facility on a replacement utility pole, and on the ground adjacent to that pole, in the public right-of-way, located in the Multi-Family Residential (R-4) District.

CEQA Action: Staff recommends the project be found categorically exempt from CEQA pursuant to sections 15302 (Replacement or Reconstruction) and/or 15303 (New Construction or Conversion of Small Structures).

FUTURE AGENDA ITEMS

2. Next Regular Meeting October 13, 2021

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, outside the Park Branch Library, NE corner of Mission Street and 6th Avenue, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage <http://www.ci.carmel.ca.us> in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



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

September 29, 2021
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Senior Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DR/UP 21-115 (Verizon Wireless-Carmelo):** Consideration of a Design Review, Use Permit (DR/UP 21-115, Verizon Wireless – Carmelo) and associated Coastal Development Permit for the installation and operation of a wireless telecommunications facility on a replacement utility pole, and on the ground adjacent to that pole, in the public right-of-way, located in the Multi-Family Residential (R-4) District.

CEQA Action: Staff recommends the project be found categorically exempt from CEQA pursuant to sections 15302 (Replacement or Reconstruction) and/or 15303 (New Construction or Conversion of Small Structures).

Application: DR/UP 21-115 (Verizon Wireless - Carmelo)

APN: N/A

Block: N/A

Lot: N/A

Location: East Side of Carmelo between 8th & 9th Avenues

Applicant: Pete Shubin, Sequoia Deployment Services

Property Owner: City of Carmel-By-The-Sea

Executive Summary:

The applicant is requesting approval to construct and operate a wireless telecommunications facility mounted to a replacement PG&E utility pole and associated equipment located on the ground adjacent to that pole. The existing 39'-10" utility pole is located in a landscaped area in the public right-of-way near the La Playa Hotel parking lot entrance on the east side of Carmelo Street. The existing utility pole would be replaced in approximately the same location with a 46'-6" pole to accommodate the project, with a finished height of 51'-1" feet, inclusive of the wireless antenna and the vertical separation between the antenna and primary electric line as required by California Public Utilities Commission safety regulations for pole attachments. The proposed adjacent ground equipment (to the north) would include backup batteries, an equipment cabinet, remote radio units (RRUs), and PG&E meter. Alternatively, the equipment could be mounted to the utility pole, with the exception of the backup batteries which need to remain on the ground. The proposed ground-mounted equipment could be painted green to blend with the surrounding landscape.

or be screened with a 6-foot-tall grape stake fence; pole-mounted equipment could be screened with a 6' long metal shroud, mounted as flush to the pole as possible and painted brown to match the utility pole.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Review, Use Permit, and associated Coastal Development Permit for the installation and operation of a wireless telecommunications facility mounted to a replacement PG&E utility pole with support equipment located and camouflaged on the ground adjacent to that pole, and provide a recommendation to the City Council on a permanent encroachment permit.

Background and Project Description:

Verizon Wireless requests approval of a Design Review, Use Permit, and associated Coastal Development Permit to install and operate a wireless telecommunications facility located on a replacement PG&E utility pole with support equipment located on the ground adjacent to that pole in the public right-of-way. The existing utility pole is 39'-10" above ground level with a total height of 40'-1" to the top of the power lines. The replacement utility pole would be 46'-6" above ground level with a total height of 51'-1" to the top of the cylindrical wireless antenna, also referred to as a 'cantenna.' This project would effectively increase the height of the existing pole by 11 feet. Associated support equipment includes two remote radio units (RRUs), backup batteries, and equipment cabinet, and PG&E meter. Except for the battery backup, the equipment could be mounted to the pole with most of the equipment screened behind a 6' tall painted metal shroud, or it could be placed on the ground adjacent to the pole. Screening of ground-mounted equipment could include painting the equipment green or surrounding it with a 6' tall wood fence.

Planning Commission Meeting on August 11, 2021

The Planning Commission reviewed the project on August 11, 2021, and voted to continue the project with direction to the applicant to mitigate the visual impacts of the equipment on the pole and the ground, with a particular focus on minimizing the visual profile of the equipment proposed to be placed on the replacement utility pole.

Project Options

At the August 11, 2021 meeting, the applicant proposed a combination of both pole-mounted and ground-mounted equipment with three screening options. In all three options, the radio equipment would be located on the pole in a metal shroud painted brown to match the pole color and the battery equipment would be located on the ground near the pole. Equipment screening option 1 included enclosing the equipment with a redwood fence. Option 2 was to paint the equipment green in lieu of a fenced enclosure. Option 3 was to apply an artistic wrap to be determined by the City and that would serve as public art (refer to Attachment 2).

In response to the Commission's direction to mitigate the visual impacts of the equipment, the applicant has provided two options for locating all of the equipment on the ground adjacent to the pole (refer to Attachments 3 & 4).

Ground Equipment Option 1 is 13'-1" wide by 3'-10" deep and screened with a 6' tall wood fence. Refer to Attachment 5, Sheets A-2.3 and A-4.3. Gates on the east side of the enclosure would provide access to the equipment. Due to the change in grade between the sidewalk and the street, the top of the fence is estimated to be 2' to 2'-6" higher than what is shown in the photo simulation. To compensate for the change in grade, the applicant has agreed to lower the equipment pads by up to 18" to minimize the height of the fence on the west (street) side of the enclosure. This has been included as special condition of approval no. 15 (Attachment 1).

Ground Equipment Option 2 has a smaller footprint at 7'-4" wide by 2'-6" deep and 4'-11" tall. Instead of a wood fence, this option includes painting the cabinets green. Refer to Attachment 5, Sheets A-2.4 and A-4.4. The cabinet doors would open on the east side towards the sidewalk. Due to the change in grade between the sidewalk and the street, staff recommends the equipment pad be lowered up to 18" to minimize the height of the concrete pad on the street side of the equipment.

Staff Analysis:

Local Regulations

The regulations that apply to the project include CMC Chapter 17.46 (Telecommunications and Wireless Facilities), Policies and Standards for Public Way Design, and CMC Chapter 12.08 (Encroachments).

Carmel Municipal Code Chapter 17.46 (Telecommunications and Wireless Facilities) sets forth standards for the "*siting, design, construction, maintenance and monitoring of wireless communication facilities.*" The Ordinance intends to "*promote the public health, safety, and community welfare, preserve natural resources and scenic quality, and protect the health and character of the City's residential neighborhoods.*" Chapter 17.46 requires a use permit and design review for wireless communication facilities.

The Policies and Standards for Public Way Design set forth guidelines and standards for design review (including placement), construction, or reconstruction of utilities located on public ways within the City.

Carmel Municipal Code Chapter 12.08 requires an encroachment permit to "*...create, erect, construct, place, operate or maintain any obstruction, structure or encroachment including utility lines, sanitary system transmission lines or reclaimed water system lines in, over, under or on any sidewalk area, street, public right-of-way, park or parkway.*" In accordance with Sections 12.08.050.A & D, "*Applications for encroachments involving properties in the CC, SC, RC and R-4 districts which accompany applications for design review shall be forwarded to the Planning Commission for its consideration and recommendation.*" And, "*If the proposed encroachment does not conform to these standards [12.08.060], or it is the opinion of the City Administrator that the nature of the encroachment is contrary to the public interest or should be referred to the City Council for determination, then the application shall be scheduled for action by the City Council.*"

Recent Court Decision Regarding RF Emission Exposure

After the Planning Commission meeting held on August 11, 2021, staff received public comments regarding the DC Circuit's recent decision in *Environmental Health Trust v. FCC*, No. 20-1025, 2021 WL 3573769 (D.C. Cir. August 13, 2021). This case has been reviewed by Tripp May of Telecom Law Firm (special counsel to the City on telecommunications issues), and Mr. May has provided staff with the following discussion regarding this case:

This case involved the FCC's decision not to change its current standards for exposure to RF emissions, which were adopted in 1996 and consider only thermal effects from exposure, despite public comments and academic research that suggested non-thermal effects could adversely impact human health. The court reversed the FCC's decision because it found that the record called into question a fundamental premise of the current exposure standards (*i.e.*, that only thermal effects matter), and the FCC failed to provide a reasoned explanation for why it disagreed with the comments and studies that tended to show adverse health consequences from non-thermal effects of RF exposure.

This case is important in that it puts a check on unreasoned agency decision-making and re-opens

opportunities for the public to influence whether the FCC might alter its RF exposure standards in the future. However, this case does not (1) require the FCC to change its existing standards for RF exposure or (2) presently impact the City's authority over individual wireless siting applications. The FCC's existing standards for RF exposure remain in place because the DC Circuit reversed the FCC's decision *not to change its existing standards*, which means the same standards in effect before the FCC's decision were in effect after the FCC's decision and are still in effect after the DC Circuit's decision. Moreover, this case could not affect local authority over RF safety standards because Congress—not the FCC—prohibits local regulation of the environmental effects from RF emissions that meet FCC's standards.

The project was reviewed for conformance with CMC Chapter 17.46 (Telecommunications and Wireless Facilities), the Policies and Standards for Public Way Design, and CMC Chapter 12.08 (Encroachments) (refer to Attachments 9-11).

Below are the findings that must be adopted when approving a use permit and design review permit, including permits for wireless communications facilities, followed by a staff analysis on whether the project meets the findings necessary for approval. A discussion of the encroachment permit standards is provided later in the report.

Use Permit Findings (CMC 17.64.010)

The decision to grant a use permit must meet the following findings:

1. That the proposed use will not be in conflict with the City's General Plan.

Staff Response: Staff did not identify any conflicts between the project and the policies of the General Plan.

2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.

The zoning standards for wireless facilities are found in Chapter 17.46 (Telecommunications and Wireless Facilities) and includes the following:

17.46.020.A. Wireless communications facilities shall be allowed within all zones except the R-1 district. Such facilities shall be discouraged in open space areas, areas of extraordinary scenic quality, and in the R-4 district.

Staff Response: The project is proposed in the public right-of-way of the R-4 district, where wireless communications facilities are discouraged but not prohibited. The facility would be installed on a replacement PG&E utility pole just north of the La Playa Hotel parking lot driveway. The existing 39'-10" utility pole would be replaced in approximately the same location with a 46'-6" utility pole to accommodate the wireless facility. The project would not be located within an open space and would be outside the public viewshed established in CMC Section 17.12.050 (Preservation of Public Viewshed). Additionally, the project is located outside of the Beach & Riparian Overlay District and is not subject to the view protection standards in CMC Section 17.203.160.A.1 (View Protection).

17.46.020.B. A conditional use permit shall be required for the installation and operation of all wireless communications facilities except as provided in subsection (E) of this section. In reviewing applications for such permits, the Planning Commission shall establish reasonable conditions so as to implement the purpose, provisions, and intent of this section.

Staff Response: The applicant has submitted a complete application for a conditional use permit, and the project does not qualify as one of the exceptions in subsection E. The Planning Commission is the decision-making body on the conditional use permit.

17.46.020.C. All above-ground wireless communications facilities shall be subject to design review approval by the Planning Commission.

Staff Response: The applicant has submitted a complete application for design review, and the Planning Commission is the decision-making body for the design review permit.

17.46.040.A. Site location and development of wireless communications facilities shall preserve the visual character and aesthetic values of the community. Facilities shall be integrated to the maximum extent feasible into the existing characteristics of the site and surrounding area.

Staff Response: The facility would be located on a replacement PG&E utility pole, in approximately the same location as an existing pole that currently provides both electrical and telecommunications services. The project would be integrated with the design of the utility pole through the use of a cylindrical “can style” antenna, also known as a ‘cantenna’ and would be painted a matte brown color to blend with the pole. The associated equipment would be located on the pole and/or on the ground adjacent to the pole. Using a combination of paint and/or wood picket fencing, the equipment would be screened with materials compatible with the setting adjacent to a multi-story hotel.

17.46.040.B. Co-location is encouraged when it will decrease the visual impact.

Staff Response: The project is not a co-location in the sense that another wireless facility is already located on the pole; however, the proposed facility utilizes the location of an existing utility pole that provides electrical and telecommunications services and replaces that pole to add wireless services. In that sense, the project is collocating on an existing utility pole with other utilities in the public right-of-way. This type of co-location avoids installing additional utility poles that would add visual clutter in an area where utility poles already exist.

17.46.040.C. Wireless communications facilities, to every extent possible, should not be sited to create visual clutter or negatively affect important public or private views as determined by the Planning Commission. Wireless communications facilities are discouraged in the public right-of-way.

Staff Response: The facility would be the only wireless facility located on the utility pole, and no other pole-mounted equipment exists on this particular pole. Additionally, there are no other wireless facilities located on utility poles in the vicinity nor within the jurisdictional boundary of the City. The proposed pole-mounted equipment (if not relocated to ground level) would be oriented southeast, limiting direct views from the public way; alternatively, the pole-mounted equipment would be most visible from the La Playa Hotel parking lot where viewshed concerns would likely be subordinate to those whose views from other directions would be impacted by a different configuration of the equipment. The use of a replacement utility pole is particularly salient to this finding because it avoids the need for one or more additional poles that could adversely impact the same or other public/private views. The Planning Commission has the authority to determine whether this would negatively affect an important private view.

Ground-mounted equipment would be located in a landscaped area adjacent to the utility pole and screened through paint and/or wood picket fencing to blend with the forest setting. Depending on the configuration of the ground equipment, the area would be between 18± and 50± square feet in size.

While wireless communications facilities are discouraged in the public right-of-way, they are not expressly prohibited. The proposed wireless facility consists of a 38.7" tall by 12" diameter 'cantenna,' a "can style" cylindrical antenna, mounted to the top of the utility pole, painted a matte brown color to blend with the wooden pole. A 72" tall by 21.74" wide equipment shroud to screen the pole-mounted equipment would also be painted a matte brown color to blend with the utility pole. The bottom of the shroud would be 11' above grade. Two disconnect switches would be mounted below and outside of the shroud.

17.46.040.D. Wireless communications facilities shall be screened from any public viewing areas to the maximum extent feasible.

Staff Response: The means by which the facility will be screened is the cylindrical design and matte brown paint color, which allow the antenna to blend with the utility pole, effectively becoming an extension of the wooden pole. The more visible aspects of the facility include the pole and/or ground-mounted equipment. The applicant proposes to screen the pole-mounted equipment in a metal cabinet (or shroud) painted a matte brown color to blend with the wooden utility pole. The ground-mounted equipment would be painted and/or screened with a fence to blend in with the landscape surroundings. The applicant has also proposed to screen the equipment using different combinations of these options, including putting all the non-antenna equipment within a ground-mounted, grape stake enclosure to minimize the visual profile of the facility when viewed from higher elevations at adjacent and other nearby properties.

17.46.040.E. Wireless communications facilities shall not be located in any required setback area of the zoning district in which it is located; all setbacks shall be measured from the base of the tower or antenna structure closest to the applicable setback line.

Staff Response: The project is located in the public right-of-way and is not within any required setback area.

3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.

Staff Response: The municipal code allows the establishment of wireless telecommunications facilities; therefore, the granting of the use permit would not be precedent-setting. The use permit is a means to ensure that any potential impacts of the facility have been appropriately mitigated through the application of conditions of approval. The Use Permit cannot be used as a means to prohibit uses that the code conditionally permits.

4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

Staff Analysis: The proposed wireless facilities would not make excessive demands on the public services identified in this standard. Instead, it would likely improve wireless telecommunication services in the surrounding area.

5. That the proposed use will not be injurious to public health, safety, or welfare.

Staff Analysis: The facility must be installed, operated, and maintained in accordance with all applicable codes, ordinances, and regulations, including federal standards for radio frequency (RF) emissions. The City's Telecommunications and Wireless Facilities Ordinance (CMC 17.46) also requires the following:

“Prior to the issuance of building permits, the approved telecommunications carrier shall submit an installation test plan for approval by the Community Planning & Building Department that describes the type of testing that will be performed in order to verify that operation of the facility will remain compliant with its licensing specifications and will not create adverse frequency impacts resulting in health hazards or interference with existing wireless facilities, network communications, computers, appliances, etc., in the vicinity.” And *“Upon activation, the approved telecommunications carrier shall submit the test results to the Community Planning & Building Department. The City may require an approved carrier to conduct frequency testing at any time and report results to the City. Failure to comply with this condition and/or violation of FCC emissions standards for Radio Frequency (RF) shall result in revocation of the use permit approval.”*

Title 47 § 332 of the United States Code allows a city or county to require that emissions comply with FCC RF emissions standards but precludes a jurisdiction from making a decision based on health or environmental concerns if the RF emissions meet federal standards.

The applicant has submitted a statement from Hammett & Edison, Inc., Consulting Engineers, regarding compliance with appropriate guidelines limiting human exposure to RF electromagnetic fields. The report concludes that this location will comply with the FCC guidelines limiting public exposure to RF energy (Attachment 8).

6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.

Staff Response: Surrounding uses include a hotel to the east and the hotel parking lot to the south. Carmelo Street is located to the west, and single-family residences are located on the west side of Carmelo Street. Eighth Avenue is to the north, and single-family residences are located on the north side of Eighth Avenue. The wireless facility would be located in the R-4 district, a multi-family residential district for the location of higher-density residential uses. While wireless facilities are discouraged in the R-4 district, they are not prohibited and the alternatives identified in the record would be located in the R-1 district where wireless facilities are prohibited. As a result, the proposed project is likely the best feasible alternative.

7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

Staff Response: Public health concerns regarding radio frequency (RF) electromagnetic fields are commonly expressed regarding new wireless communications facilities. As stated above in response to Finding #5, the FCC sets the standards for limiting public exposure to RF emissions, and wireless providers are required to demonstrate that their facilities comply with these emissions standards. The applicant has submitted documentation from Hammett & Edison, Inc., concluding that the project complies with FCC guidelines.

Use Permit Findings Summary: The Planning Commission may grant a use permit approval if all seven required findings can be made in the affirmative. Failure to meet just one of the seven findings would result in a denial of the use permit. Staff finds the project meets all seven findings for approval.

Design Review Findings (CMC 17.64.080)

The decision to grant a design review permit must meet the following findings:

1. The project, as conditioned, conforms to the applicable policies of the General Plan and the

Local Coastal Program.

Staff Response: See staff responses above under Use Permit findings 1 and 2.

2. The project, as conditioned, complies with all applicable provisions of Title 17.

Staff Response: See staff responses above under Use Permit findings 1 and 2.

3. The project, as conditioned, is consistent with applicable Design Guidelines.

Staff Analysis: Chapter 17.46 (Telecommunications and Wireless Facilities) sets forth the design review standards for wireless communication facilities. The preferred installations are visually indistinguishable from the buildings to which they are attached or located behind parapet walls or on roof areas where they are not visible to the public. Associated equipment should be located inside existing buildings or underground (CMC 17.46.050.A.1-3).

The proposed wireless facility would be located on a replacement utility pole in the public right-of-way rather than on a building where it could be screened from public view. To minimize visual impacts, the antennas would be screened within a 38.7 inches tall by 12-inch round cylinder and mounted to the top of a replacement utility pole that would be 46 feet, 6 inches in height. While the overall height of the utility pole would increase, the form is proposed to be maintained by using a cylindrical design which would also be painted a matte brown color to further disguise the facility.

The associated non-antenna equipment could be attached to the side of the pole at the height of 11 feet above grade. While the pole-mounted equipment would add mass to the utility pole, the equipment has been oriented towards a private parking lot, minimizing direct views of the equipment from the public way.

Alternatively, the non-antenna equipment can be placed on the ground adjacent to the pole and either painted green to blend with vegetation or enclosed with a wood grape stake fence. This option is consistent with Section J of the Public Way Design guidelines which encourages the placement of utility boxes in sidewalk planters with sufficient space to establish screening vegetation.

The applicant has provided additional ground-mounted equipment options for the Planning Commission's consideration. As described above, Option 1 is 13'-1" wide by 3'-10" deep and screened with a 6' tall wood fence and Option 2 has a smaller footprint at 7'-4" wide by 2'-6" deep and 4'-11" tall. Instead of a wood fence, Option 2 includes painting the cabinets green. The benefit of option 2 is that the equipment can be grouped together, reducing the total footprint of the equipment area. However, this option would not allow for fencing around the equipment due to required clearances for access and safety. Alternatively, the benefit of option 1 is the ability to screen the equipment with a wood grape stake fence but the equipment would need to be spaced out to achieve the required clearances for access and safety.

Design Review Findings Summary: The Planning Commission may grant a design review approval if all three required findings can be made in the affirmative. Failure to meet just one of the three findings would result in a denial of the design review permit. Staff finds the project meets all three findings for approval. The Planning Commission has the authority to determine which of the various options is most appropriate. Staff recommends the ground-mounted equipment option.

Encroachment Permit Standards (CMC 12.08)

The Municipal Code recognizes that "special and unusual conditions may justify the erection, installation, or placement of encroachments on, over, or under public property" however it is the policy of

the City to “discourage encroachments onto public lands and that such encroachments shall be kept to a minimum and shall be permitted only when consistent with the General Plan, are for the preservation of public health, safety or welfare, contribute to the furtherance of the general planning and zoning objectives of the City and are characteristic within the appearance of the neighborhood and City.”

Applications for encroachments are acted on by the City Administrator or City Council following review by the appropriate city departments and, where applicable, with recommendations from the Planning Commission, regarding the project’s consistency with the following encroachment permit standards. Applications for encroachments involving properties in the CC, SC, RC, and R-4 districts which accompany applications for design review shall be forwarded to the Planning Commission for its consideration and recommendation.

A. Need. The applicant shall be determined to have a justifiable need for the encroachment, and the encroachment shall not be contrary to the public interest.

Staff Response: The applicant has indicated a need for additional network capacity in Carmel, and the project would contribute to meeting that need. The public would benefit from more reliable wireless services in the area.

B. Safety. The granting of an encroachment permit shall not create a hazard to public health or safety.

Staff Response: The City is preempted by Title 47 U.S.C. § 332(c)(7)(B)(iv) of the United States Code from regulating wireless facilities based on environmental impacts from radio frequency (RF) emissions. As discussed above, the Hammett & Edison, Inc. RF emissions report concludes that the facility complies with FCC RF emissions standards.

C. Drainage. The proposed encroachment shall not adversely affect the normal drainage of surface water unless an acceptable mitigation is included that will be advantageous to the general public and meet the standards herein.

Staff Response: No potential impacts were identified. The project may in fact improve draining on the east side of Carmelo Street by constructing an extension to the existing river rock curb to facilitate the flow of water.

D. Circulation and Parking.

1. The proposed encroachment shall not adversely affect vehicular and/or pedestrian traffic nor the parking of vehicles.

2. The proposed encroachment shall not adversely impact existing rights-of-way nor preclude or make difficult the establishment or improvement of existing or potential streets or pedestrian ways.

Staff Response: No potential impacts were identified.

E. Public Use and Enjoyment.

1. The proposed encroachment shall not diminish public use or enjoyment, either visual or physical, of the City property or public right-of-way to be encroached upon.

2. The encroachment and enjoyment shall be in the public interest.

3. The length of time an encroachment has existed shall not by itself prejudice a decision.

Staff Response: The project is located on a replacement utility pole and would not diminish public use of the right-of-way. The ground-mounted equipment would be located in an existing greenbelt, in approximately the same location as the existing pole, and would not interfere with the public's use of the right-of-way. The facility would provide enhanced wireless services in the area, which the public (including residents, visitors and businesses) would benefit from.

F. Compatibility.

1. The proposed encroachment and its mitigation shall be consistent with the General Plan and the adopted ordinances of the City. Particular attention shall be given to Section P1-48 of the General Plan, which prohibits the construction of sidewalks and concrete curbs in the R-1 district, unless necessary for drainage and/or pedestrian safety.

2. The encroachment shall not create, extend, or be reasonably likely to lead to an undesirable land use precedent.

3. Granting of a permit shall not adversely affect the usability or enjoyment of one or more adjoining parcels.

4. The proposed encroachment and its mitigation shall be compatible with the surrounding area and adjoining properties.

Staff Response: The encroachment would be mitigated through public improvements including replacing invasive ivy with native, drought-tolerant landscaping and constructing an extension to the existing river rock curb to improve the existing flow line in the street. The project would not adversely affect the usability or enjoyment of adjoining parcels.

G. Public Property/Greenbelt.

1. The proposed encroachment shall not adversely affect any public property, including existing vegetation or its root structure, and shall not significantly reduce greenbelt area that may be used for tree planting.

2. Significant trees which would be affected by the proposed encroachment shall be identified by the Director of Forest, Parks and Beach and approval for removal shall follow City policy.

Staff Response: The project includes ground-mounted equipment that includes, at a minimum, backup batteries, an equipment cabinet, and PG&E meter. If the Planning Commission prefers, the two pole-mounted remote radio units (RRUs) could also be placed on the ground adjacent to the pole. The equipment would be installed on concrete pads in an existing greenbelt area between the sidewalk and the street. The applicant has agreed to the removal and replacement of all invasive ivy with a native, drought-tolerant landscaping to be selected by the City Forester. The nearest trees are non-native palms. The ground-mounted equipment would not significantly reduce the existing greenbelt area, and the removal of

non-native invasive ivy would not be considered an adverse impact on public property. No significant trees would be impacted.

Encroachment Standard Summary: Staff finds the project meets the requirements to support an encroachment permit. The Planning Commission is being asked to provide a recommendation on the encroachment permit for the City Council's consideration.

Response to Public Comments

City staff received several comment letters from the public in opposition to the project (refer to Attachment 14). Many comments overlapped or raised similar issues. In consultation with the Telecom Law Firm, staff has synthesized the comments and is providing the following responses:

1. Effect of Denials from 2019 on Present Application

Commenters state that the City does not have authority to approve the current application based on the findings from 2019 and the standards contained in CMC Chapter 17.46 (Telecommunications and Wireless Facilities). However, unlike the application that was denied in 2019, the present application involves a different location in a different zoning district subject to somewhat different standards.

The prior application was for five facilities in the R-1 district, where facilities are prohibited, while the proposed application is for one facility in an R-4 district, where facilities are discouraged, but not prohibited. See CMC §§ 17.46.020.A and .040.C. The R-4 district regulations apply because the proposed site is adjacent to an R-4 property and the City's zoning boundaries extend to the centerline of the street. CMC § 17.04.020. Accordingly, the current application is not identical to those denied in 2019 and the Planning Commission should apply the applicable standards based on the information in the record.

2. Adverse Aesthetic Impacts on La Playa Hotel

Commenters state that the proposed facility creates adverse visual impacts and negatively impacts La Playa Carmel. Commenters raised similar concerns at the August 11, 2021 public hearing and the Planning Commission directed staff to work with Verizon to minimize any adverse aesthetic impacts.

The proposed facility would be installed on an existing wood utility pole in an area where most utilities are overhead. Verizon proposes a 'cantenna' which is a cylindrical design that conceals the antenna. Additionally, the 'cantenna' would be painted to mimic the pole's natural wood color and appear as an extension of the pole. Although Verizon initially proposed to install the radio equipment on the pole within a similarly-painted shroud, Verizon now proposes to place all non-antenna equipment at ground level in an enclosure concealed by a wooden grape stake fence and surrounded by landscaping. These design proposals avoid the need for the placement of an additional pole and reduces the visual profile of the equipment placed on the pole.

Additionally, the existence of above ground utilities in the area, CPUC safety regulations, and concerns about unplanned power outages, pose barriers to seamless integration. First, cities have limits on their authority to require undergrounding when the streetscape is already served by above ground utilities. See *T-Mobile W. LLC v. City and Cty. of San Francisco*, 208 Cal. Rptr. 3d 248, 266 (Ct. App. 2016). Second, the additional height is a result of CPUC General Order 95, which mandates safety clearances that require pole-top mounted antennas to be installed at least six feet above primary transmission lines. Third, the proposed ground-mounted equipment involves backup batteries so the facility can remain online in the event of a power outage. Although this battery equipment would not be invisible to the public, the Planning Commission could find that having greater network resiliency during an emergency outweighs the aesthetic impact of having extra equipment on the ground.

3. Zone Height Limits

Commenters state that the Planning Commission must strictly apply the zone height limit. However, federal preemption counsels against such a strict application if the applicant could not reasonably provide services at the zone height limit and there are no potentially available and technically feasible alternatives to the proposed location.

Antenna facilities in the R-4 zone are subject to a 24-foot height limit. CMC § 17.12.020.H.5. To approve a use permit, the Planning Commission must find that the application complies with all the zoning standards applicable to the use and the zoning district. CMC § 17.64.010.A.2. However, federal law provides that cities may not effectively prohibit the provision of personal wireless services. 47 U.S.C. § 332(c)(7)(B)(i)(II). A single permit denial can rise to an effective prohibition and preempt the strict application of local development standards. *T-Mobile USA, Inc. v. City of Anacortes*, 572 F.3d 987, 994–99 (9th Cir. 2009) (finding that the city has substantial evidence to deny an application but nevertheless overturned the denial because strict compliance with local codes would effectively prohibit the ability to provide service). A key issue in the effective prohibition analysis is whether any less-intrusive alternatives exist because, when more than one option is available, the local government has the right to choose among them. See *Am. Tower Corp. v. City of San Diego*, 763 F.3d 1035, 1056 (9th Cir. 2014).

In its application, Verizon tendered an alternative sites analysis and coverage analysis that tends to show why no other alternatives in the vicinity would meet the technical objective. Other utility poles on the same block were ruled-out for technical reasons or zoning restrictions (e.g., PG&E restrictions against deploying facilities on utility poles with transformers and rectifier banks and other nearby poles were in the R-1 district where wireless facilities are prohibited). In addition, poles outside the immediate vicinity appeared to be more intrusive because the proposed location is surrounded by properties zoned R-1 where these facilities are prohibited.

Finally, the 24-foot height limit would not be technically feasible because it would preclude the applicant from mounting the antenna in a position that could propagate the signal over surrounding buildings and the natural environment. The top of the existing utility pole at approximately 39 feet above grade barely protrudes above the nearby tree. A 24-foot antenna would also be blocked by the hotel and elevation rise to the east. The only apparent option from staffs review of the area and the record would be to mount the antenna on top of the pole, which requires a six-foot safety clearance above the power lines. Thus, the proposed pole-top configuration at the proposed height is the only technically feasible and potentially available design for the applicant to meet its coverage objective.

4. Potential for Future Height Increases

Commenters raise concerns that future by-right expansions under 47 U.S.C. § 1455(a) (referred to as an “eligible facilities request”) will cause the facility to grow above 70 feet tall. Although federal law does permit by-right increases in height of 10 feet or 10% the height of the pole (whichever is greater), the same is true no matter which utility pole would be used. Moreover, federal courts have not been receptive to other communities who have denied applications for new facilities based on possible future expansions in potentially unsightly ways. See, e.g., *Orange Cty.-Poughkeepsie Ltd. P’ship v. Town of E. Fishkill*, 84 F. Supp. 3d 274, 307–08 (S.D.N.Y. 2015) (finding that “speculation based on what may or may not happen in the future cannot provide substantial evidence for denying the Application”).

As an additional note, staff does not believe that potential future eligible facilities requests would likely result in 10-foot height extensions by right. An additional 10 feet would likely exhaust the structural capacity of the pole to support top-mounted equipment and the mandatory approval requirement does not apply when the

applicant has to replace the underlying pole. Pole replacements (like Verizon proposes in this case) are common because the underlying pole often cannot structurally support the additional height for the new equipment. Smaller expansions or changes in ground-mounted equipment may be more likely to be covered as an eligible facilities request, but a 10-foot height extension seems unlikely to be feasible without a pole replacement and a discretionary review by the City.

5. Precedential Effect

Commenters state that approving the application would set a detrimental precedent or would be in conflict with the General Plan. See CMC § 17.64.010.A.3. However, the CMC discourages-but-permits the deployment of facilities within the R-4 zone and an approval would not in-and-of-itself set a new precedent.

Moreover, federal law preserves the City's authority to reasonably discriminate among functionally equivalent service providers and allows the City to treat similar providers in similar locations differently so long as a rational basis supports the differential treatment. See *Am. Tower Corp. v. City of San Diego*, 763 F.3d 1035, 1055 (9th Cir. 2014) (citing and quoting *MetroPCS, Inc. v. City and Cty. of San Francisco*, 400 F.3d 715, 727 (9th Cir. 2005)). If the City's code or the circumstances around the proposed location change, the City will be able to recognize those changes in the way it considers future applications.

6. Technical Information and Significant Gap Issues

The La Playa Hotel and Stop Cell Towers in Carmel Neighborhoods raise several objections to technical information (or lack thereof) contained in the application. La Playa asserts that Verizon failed to provide sufficiently detailed information about service levels represented on its propagation maps and about the relationship between the proposed site and an existing site on Lobos Ridge. Both La Playa and Stop Cell Towers in Carmel Neighborhoods also urge the Planning Commission to deny the present application because Verizon failed to show a significant gap in its service and Verizon's alternatives analysis from 2019 ruled out the present location as technically infeasible.

First, La Playa appears to argue that the information Verizon provided did not "make clear" the information required under CMC §§ 17.46.020.D.1 and D.5. In general, this information helps the City evaluate whether any superior alternatives to a proposed site are potentially available and/or technical feasible. Verizon did provide some information as required (*i.e.*, coverage maps and a narrative about the relationship between proposed sites and existing servers at Lobos Ridge). Staff determined that the information was clear enough to identify the area that Verizon intended to serve and the potential alternatives within that space. Those alternatives would either push the facility closer to R-1 districts where facilities are prohibited or involve poles not available due to other utility attachments by PG&E.

However, given the inherent subjectivity in the "make clear" standard set out in CMC § 17.46.020.D, the Planning Commission may weigh the evidence presented in the record and reach a different conclusion. As explained above in this report, such a finding would require substantial evidence in the record tied to the specific requirements in the code.

Second, lack of a significant gap does not create a basis for a denial in this case because the CMC does not require a significant gap as a finding for approval and, even if it did, the FCC recently abrogated the judicial tests that consider significant gap for effective prohibition purposes. A denial based on the applicant's failure to show a significant gap would not be supported by substantial evidence because the CMC does not authorize the Planning Commission to deny an application on this basis. See, *e.g.*, *T-Mobile Cent., LLC v. Unified Gov't of Wyandotte Cty.*, 546 F.3d 1299, 1308 (10th Cir.2008) (overturning denial by local government based on applicant's failure to show a significant gap because local ordinances did not

require that finding for approval). Moreover, the FCC disagreed with the “significant gap” test created by the courts and replaced it with a “material inhibition” test pursuant to its authority to interpret the Telecom Act. See *Small Cell Order*, 33 FCC Rcd. 9088, 9106 n.95 (Sep. 27, 2018). This interpretation applies to all facilities subject to 47 U.S.C. § 332(c)(7), whether classified as a “small wireless facility” or not. Although the Ninth Circuit has not yet had an opportunity to evaluate how the FCC’s Small Cell Order impacts its prior interpretations, the Ninth Circuit upheld the Small Cell Order against a petition for judicial review that included this issue. See *City of Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020), *aff’d* — S.Ct. —, 2021 WL 2637868 (2021).

Finally, the change in Verizon’s 2019 position about whether this location is technically feasible does not support denial. Rather, this changed position illustrates a flaw in Verizon’s prior alternatives analysis that bolsters the City’s prior denial for different facilities because a technically feasible alternative (*i.e.*, a site at 8th and Carmelo) did in fact exist.

7. 2020 Agreement between the City and Verizon

Commenters generally assert that the City and Verizon privately arranged to approve certain alternative sites described in the 2020 Agreement, and stress that the 2020 Agreement does not require the Planning Commission to issue approvals. Staff agrees with the comments that the 2020 Agreement does not require the City to issue approvals and therefore disputes the characterization that the 2020 Agreement represents *a fait accompli*.

The 2020 Agreement does not require the City to approve any applications. Rather, the 2020 Agreement allows Verizon to try to find an acceptable deployment plan after the City denied its original applications. As mentioned in the Recitals, the parties intended the 2020 Agreement to address the City’s concerns about multiple small cells deployed in R-1 residential neighborhoods, and Verizon has reduced the total number of facilities and eliminated any proposed sites in the R-1 district.

The facilities described in the 2020 Agreement all must undergo the same public review process as any other application for any other facility. Likewise, the 2020 Agreement does not deprive anyone of any opportunity to provide any comment on any facility before the Planning Commission approves or denies the associated application.

In other words, the 2020 Agreement allows the applicant and the City to consider potential alternative sites to the ones the City denied in 2019. The public notice, public hearings, findings for review and the scope of the Planning Commission’s authority to approve or deny sites covered by the 2020 Agreement are the same as they would be for any other application.

8. Public Notice Issues

Stop Cell Towers in Carmel Neighborhoods alleges that (1) the public received inadequate notice; (2) the Planning Commission must review the encroachment permit for design review at the same time it considers the use permit application; and (3) residents in the R-1 district should have received notice because the proposed site would impact them.

First, public notice for this application complied with the requirements in CMC 17.52.110, which includes notice by first-class mail or hand delivery to all property owners within a 300-foot radius from the proposed site, mailed or hand-delivered notice all legal occupants within a 100-foot radius from the proposed project site, mailed or hand-delivered notice to all persons who registered to receive notice and published notice in the official newspaper of the City. In addition, notice for this project was physically posted at the project site. All notices required by the CMC—and all additional notices suggested but not required—have been given in

this case for both the August 11, 2021 public hearing and the September 29, 2021 public hearing.

Second, Title 17 does not require an applicant to file an encroachment permit application at the same time it files a use permit application. Some encroachment permit applications require design review, subject to approval by the City Administrator or City Council after a recommendation by the Planning Commission. See CMC § 12.08.050.A. However, all wireless facilities require a use permit and must undergo design review by the Planning Commission. See CMC § 17.46.050. Therefore, if a facility also requires an encroachment permit and that encroachment permit would trigger design review under CMC 12.08.050.A, the Planning Commission will perform its design review at the time it considers the use permit application.

In this case, Verizon did submit an encroachment permit application that requires a design review recommendation from the Planning Commission and an approval by the City Council. The item before the Planning Commission includes a proposed design review recommendation.

Finally, the extent that the commenters urge the City to amend its notice requirements, that question is not before the Planning Commission at this time. However, the City could do so through a separate code amendment process.

9. Impact on Property Values

Some commenters raise the concern that proximity to a cell tower will decrease property values due to diminished views, potential for future equipment expansions/proliferations and health concerns about exposure to RF emissions. At least one commenter also submitted a letter from a realtor who opined that one property could lose up to \$1.5M in value for the same reasons.

All wireless permit denials must be supported with “substantial evidence in a written record.”^[1] “Substantial evidence” refers to the legal standard of judicial review of an agency decision.^[2] This level of review evaluates the local agency’s decision in the context of the applicable local law.^[3] Courts defer to the local agency and will not overturn a decision for lack of substantial evidence if the written record contains reasonable evidence to support the jurisdiction’s conclusion (*i.e.*, more than a scintilla, but less than a preponderance).^[4] Although the standard is deferential towards the agency, courts have held that speculative or generalized concerns do not constitute substantial evidence.^[5]

Courts may also overturn local denials when evidence in the record shows that a legitimate basis for denial (such as adverse impacts on community aesthetics or property values) was merely pretext for a desire to regulate the environmental effects from RF emissions. Although courts owe deference to local factual findings, heightened scrutiny is applied when the record contains an outsized focus on health or environmental impacts.^[6] To uphold a denial in these circumstances, the court must be able to find that (1) public testimony about adverse health or environmental impacts did not affect the decision and (2) substantial evidence supports the stated reasons.^[7]

Two district court cases provide examples where diminished property values concerns were not substantial evidence. In *Madera Cty.*, residents submitted letters and testified that a wireless facility placed on an existing water tank would cause a decline in property values.^[8] The court emphasized that the speculative nature of the residents’ evidence and found that concerns about property values were intertwined with the health effects of RF emissions and seemed to ignore that the facility would have limited aesthetic impact relative to the existing support structure. The record also contained evidence from the applicant and planning staff that the facility would not decrease property values.^[9] In *Carlsbad*, the court held that impacts

on property values were not substantial evidence because the concerns were rooted in fears over RF emissions.[10] The court discounted opposition testimonies based on aesthetics because it was received from the same opponents who raised health-based RF concerns.

Here, the comments and the realtor's letter resemble those found to be pretextual in *Madera Cty.* and *Carlsbad* because the feared diminution in value is expressly tied to concern about exposure to RF emissions. The reasons also relate to generalized concerns and speculation about future equipment expansions and/or proliferation rather than the specific project proposed to be built, which (as discussed above) has been held as not substantial evidence by federal courts. See, e.g., *Orange Cty.-Poughkeepsie Ltd. P'ship v. Town of E. Fishkill*, 84 F. Supp. 3d 274, 307–08 (S.D.N.Y. 2015). Although the comments and realtor's letter also raise legitimate aesthetic concerns about the impacts the additional 10 foot extension on the existing utility pole will have on ocean views, such a large loss in value from such a relatively small extension on an existing utility pole suggests that the primary reason for the expected loss is concern about RF exposure.

[1] See 47 U.S.C. § 332(c)(7)(B)(iii).

[2] See *T-Mobile S., LLC v. City of Roswell*, 574 U.S. 293, 301 (2015).

[3] See *MetroPCS, Inc. v. City and Cty. of San Francisco*, 400 F.3d 715, 723-24 (9th Cir. 2005).

[4] See *Am. Tower Corp. v. City of San Diego*, 763 F.3d 1035, 1053 (9th Cir. 2014).

[5] See *Omnipoint Corp. v. Zoning Hearing Bd.*, 181 F.3d 403 (3d Cir. 1999) (holding that speculative and generalized claims about site visibility and damage to property values are not substantial evidence); *Cellular Tel. Co. v. Town of Oyster Bay*, 166 F.3d 490, (2nd Cir. 1999); *Telespectrum v. Public Service Comm'n of Kentucky*, 227 F.3d 414 (6th Cir. 2000); *Preferred Sites, LLC v. Troup County*, 296 F.3d 1210, 1219 (11th Cir. 2002) (holding that generalized concerns about aesthetics that did not pertain to the specific visual impact were insufficient to constitute substantial evidence).

[6] See, e.g., *California RSA No. 4 v. Madera Cty.*, 332 F. Supp. 2d 1291, 1311 (E.D. Cal. 2003); *AT&T Wireless Servs. v. City of Carlsbad*, 308 F. Supp. 2d 1148, 1162 (S.D. Cal. 2003) (“[T]he concern over property value depreciation based on fear over RF emissions does not constitute a legitimate basis for an application denial”); accord *Crown Castle NG East Inc. v. Town of Greenburgh*, No. 12–CV–6157 (CS), 2013 WL 3357169, *20 n.51 (S.D.N.Y. July 3, 2013); *Cellco P'ship v. Town of Colonie*, No. 1:10–cv–581 (GLS/ATB), 2011 WL 5975028, *5 n.15 (N.D.N.Y. Nov. 28, 2011) (“[I]t is readily apparent from . . . repeated citation to School Areas Free of Emissions’ petition . . . that the underlying basis for denying Verizon’s application was concerns regarding RF emissions.”).

[7] *Madera Cty.*, 332 F. Supp. 2d at 1311; *Carlsbad*, 308 F. Supp. 2d at 1162; accord *Green Mt. Realty Corp. v. Leonard*, 688 F.3d 40, 53 (1st Cir. 2012); *Helcher v. Dearborn Cty.*, 595 F.3d 710, 723 (7th Cir. 2010); *Oyster Bay*, 166 F.3d at 495; *T-Mobile Ne. LLC v. Loudoun Cty. Bd. of Sup'rs*, 748 F.3d 185, 201 (4th Cir. 2014).

[8] 332 F. Supp. 2d 1291.

[9] *Id.* at 1309.

[10] 308 F. Supp. 2d at 1161.

Other Project Components:

Staff began the CEQA process by conducting the requisite preliminary review to determine whether CEQA applies to the proposed action, i.e., whether the proposed action is a “project” subject to CEQA and, if so, whether the project is exempt from CEQA. (CEQA Guidelines §§ 15060-15061.) Because the project requires design review, use permit, and coastal development permit approvals and proposes to physically change the environment by removing and replacing an existing 40-foot tall utility pole with a new 46 foot, 6-inch utility pole with a wireless telecommunications antenna mounted to the top and associated pole- and

ground-mounted equipment in the public right-of-way staff determined that the proposed activity is a project subject to CEQA as a threshold matter. (See Public Resources Code § 21065 and CEQA Guidelines § 15378 [activity that may cause a direct (or reasonably foreseeable indirect) physical environmental change and involves the issuance by a public agency of some form of discretionary entitlement, permit, or other authorization qualifies as a project subject to CEQA].) Accordingly, staff moved on to assess whether the project comes within any CEQA exemptions because if so, no further environmental review under CEQA is required. Based on its analysis of the proposed project plans, public comments submitted to date and project site/location, and as further discussed below, staff determined and recommends that the project be found categorically exempt from CEQA, the CEQA Guidelines, and local environmental regulations pursuant to the Class 2 and Class 3 categorical exemptions found in CEQA Guidelines sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures), respectively.

The Class 2 exemption in CEQA Guidelines section 15302 pertains to projects that consist of the “replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.” The project falls under this Class 2 categorical exemption because it involves the replacement/reconstruction of an existing structure/facility (i.e., existing utility pole supporting electrical and telecommunications equipment), and the replacement pole will be located in the same location and will continue to serve the same purpose as the existing pole by continuing to support electrical and telecommunications utility equipment. Moreover, one of the specific examples included in subsection (c) of CEQA Guidelines section 15302 expressly references and covers projects involving the replacement/reconstruction of existing utility systems.

The Class 3 exemption in CEQA Guidelines section 15303 pertains to projects that consist of the “construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.” The project also falls squarely under this Class 3 categorical exemption because by proposing the addition of new, small wireless telecommunications equipment to the existing utility pole to be replaced on Carmelo Street, the project squarely consists of the construction/location of limited numbers of new, small facilities; because it involves the installation of small new equipment on an existing/replacement utility pole structure; and/or because it entails the conversion of the existing utility pole into a replacement pole containing additional wireless telecommunications equipment. Similarly, the specific examples included in subsections (d) and (e) of CEQA Guidelines section 15303 expressly reference and cover projects involving utility extensions and accessory/appurtenant structures, respectively.

While not required by law, based on comments and concerns raised by the public, staff also conducted additional analyses to assess whether any of the exceptions in CEQA Guidelines section 15300.2 apply and concluded that none do. Specifically, staff determined and recommends that it be found that: (1) the locational exception in CEQA Guidelines section 15300.2(a) does not apply here because the project site is on and in the area of a routine utility pole in the public right-of way adjacent to Carmelo Street in an area that does not contain any designated, precisely mapped and officially adopted environmental resources of hazardous or critical concern; (2) the cumulative impact exception in CEQA Guidelines section 15300.2(b) does not apply here because staff has not identified nor been informed that there are any other applications or proposals for similar or successive projects of the same type in the same place; (3) the unusual circumstances/significant effect exception in CEQA Guidelines section 15300.2 (c) does not apply because the project does not involve any unusual circumstances (i.e., the siting of wireless telecommunications equipment on utility poles in the public right of way is common/ubiquitous^[1]) and staff has not identified nor been presented with any substantial evidence that the project will result in any

significant adverse environmental impacts; (4) the scenic highways exception in CEQA Guidelines section 15300.2(d) does not apply because the project's location in the public right-of-way along the local Carmelo Street is not within a highway officially designated as a state scenic highway; and (5) the hazardous waste sites exception in CEQA Guidelines section 15300.2(e) does not apply because, pursuant to searches conducted within all of the Cortese List data resources available on CalEPA's website^[2], the project site is not included on any of the available hazardous waste site lists/databases.

Finally, staff also assessed whether the historical resources exception in CEQA Guidelines section 15300.2(f) applies and, for the following reasons, concluded and recommends that it be found that the historical resources exception also does not apply. For the historical resources exception to apply, there must be evidence that the project may cause a substantial adverse change in the significance of a historical resource. However, this does not mean that a project will cause a substantial change in the significance of a historical resource simply because it is proposed in the vicinity of such a resource. Pursuant to CEQA Guidelines section 15064.5(b), "substantial adverse change in the significance of an historical resource" means the "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired;" and a project is considered to materially impair a historic resource if it "demolishes or materially alters in an adverse manner those *physical characteristics* of an historical resource that convey its historical significance and justify its inclusion in a local register of historical resources . . . or its identification in an historical resources survey." (CEQA Guidelines § 15064.5 (b)(2)(B) [Emphasis added].)

While the adjacent La Playa Hotel was included on the Carmel Inventory of Historic Resources pursuant to a DPR survey evaluation conducted in 2002 by Kent Seavey and thus is considered a presumptive historic resource under CEQA, there is no evidence that the project will materially alter in an adverse manner the physical characteristics that convey the La Playa Hotel's historical significance that justified its inclusion on the Carmel Inventory of Historic Resources. Indeed, the project is proposed to be constructed and operated in the public right-of-way next to and will not physically be located on or demolish, destroy, relocate or physically alter any aspect of the La Playa Hotel property or its buildings. Further, as stated in the aforementioned 2002 DPR survey, which justified the La Playa Hotel's inclusion on the City's Inventory of Historic Resources, "[t]hat portion of the hotel possessing historic fabric is found on the [northeast corner] of the building and consists of the stone tower designed by the artist Christian Jorgensen in 1904, and those portions of the entrance and lobby area reconstructed after a major fire in 1924." That survey underscores the fact that the hotel's historical significance is centered on the history, architecture, and materials of the building's northeast corner by concluding that "the hotel, and particularly those portions of its physical plant that reflect its original use as a studio by artist Christian Jorgensen, and the foyer elements that still exhibit its 1920's Mediterranean character clearly reflect the findings of and are consistent with the 1997 Carmel Historic Context Statement under the themes of architectural and economic development." Because the project is neither located on nor will alter any of the hotel's physical buildings or characteristics that convey its significance and justified its inclusion on the Carmel Inventory of Historic Resources, there is no evidence that the project will cause a substantial adverse change in the significance of the La Playa Hotel as a historical resource.

The same holds true for the Dramov House, which is situated across and down the street from the proposed project at the southwest corner of the intersection of Carmelo Street and 8th Avenue. Like the La Playa Hotel, the Dramov House was also included on the Carmel Inventory of Historic Resources pursuant to a DPR survey evaluation conducted in 2012 by Kent Seavey and thus is considered a presumptive historic resource under CEQA. However, like the La Playa Hotel, there also is no evidence that the project will materially alter in an adverse manner the physical characteristics that convey the Dramov House's historical significance that justified its inclusion on the Carmel Inventory of Historic Resources. Because the project is proposed to be constructed and operated in the public right-of-way on the east side of

Carmelo Street, across and down the street from the Dramov House, which is on the west side of Carmelo Street on the southwest corner of the intersection of Carmelo Street and 8th Avenue, the project will not physically be located on and thus will not demolish, destroy, relocate or physically alter any aspect of the Dramov house or property. Second, as noted in the 2012 survey which justified the Dramov house's inclusion on the City's Inventory of Historic Resources, "[t]he subject property is significant under California Register criterion 3, in the area of architecture, as the only known example of a Monterey Style residential design by noted Carmel building designer Jon Konigshofer." Accordingly, because the project is neither located on nor will alter any of the Dramov house's physical structures or architectural characteristics that convey its significance and justified its inclusion on the Carmel Inventory of Historic Resources, there is no evidence that the project will cause a substantial adverse change in the significance of the Dramov House as a historical resource.

^[1] See *Aptos Residents Association v. County of Santa Cruz* (2018) 20 Cal.App.5th 1039 [project proposing to install wireless antennas on existing utility poles does not present circumstances unusual for Class 3-exempt utility extension projects]; see also Public Utilities Code § 7901, which grants telephone corporations, including wireless carriers, the right to access public rights-of-way and erect poles to deploy their equipment which has facilitated the deployment of myriad wireless facilities on utility poles throughout California.

^[2] <https://calepa.ca.gov/sitecleanup/corteselist/> (accessed and searched on September 17, 2021)

Attachment 1 - Resolution

Attachment 2 - August 11, 2021 Photo Simulations

Attachment 3 - Photo Simulation Ground-Equipment Fenced

Attachment 4 - Photo Simulation Ground Equipment Painted

Attachment 5 - Project Plans

Attachment 6 - Project Narrative

Attachment 7 - Polygon Capacity Coverage Justification

Attachment 8 - RF Emissions Report

Attachment 9 - CMC Chapter 17.46 (Telecommunications & Wireless Facilities)

Attachment 10 - Policies & Standards for Public Way Design

Attachment 11 - Encroachment Permit Standards

Attachment 12 - DPR 523A for La Playa Hotel

Attachment 13 - DPR 523A for C. Fred Holmes House

Attachment 14 - Public Comments

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2021-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN REVIEW, USE PERMIT (DR/UP 21-115, VERIZON WIRELESS - CARMELO), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY MOUNTED TO A REPLACEMENT PG&E UTILITY POLE WITH SUPPORT EQUIPMENT LOCATED AND CAMOUFLAGED ON THE GROUND ADJACENT TO THAT POLE LOCATED ON THE EAST SIDE OF CARMELO STREET BETWEEN EIGHTH & NINTH AVENUES IN THE MULTI-FAMILY RESIDENTIAL (R-4) DISTRICT

WHEREAS, Verizon Wireless ("Applicant") submitted an application requesting approval of a Design Review, Use Permit (DR/UP 21-115) and associated Coastal Development Permit described herein as ("Application"); and

WHEREAS, the Applicant is requesting to install and operate a wireless telecommunications facility mounted to a replacement PG&E utility pole with support equipment located and camouflaged on the ground adjacent to that pole located in the public right-of-way on the east side of Carmelo Street between Eighth & Ninth Avenues in the Multi-Family Residential (R-4) District; and

WHEREAS, in accordance with CMC Section 17.46.020 (General Development Standards), a conditional use permit is required for the installation and operation of all wireless communications facilities, and the Planning Commission shall establish reasonable conditions to implement the purpose, provisions, and intent of Chapter 7.46; and

WHEREAS, in accordance with CMC Section 17.46.050 (Design Review), all wireless telecommunications systems shall be subject to design review approval by the Planning Commission; and

WHEREAS, a Coastal Development Permit is also required under CMC 17.52.090 (Coastal Development Permit Required); and

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

WHEREAS, Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental

regulations, pursuant to section 15302 (Replacement or Reconstruction and/or Section 15303 (New Construction or Conversion of Small Structures); and

WHEREAS, the proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption apply pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, a notice of the public hearing was published on September 17, 2021, in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on September 29, 2021, the Planning Commission held a public meeting to receive public testimony regarding the project, including without limitation, the information provided by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the public meeting, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony hereinabove set forth and used their independent judgment to evaluate the project; and

WHEREAS, if any portion of this resolution is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of the resolution; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Conditional Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64.010 & 17.64.020)		
For each of the required Use Permit findings listed below, Staff has indicated whether the submitted plans support the adoption of the findings. For all findings checked, "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	YES	NO
1. That the proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	

3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Design Review:

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC 17.58.060) For each of the required design review findings listed below, Staff has indicated whether the submitted plans support the adoption of the findings. For all findings checked, "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings	YES	NO
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with applicable adopted design review guidelines.	✓	

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

COASTAL DEVELOPMENT PERMIT FINDINGS (CMC 17.64.010.B.1):	YES	NO
1. Local Coastal Program Consistency: The project conforms to the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** the Use Permit, Design Review (UP/DR 21-115) and associated Coastal Development Permit for the installation and operation of a wireless telecommunications facility mounted to a replacement PG&E utility pole with support equipment located and camouflaged on the ground adjacent to that pole located on the east side of Carmelo Street between Eighth &

Ninth Avenues in the Multi-Family Residential (R-4) District, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Use Permit, Design Review (UP/DR 21-115), and associated Coastal Development Permit authorizes the installation and operation of a wireless telecommunications facility mounted to a replacement PG&E utility pole with support equipment located and camouflaged on the ground adjacent to that pole located on the east side of Carmelo Street between Eighth & Ninth Avenues in the Multi-Family Residential (R-4) District as depicted in the plans prepared by Verizon, Sequoia Deployment Services, Inc., and All States Engineering & Surveying dated received by Community Planning & Building Department on September 14, 2021, unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the Carmel Municipal Code. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of 18 months from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to final inspection.	✓
5.	Indemnification. The Applicant agrees, at their sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the Resolution of all such actions by the parties hereto.	✓

6.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are appropriately evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
7.	USA North 811. Before any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, before commencing that excavation or digging. No digging or excavation is authorized on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
8.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
SPECIAL CONDITIONS		
9.	Encroachment Permit. An encroachment permit shall be obtained prior to issuance of a Building Permit.	✓
10.	Installation Test Plan. Prior to the issuance of building permits, the approved telecommunications carrier shall submit an installation test plan for approval by the Community Planning & Building Department that describes the type of testing that will be performed in order to verify that the operation of the facility will remain compliant with its licensing specifications and will not create adverse frequency impacts resulting in health hazards or interference with existing wireless facilities, network communications, computers, appliances, etc., in the vicinity." And "Upon activation, the approved telecommunications carrier shall submit the test results to the Community Planning & Building Department. The City may require an approved carrier to conduct frequency testing at any time and report results to the City. Failure to comply with this condition and/or violation of FCC emissions standards for Radio Frequency (RF) shall result in revocation of the use permit approval. (Source: CMC 17.46.030)	✓
11.	Maintenance. Antenna and support structures shall be maintained to the satisfaction of the Public Works Director for the life of the project. (Source: CMC 17.46.050.D)	✓
12.	Painting. The antenna and all associated pole-mounted equipment and appurtenances shall be painted a flat, matte brown to blend with the wood pole.	✓
13.	Ivy Removal, Replacement of Landscaping. The applicant shall remove approximately 60± linear feet of existing ivy and install new, native, non-invasive, drought-tolerant plant material. The number, type, size, location, and species of plant material shall be reviewed and approved by the City Forester. Once established, the City will assume maintenance responsibilities.	✓

14.	Rock Curb. The applicant shall install approximately 60± linear feet of new rock curb on the east side of Carmelo Street between the rock curb at the north end of the landscape planter to the north side of the La Playa Hotel parking lot. The curb design shall be consistent with the Policies and Standards for Public Way Design (December 1997) and approved by the Directors of Community Planning & Building and Public Works. All work shall be installed by the applicant to the satisfaction of the Public Works Director.	✓
15.	Equipment Enclosure. All ground mounted equipment shall be contained within a wooden picket fence enclosure. The ground cover within the enclosure shall be decomposed granite or gravel. Concrete pads beneath the equipment shall be the minimum required for each piece of equipment. The pads shall be located up to 18" below the walking surface of the adjacent sidewalk in order to minimize the height of the fence on the west (street) side of the enclosure. If feasible, a gap shall be maintained between the fence and the curb for landscaping.	✓

Acknowledgement and acceptance of conditions of approval.

Applicant Signature

Printed Name

Date

Once signed, please email to mwaffle@ci.carmel.ca.us

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 29th day of September, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

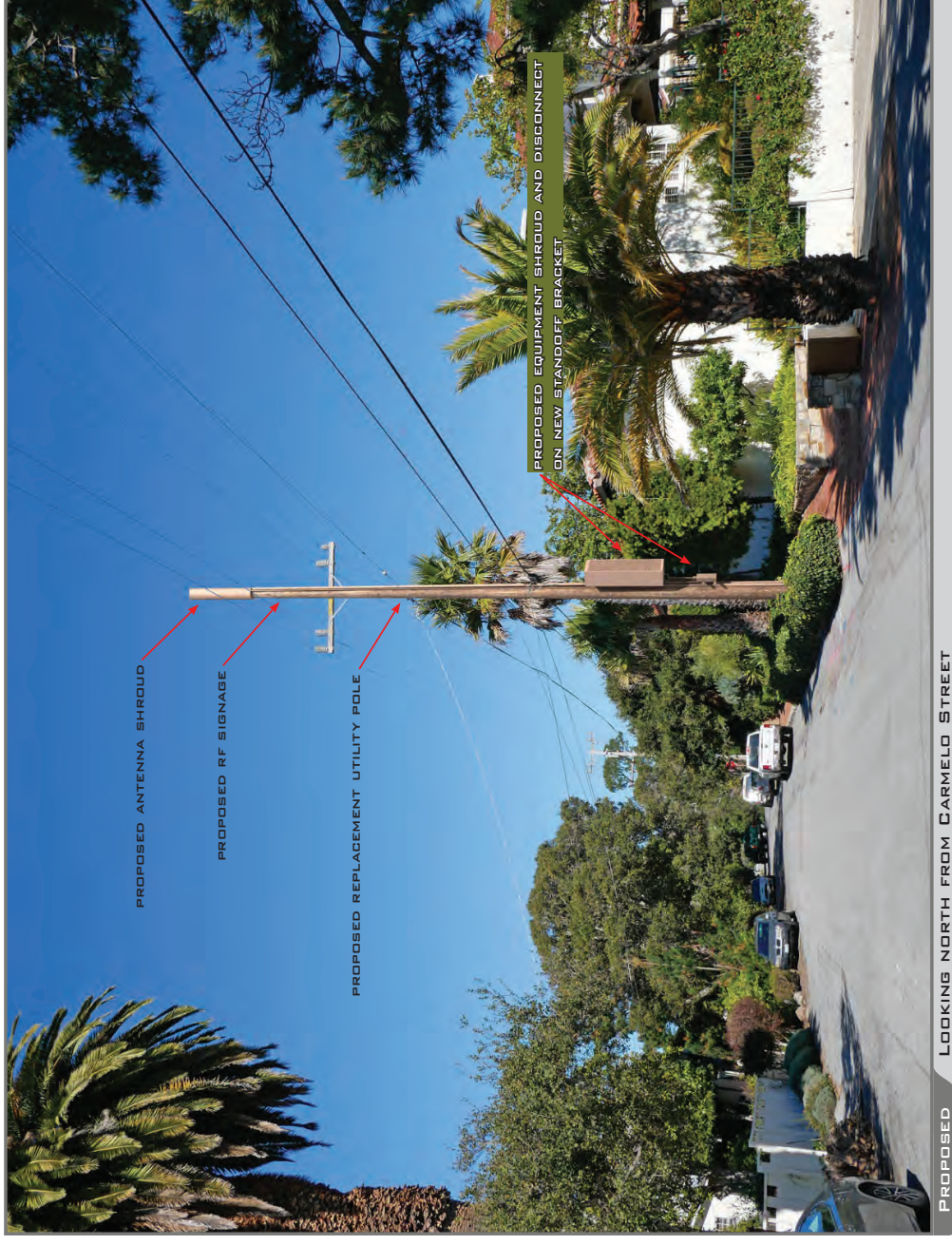
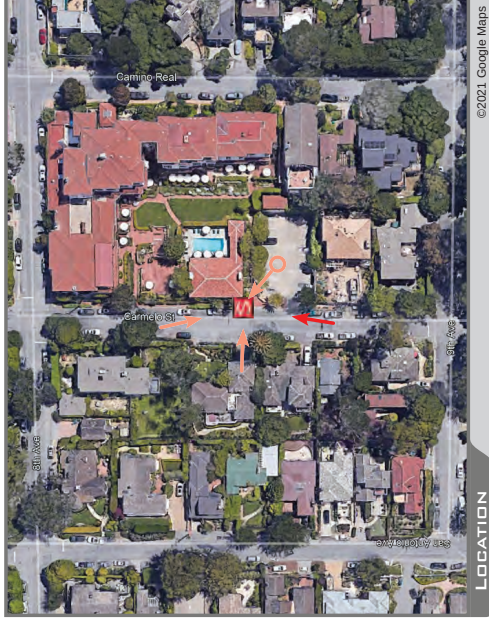
Margi Perotti
Planning Commission Secretary

Attachment 2 SOUTH CARMEL 001 CARMELO

1FO CARMEL STREET CARMEL-BY-THE-SEA CA 93921



VIEW 1



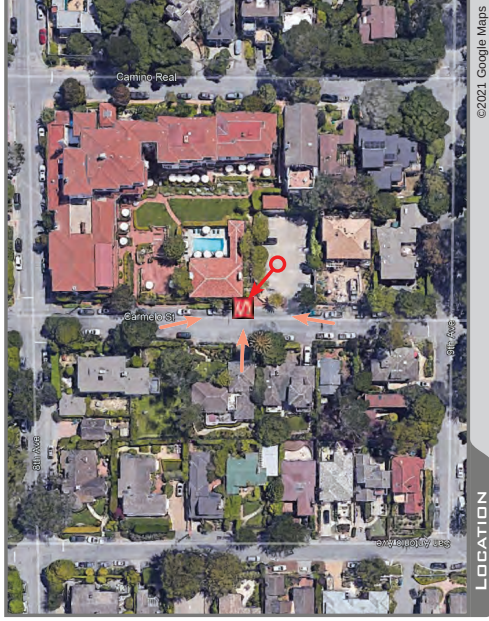
SOUTH CARMEL 001 CARMELO

Attachment 2

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 2



LOCATION



EXISTING



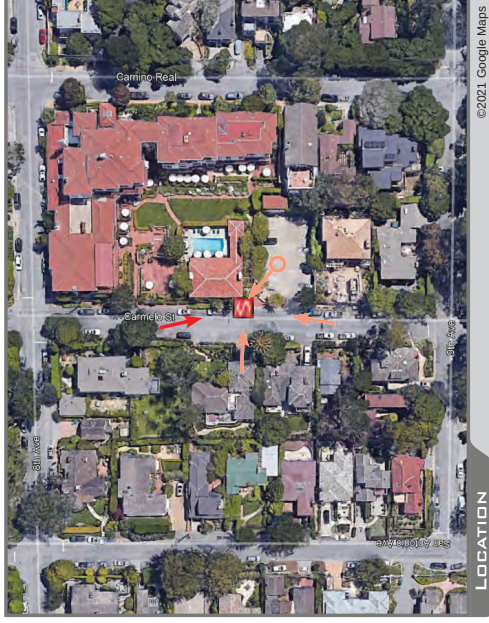
PROPOSED LOOKING NORTHWEST FROM ADJACENT PARKING LOT

Attachment 2 SOUTH CARMEL 001 CARMELO

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 3



LOCATION



EXISTING



PROPOSED

LOOKING SOUTH FROM CARMELO STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

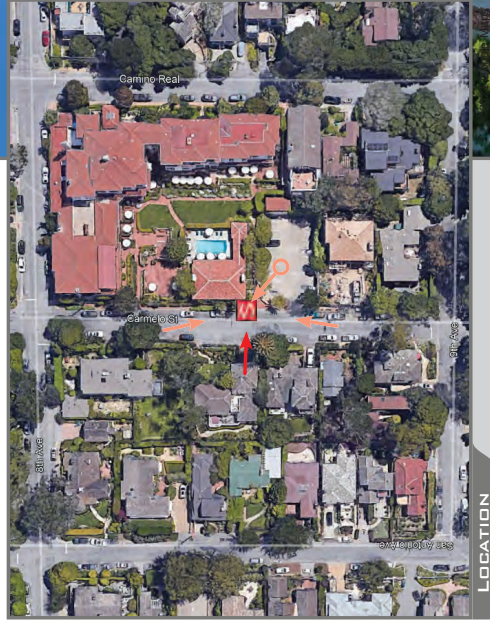
SOUTH CARMEL 001 CARMELO

Attachment 2

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 4



LOCATION



EXISTING



PROPOSED LOOKING EAST ACROSS CARMELO STREET

PROPOSED ANTENNA SHROUD

PROPOSED REPLACEMENT UTILITY POLE

PROPOSED EQUIPMENT SHROUD
AND DISCONNECT ON NEW
STANDOFF BRACKET

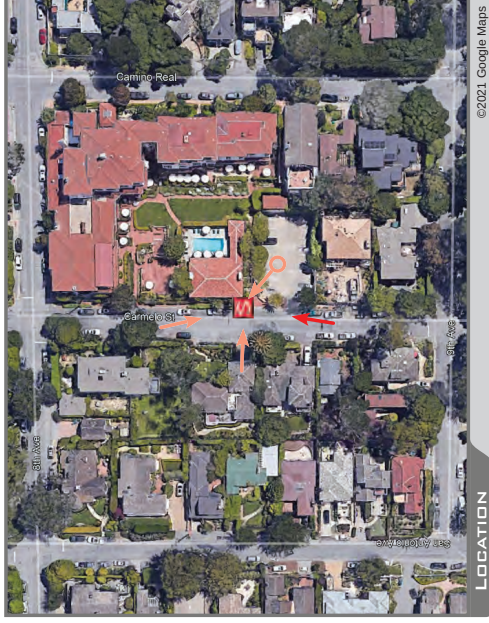
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Attachment 2

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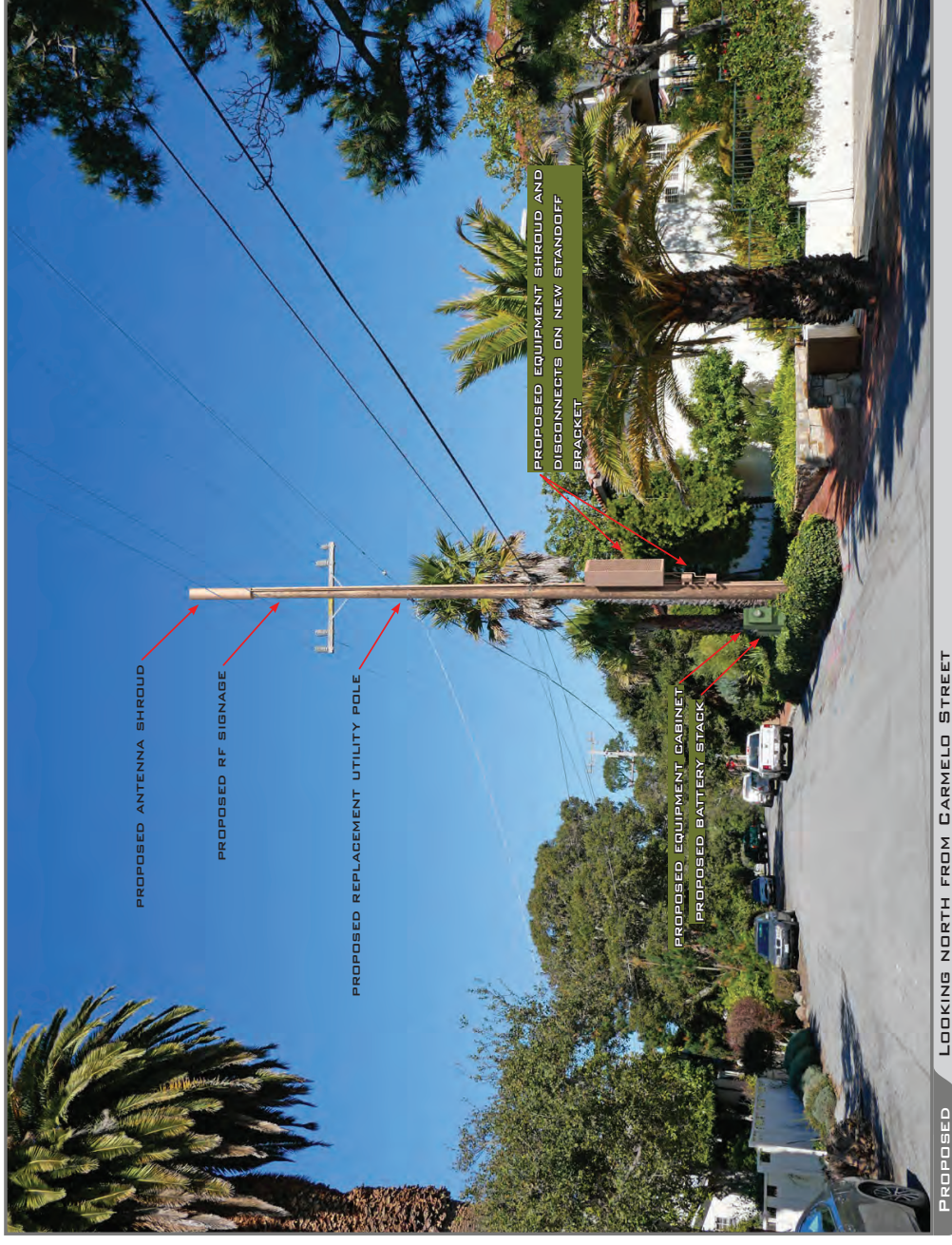
VIEW 1



LOCATION



EXISTING



PROPOSED LOOKING NORTH FROM CARMELO STREET

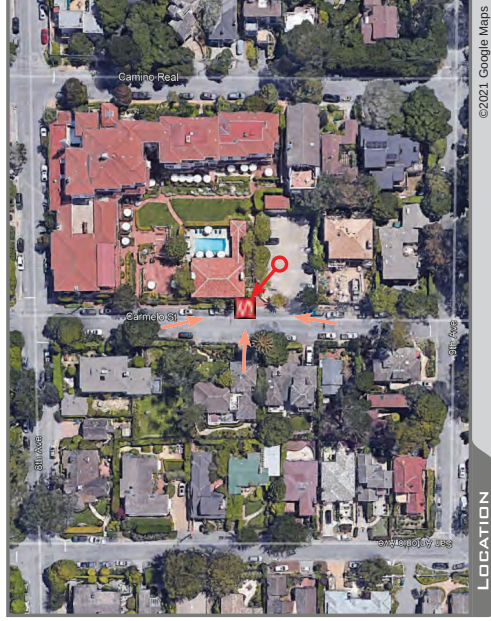
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Attachment 2

1FO CARMEL STREET CARMEL-BY-THE-SEA CA 93921



VIEW 2



LOCATION



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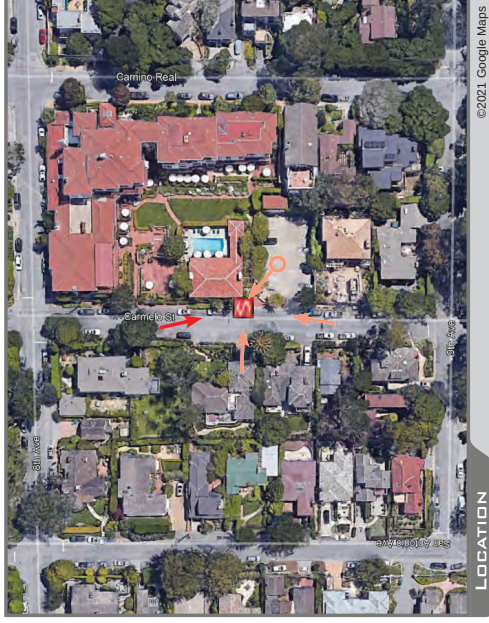
PROPOSED LOOKING NORTHWEST FROM ADJACENT PARKING LOT

Attachment 2 SOUTH CARMEL 001 CARMELO

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 3



LOCATION



EXISTING



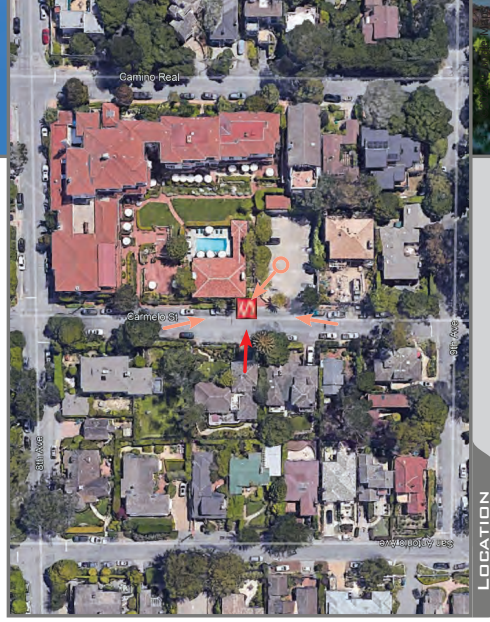
PROPOSED
LOOKING SOUTH FROM CARMELO STREET

Attachment 2 SOUTH CARMEL 001 CARMELO

1FO CARMEL STREET CARMEL-BY-THE-SEA CA 93921



VIEW 4



LOCATION



EXISTING



PROPOSED

PROPOSED ANTENNA SHROUD

PROPOSED REPLACEMENT UTILITY POLE

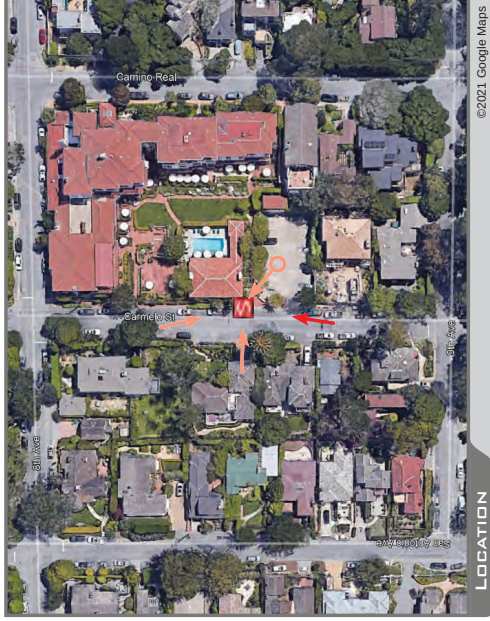
PROPOSED EQUIPMENT CABINET
PROPOSED BATTERY STACK

PROPOSED EQUIPMENT SHROUD
AND DISCONNECTS ON NEW
STANDOFF BRACKET

SOUTH CARMEL 001 CARMELO

1FO CARMEL STREET CARMEL-BY-THE-SEA CA 93921

VIEW 1



LOCATION



EXISTING



PROPOSED

LOOKING NORTH FROM CARMEL STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

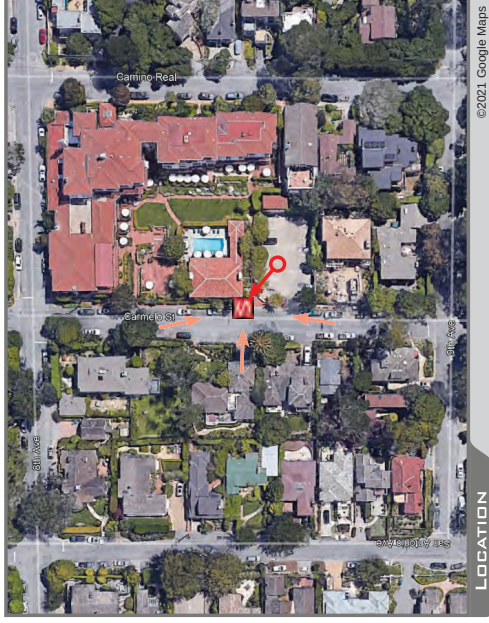
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Attachment 2

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 2



LOCATION



EXISTING



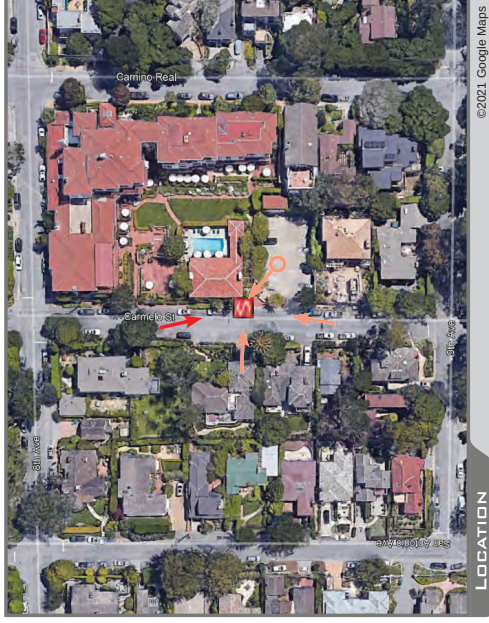
PROPOSED LOOKING NORTHWEST FROM ADJACENT PARKING LOT

Attachment 2 SOUTH CARMEL 001 CARMELO

1FO CARMEL STREET CARMEL-BY-THE-SEA CA 93921



VIEW 3



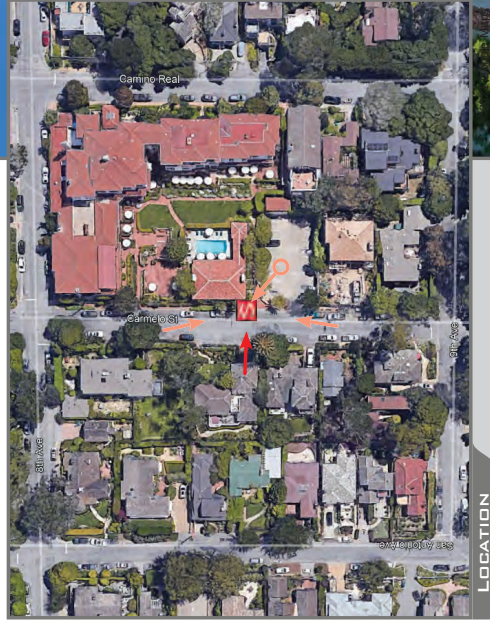
SOUTH CARMEL 001 CARMELO

Attachment 2

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 4



LOCATION



EXISTING



PROPOSED LOOKING EAST ACROSS CARMELO STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

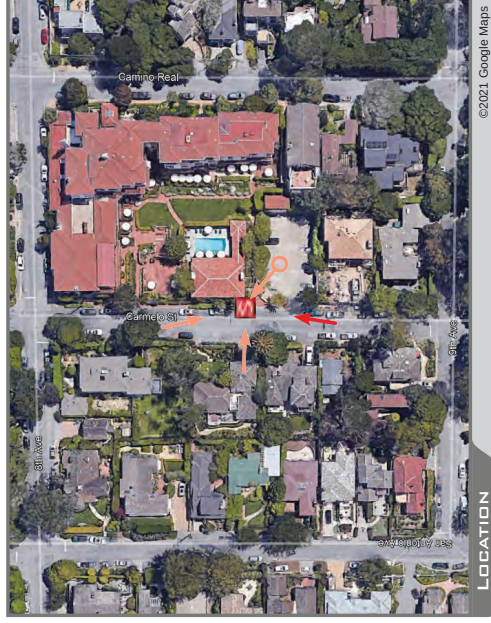
SOUTH CARMEL 001 CARMELO

Attachment 3

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 1



LOCATION



EXISTING



PROPOSED LOOKING NORTH FROM CARMELO STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

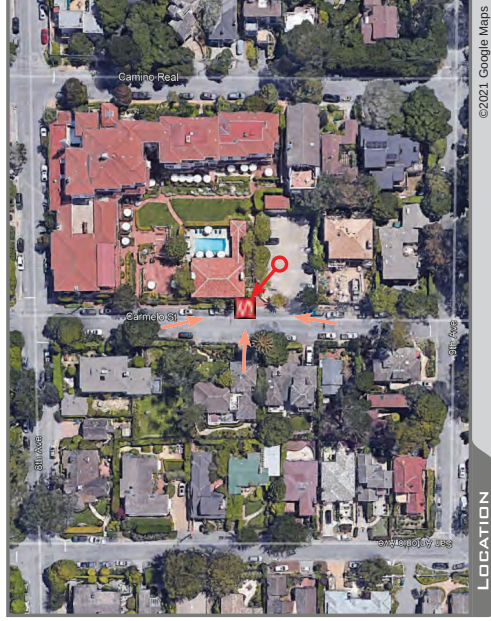
SOUTH CARMEL 001 CARMELO

Attachment 3

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 2



LOCATION



EXISTING



PROPOSED LOOKING NORTHWEST FROM ADJACENT PARKING LOT

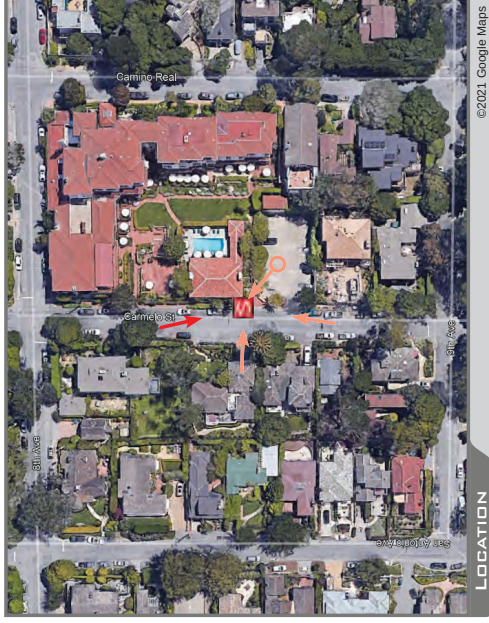
SOUTH CARMEL 001 CARMELO

Attachment 3

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 3



LOCATION



EXISTING



PROPOSED LOOKING SOUTH FROM CARMELO STREET

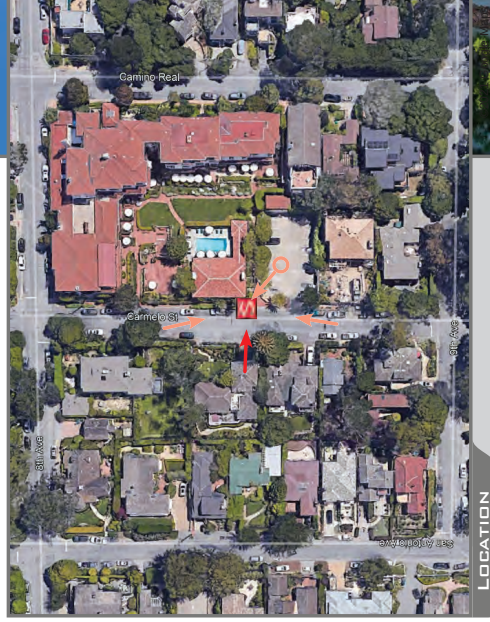
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Attachment 3

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 4



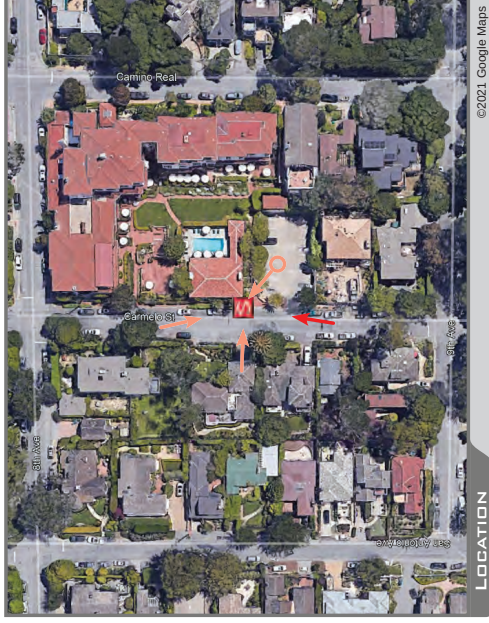
SOUTH CARMEL 001 CARMELO

Attachment 4

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 1



LOCATION



EXISTING



PROPOSED

LOOKING NORTH FROM CARMELO STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

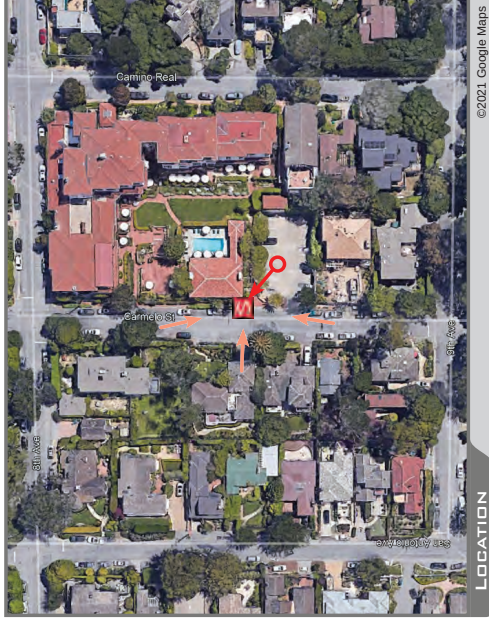
SOUTH CARMEL 001 CARMELO

Attachment 4

1FO CARMELO STREET CARMEL-BY-THE-SEA CA 93921



VIEW 2



LOCATION



EXISTING



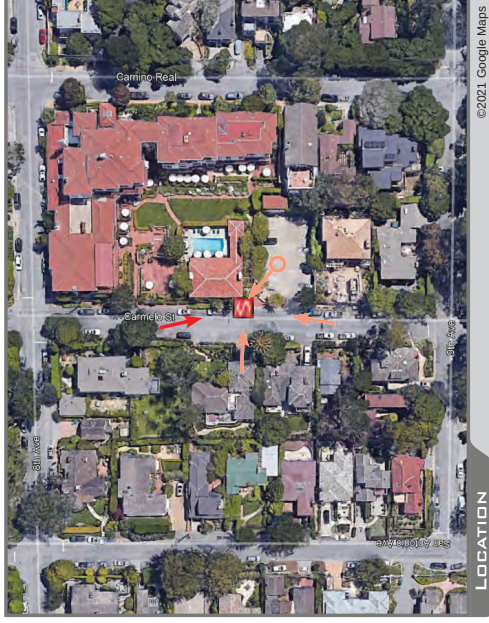
PROPOSED LOOKING NORTHWEST FROM ADJACENT PARKING LOT

Attachment 4 SOUTH CARMEL 001 CARMELO

1FO CARMEL STREET CARMEL-BY-THE-SEA CA 93921



VIEW 3



LOCATION



EXISTING



PROPOSED
LOOKING SOUTH FROM CARMEL STREET

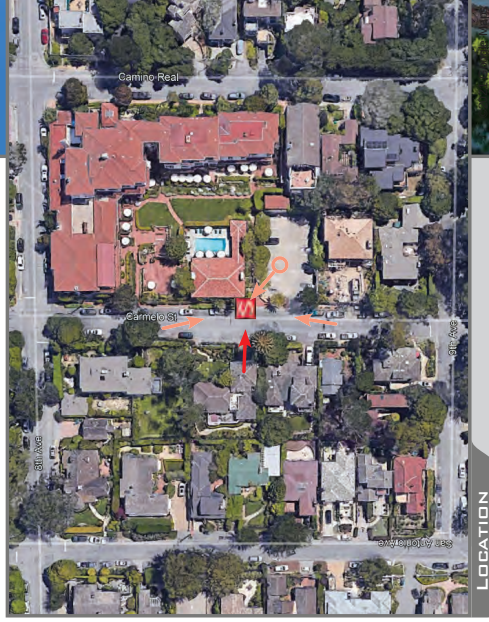
SOUTH CARMEL 001 CARMELO

Attachment 4

1FO CARMEL STREET CARMEL-BY-THE-SEA CA 93921



VIEW 4



LOCATION

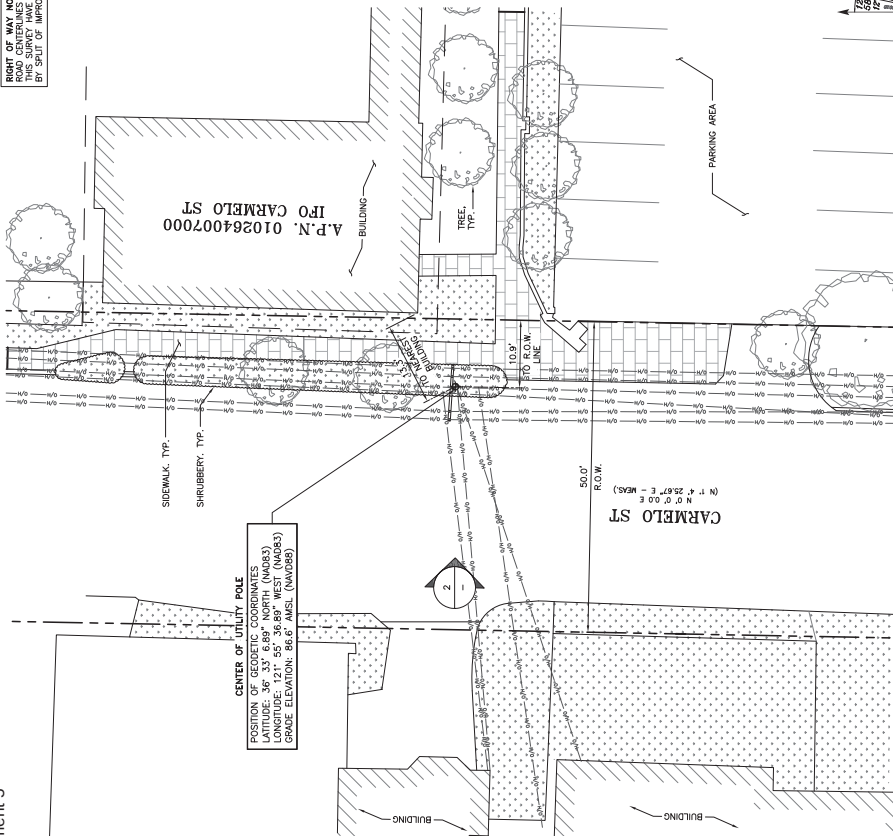


EXISTING



PROPOSED LOOKING EAST ACROSS CARMELO STREET

PORT OF WAY MONUMENT
ROAD CENTERLINES SHOWN ON
THIS SURVEY HAVE BEEN PLACED
BY SPOT OF IMPROVEMENTS



verizon
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

SEQUOIA
PRECISURVE SURVEYING, INC.
1 SPANISH HILL DRIVE, SUITE 130
LAKE FOREST, CA 92630

ALLSTATES
ENGINEERING & SURVEYING
24675 BRITCHER DRIVE
LAKE FOREST, CA 92630

PROJECT NO: SOUTH CARMEL 001 CARMEL
DRAWN BY: MA
CHECKED BY: BC/NZ/DW

REV	DATE	DESCRIPTION
0	12/14/2020	FINAL SURVEY
A	12/10/2020	PRELIMINARY SURVEY

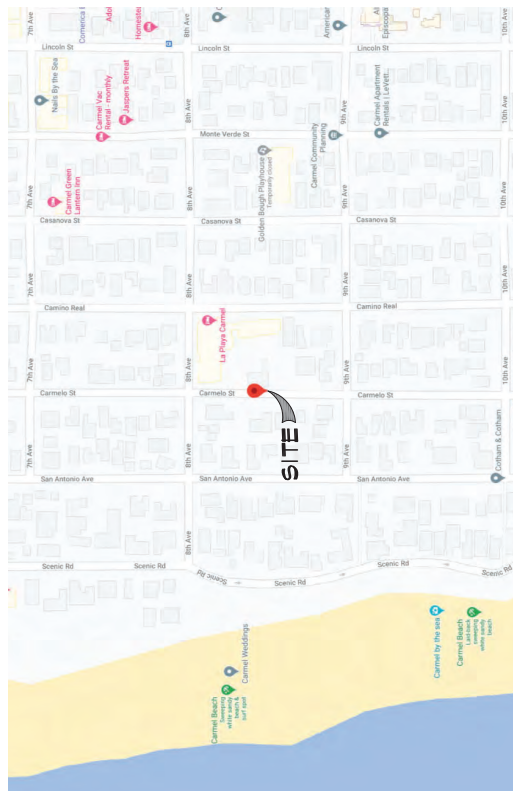
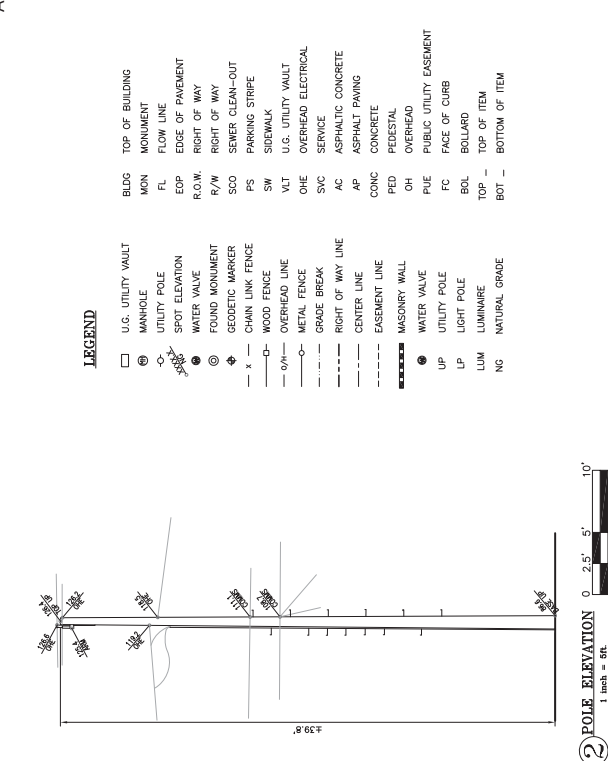


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS
THEY ARE A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SOUTH CARMEL 001
CARMEL
R.O.W IFO CARMEL ST
CARMEL-BY-THE-SEA, CA 93921
NEW BUILD-SMALL CELL

SHEET TITLE
SITE SURVEY

SHEET NUMBER
C-1



TITLE REPORT

NOT APPLICABLE (RIGHT-OF-WAY)

LEGAL DESCRIPTION

NOT APPLICABLE (RIGHT-OF-WAY)

ASSESSOR'S PARCEL NO.

NOT APPLICABLE (RIGHT-OF-WAY)

UTILITY NOTE:

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE

CONTRACTOR AND DEVELOPER TO CONTACT BLUE

LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION

REMOVAL, RELOCATION AND/OR REPLACEMENT

IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEY DATE

12/30/2020

BASIS OF BEARING

STATE PLANE NAD83 COORDINATE SYSTEM

CALIFORNIA STATE PLANE COORDINATE ZONE FOUR,

DEFINED BY ITS OBSERVATIONS.

BENCHMARK

RTCM-REF 321

2011.03.28 278.60 NUS

EASTING: 5,233,722.52 NUS

+282.77 (A.M.S.L.)

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED RIGHT OF WAY MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. ALL SURVEYS PERFORMED BY ALL STATES ENGINEERING & SURVEYING, INC. SHALL BE IN ACCORDANCE WITH THE SURVEYING & MAPPING ACT, CHAPTER 4, DIVISION 4, ARTICLE 1, SECTION 40000, CALIFORNIA CIVIL CODE, AS AMENDED.

2. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING, INC. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALL STATES ENGINEERING & SURVEYING, INC. ANY VIOLATION OF THIS NOTICE SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.

3. THIS SITE IS PROPOSED TO BE DEVELOPED ON A STREET LIGHT POLE LOCATED WITHIN THE PUBLIC RIGHT OF WAY.

4. THIS SITE IS PROPOSED TO BE DEVELOPED ON A STREET LIGHT POLE LOCATED WITHIN THE PUBLIC RIGHT OF WAY.

[illegible]

24" x 36" SCALE: 1/8" = 1'-0"
11" x 17" SCALE: 1/16" = 1'-0"

[illegible]

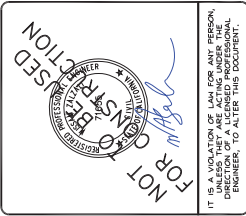
[illegible][illegible]

ENLARGED SITE PLAN (REDWOOD FENCE)

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



PROJECT ID:	TBD
DRAWN BY:	MA
CHECKED BY:	DW

[illegible]

SOUTH CARMEL 001 CARMELO
PUBLIC R.O.W. ADJACENT TO:
CARMEL-BY-THE-SEA, CA 93921
LOCATION CODE: 428216

SHEET TITLE
ENLARGED SITE PLAN
(REDWOOD FENCE)

SHEET NUMBER
A-2.1

1. ANY CONSTRUCTION WITHIN THE CITY PUBLIC ROAD RIGHT-OF-WAY SHALL HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC RIGHT PRIOR TO COMMENCEMENT OF THIS WORK.
2. THE CONTRACTOR MAY BE REQUIRED TO SUBMIT A LOGISTICS PLAN TO THE PUBLIC WORKS ENGINEERING DIVISION. THE LOGISTICS PLAN SHALL BE LIMITED TO THE CITY AND/OR COUNTY RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION TRUCKS, CONSTRUCTION EQUIPMENT, MATERIALS, DELIVERIES, CONSTRUCTION WORKING CONSTRUCTION ZONES, CRANE LOCATIONS, HOUSING WORKS, TRUCK CONTROL, DUST CONTROL, WATER POLLUTION PREVENTION, CONTRACTOR'S WORKING ZONES, AND CONSTRUCTION ZONES. THE LOGISTICS PLAN SHALL BE REVIEWED BY THE CITY. THE REQUIREMENT TO SUBMIT A LOGISTICS PLAN WILL BE DEPENDENT ON THE NUMBER OF APPLICATIONS PUBLIC WORKS ENGINEERING RECEIVES WITHIN CLOSE PROXIMITY TO THE CITY PUBLIC ROAD RIGHT-OF-WAY. IF NECESSARY, PUBLIC WORKS SHALL REQUIRE A LOGISTICS PLAN DURING CONSTRUCTION.

ENLARGED SITE PLAN (NO GROUND EQUIPMENT)

24"x36" SCALE: 3/8" = 1'-0"
18"x17" SCALE: 3/16" = 1'-0"

2705 MITCHELL DRIVE, SUITE 9



SEQUOIA
DISPLACEMENT SERVICES, INC.

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	TBD
DRAWN BY:	MA

SPN	DATE	DESCRIPTION
2	09/13/2021	100% CD# FOR SUBMITTAL NC
1	07/12/2021	100% CD# FOR SUBMITTAL NC
0	02/03/2021	100% CD# FOR SUBMITTAL NC
A	01/07/2021	90% CD# FOR REVIEW F/A

Professional Engineer Seal for the State of Indiana, No. 12654, signed by David L. Smith.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SOUTH CARMEL 001 CARMELO
PUBLIC R.O.W. ADJACENT TO:
IFO CARMELO ST
CARMEL-BY-THE-SEA, CA 93921
LOCATION CODE: 428216

SHEET TITLE
**ENLARGED SITE PLAN
 (NO GROUND EQUIPMENT)**

SHEET NUMBER
A-2.2

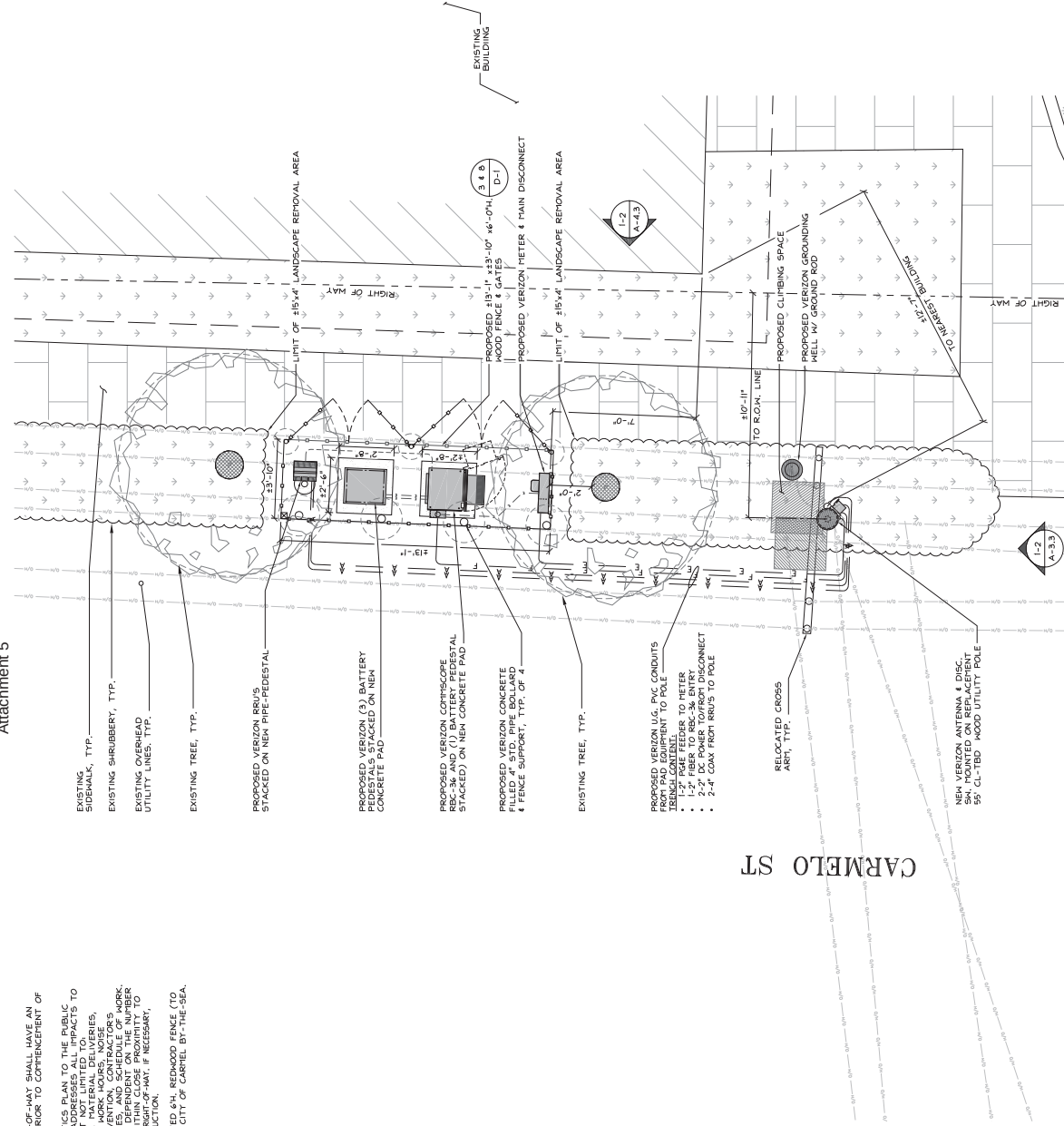
[illegible]

EXISTING
SIDENALK, TYP. _____

EXISTING SHRUBBERY, TYP. _____

EXISTING OVERHEAD
UTILITY LINES, TYP. _____

EXISTING TREE, TYP. _____



24"x36" SCALE: 3/8" = 1'-0"

1

2705 MITCHELL DRIVE, SUITE 900



SEQUOIA
EMPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 100
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	TBD
DRAWN BY:	MA
CHECKED BY:	DW

S/N	DATE	DESCRIPTION
2	09/12/2021	100% CD's FOR SUBMITTAL NC
1	07/12/2021	100% CD'S FOR SUBMITTAL NC
0	02/03/2021	100% CD'S FOR SUBMITTAL NC
A	01/07/2021	90% CD'S FOR REVIEW FTA



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SOUTH CARMEL 001 CARMELO
PUBLIC R.O.W. ADJACENT TO:
IFO CARMEL ST
CARMEL-BY-THE-SEA, CA 93921
LOCATION CODE: 428216

SHEET TITLE
ENLARGED SITE PLAN
(REDWOOD FENCE-2)

SHEET NUMBER
A-2.3

1. ANY CONSTRUCTION WITHIN THE CITY PUBLIC ROAD RIGHT-OF-WAY SHALL HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO THE BEGINNING OF THIS WORK.
2. THE CONTRACTOR MAY BE REQUIRED TO SUBMIT A LOGISTICS PLAN TO THE PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL. THE LOGISTICS PLAN IS TO THE CITY AND/OR COUNTY RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN CONTROL, TRAFFIC CONTROL, TRUCK ROUTES, MATERIAL DELIVERIES, MATERIAL STORAGE, DUST CONTROL, STORM WATER POLLUTION PREVENTION, CONTRACTOR'S OFFICE, AND OTHER LOGISTICS. THE LOGISTICS PLAN MUST BE SUBMITTED TO THE CITY PUBLIC WORKS ENGINEERING DIVISION PRIOR TO THE BEGINNING OF THE WORK. THE REQUIREMENT TO SUBMIT A LOGISTICS PLAN MAY BE DEPENDENT ON THE NUMBER OF APPLICATIONS PUBLIC WORKS ENGINEERING RECEIVES WITHIN CLOSE PROXIMITY TO THE PROJECT. IF THE CITY PUBLIC WORKS ENGINEERING DIVISION DETERMINES THAT A LOGISTICS PLAN IS REQUIRED, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A LOGISTICS PLAN DURING CONSTRUCTION.

[illegible]

24" x 36" SCALE: 3/8" = 1'-0"
11" x 17" SCALE: 3/16" = 1'-0"

2705 MITCHELL DRIVE, SUITE 9

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	TBD
DRAWN BY:	MA

REV	DATE	DESCRIPTION
A	01/07/2021	100% CD's FOR REVIEW
0	02/03/2021	100% CD'S FOR SUBMITTAL
1	01/12/2021	100% CD'S FOR SUBMITTAL
2	06/13/2021	100% CD'S FOR SUBMITTAL

[illegible]

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SOUTH CARMEL 001 CARMELO
PUBLIC R.O.W. ADJACENT TO:
IFO CARMELO ST
CARMEL-BY-THE-SEA, CA 93921
LOCATION CODE: 428216

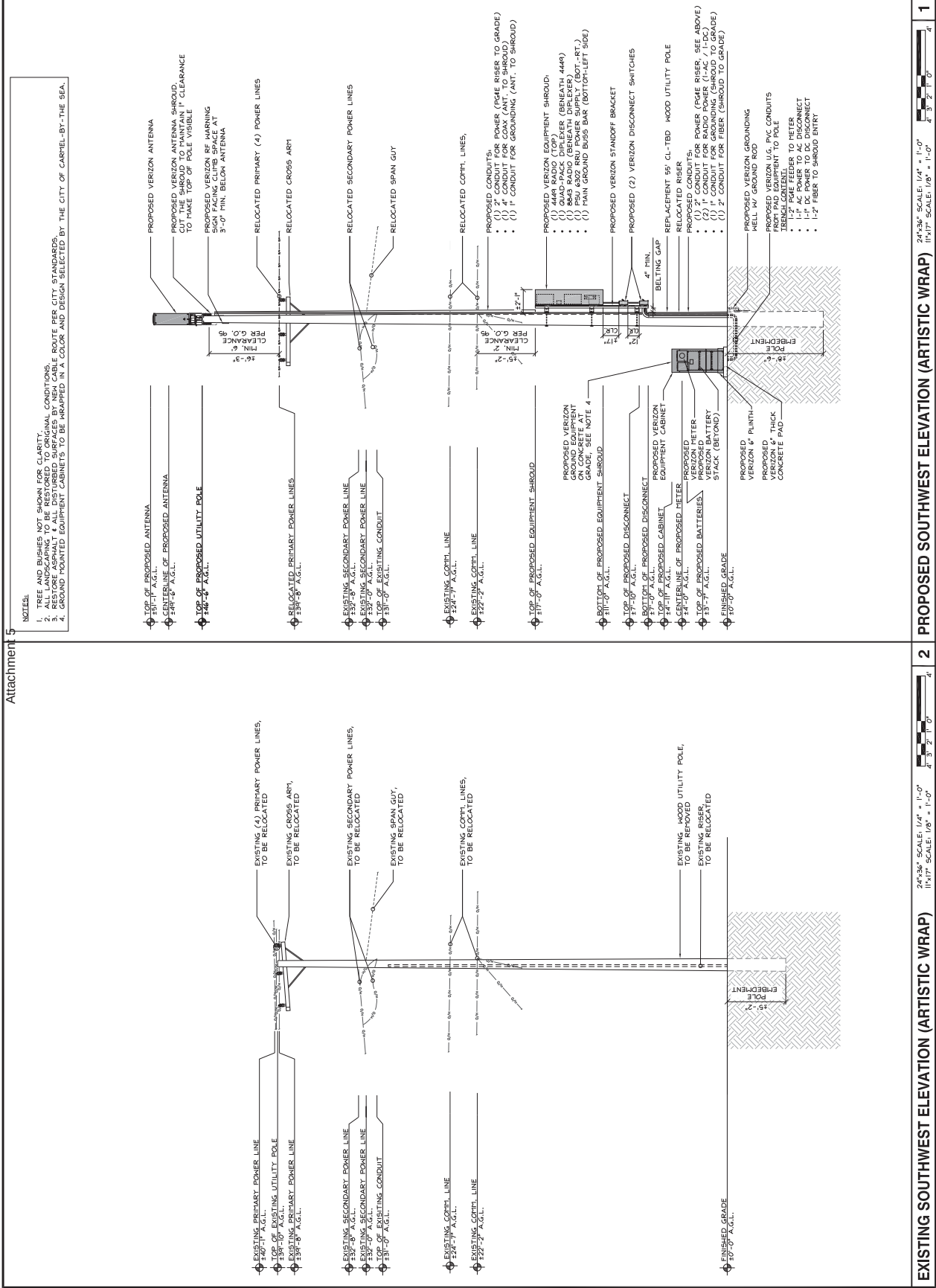
SHEET TITLE
ENLARGED SITE PLAN
(3 GROUND CABINETS)

SHEET NUMBER
A-2.4



24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

- NOTES:
1. TREE AND BUSHES NOT SHOWN FOR CLARITY.
 2. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITIONS.
 3. ALL EXISTING UTILITIES AND EQUIPMENT TO BE REMOVED AND REPLACED WITH NEW EQUIPMENT.
 4. GROUND MOUNTED EQUIPMENT CABINETS TO BE MARKED IN A COLOR AND DESIGN SELECTED BY THE CITY OF CARBILBY-THE SEA.



EXISTING SOUTHWEST ELEVATION (ARTISTIC WRAP)

24'-3 3/4" SCALE: 1/4" = 1'-0"
11'-1 1/2" SCALE: 1/8" = 1'-0"



2785 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 90265



PROJECT ID:	TBD
DRAWN BY:	HA
CHECKED BY:	DM

REV	DATE	DESCRIPTION
1	07/07/2021	DM: CD FOR SUBMITTAL NC
2	07/07/2021	DM: CD FOR SUBMITTAL NC
3	07/07/2021	DM: CD FOR SUBMITTAL NC
4	07/07/2021	DM: CD FOR SUBMITTAL NC
5	07/07/2021	DM: CD FOR SUBMITTAL NC
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100	07/07/2021	DM: CD FOR SUBMITTAL NC

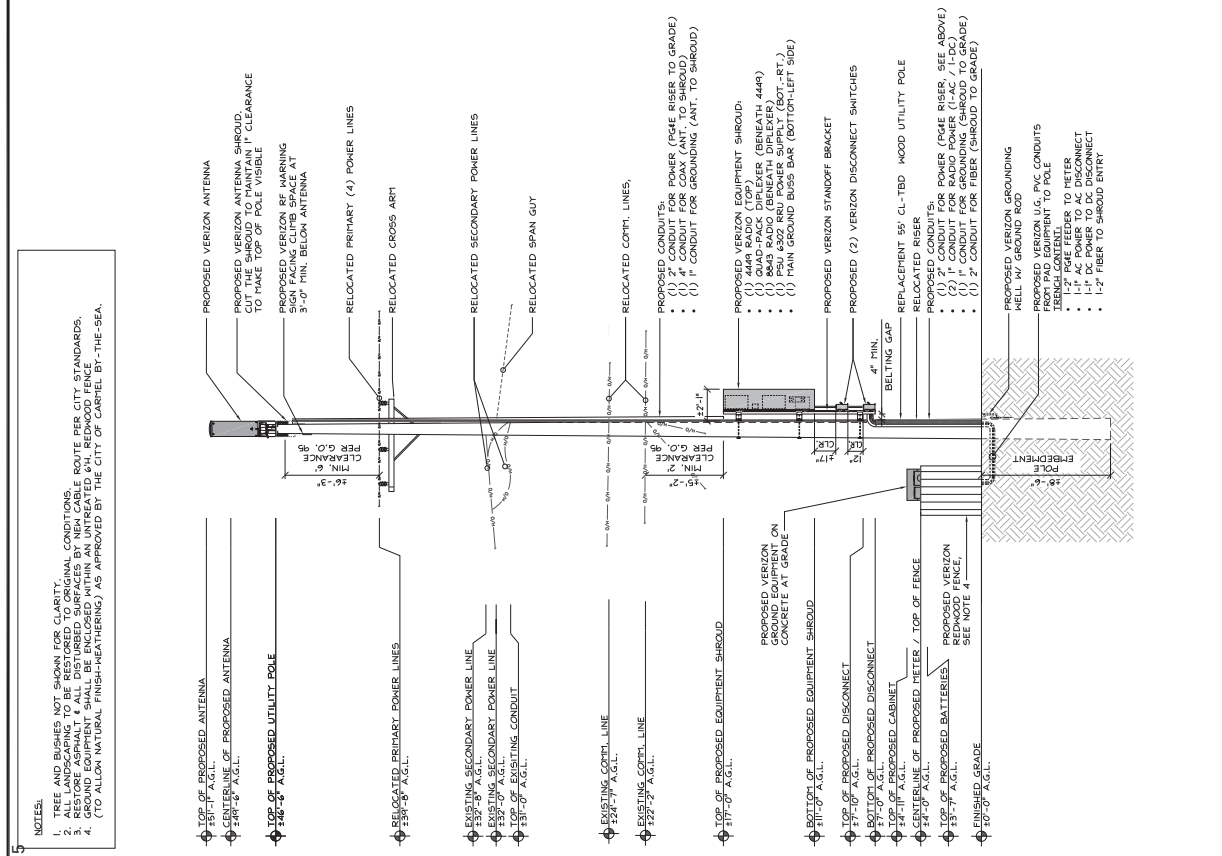
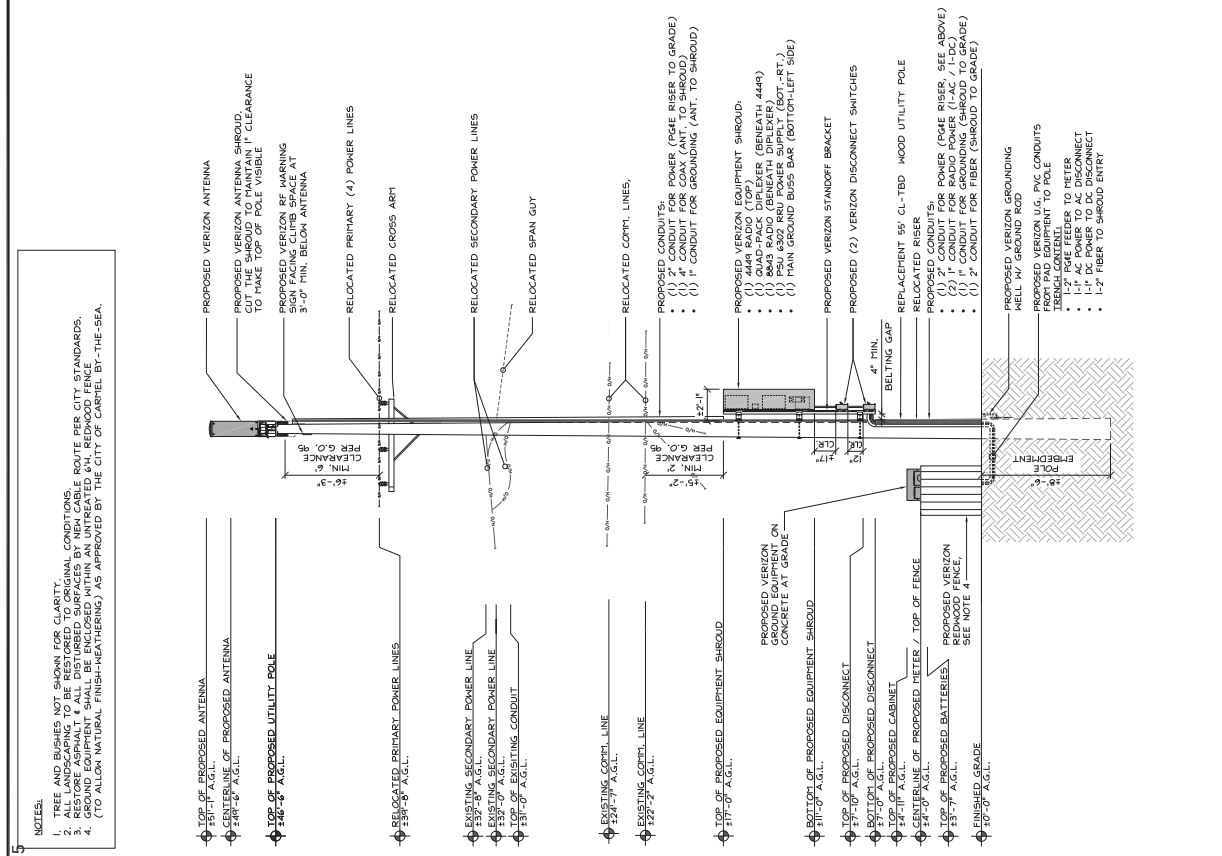


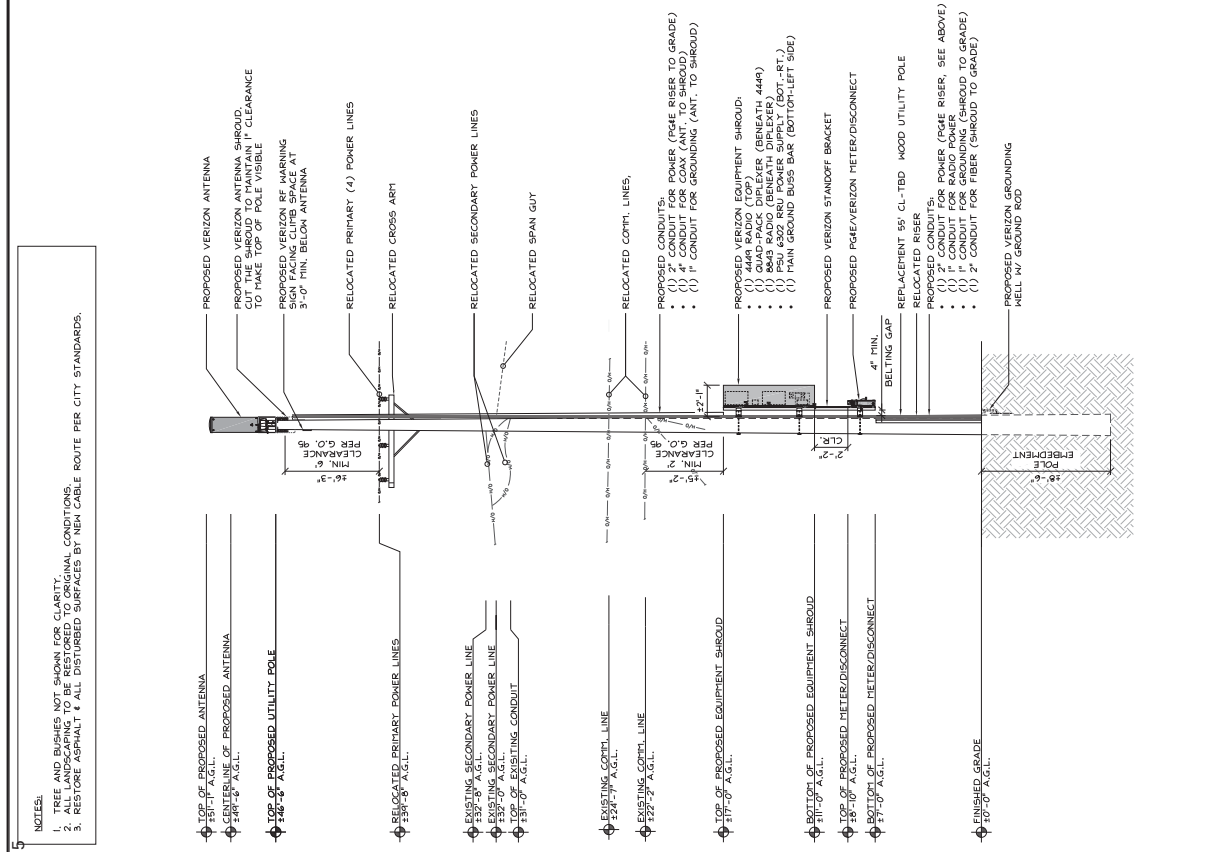
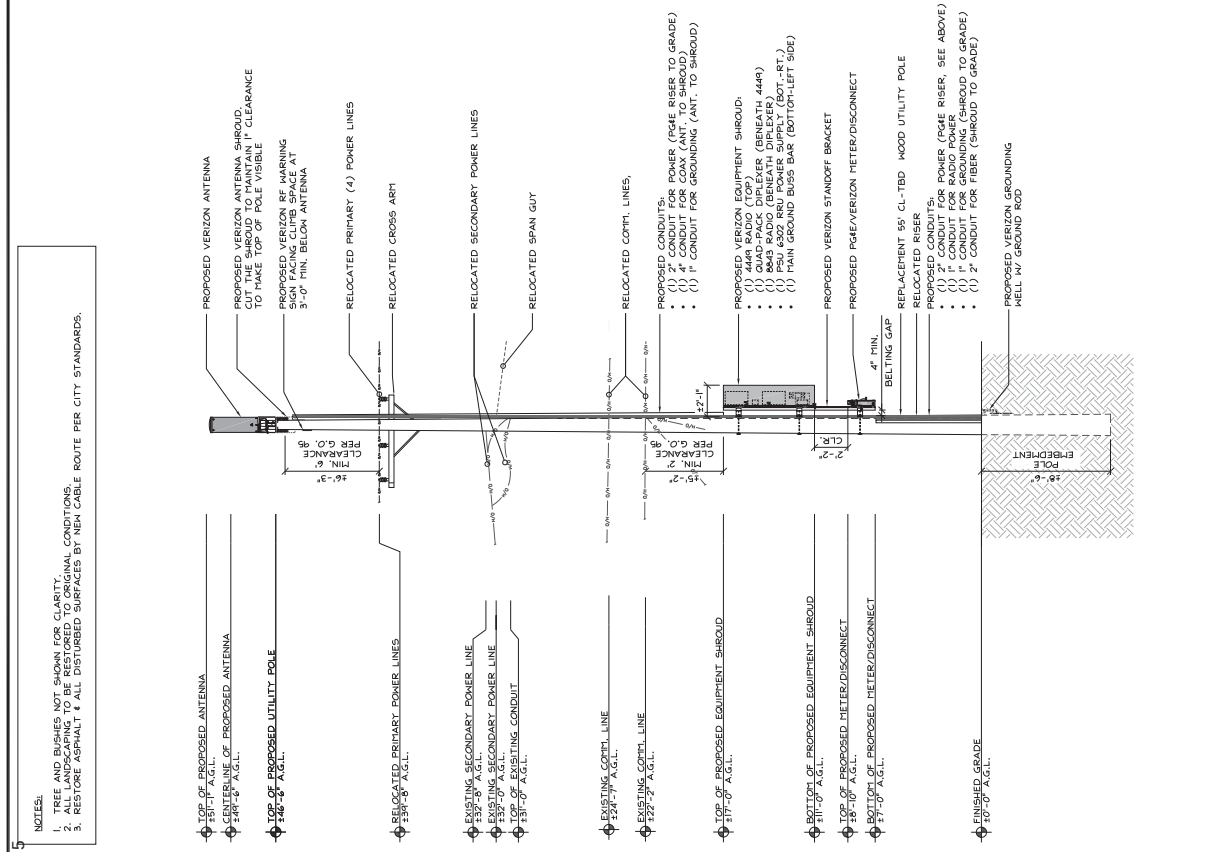
IT IS A VIOLATION OF LAW FOR ANY PERSON TO SIGN OR SEAL ANY DOCUMENT UNDER THE PROFESSIONAL ENGINEERING ACT WITHOUT BEING A LICENSED PROFESSIONAL ENGINEER. TO ALTER THIS DOCUMENT.

SOUTH CARMELO 001 CARMELO
PUBLIC ROW, ADJACENT TO:
CARMELO BY THE SEA, CA 93921
LOCATION CODE: 428216

SHEET TITLE
ELEVATIONS
(ARTISTIC WRAP)

SHEET NUMBER
A-3

[illegible][illegible]

[illegible][illegible]

- NOTES:
1. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITIONS.
 2. RESTORE ASPHALT & ALL DISTURBED SURFACES BY NEW CABLE ROUTE PER CITY STANDARDS.

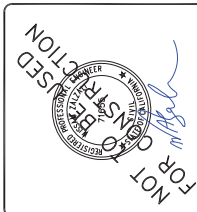


2785 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 90265



PROJECT ID:	TBD
DRAWN BY:	HA
CHECKED BY:	DM

REV	DATE	DESCRIPTION
2	09/19/2021	DM: CD# FOR SUBMITTAL NC
1	07/02/2021	DM: CD# FOR SUBMITTAL NC
0	02/03/2021	DM: CD# FOR SUBMITTAL NC
A	06/07/2021	DM: CD# FOR REVIEW HA



IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SOUTH CARNELO 001 CARNELO
PUBLIC ROW: ADJACENT TO
10 CARNELO ST
CARNELO-BY-THE-SEA CA 93921
LOCATION CODE: 428216

SHEET TITLE
ELEVATIONS
(3 GROUND CABINETS)

SHEET NUMBER
A-3.4

- NOTES:
1. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITIONS.
 2. RESTORE ASPHALT & ALL DISTURBED SURFACES BY NEW CABLE ROUTE PER CITY STANDARDS.

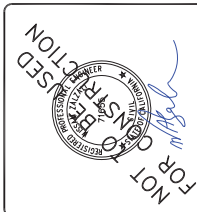


2785 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 90265



PROJECT ID:	TBD
DRAWN BY:	HA
CHECKED BY:	DM

REV	DATE	DESCRIPTION
2	09/19/2021	DM: CD# FOR SUBMITTAL NC
1	07/02/2021	DM: CD# FOR SUBMITTAL NC
0	02/03/2021	DM: CD# FOR SUBMITTAL NC
A	06/07/2021	DM: CD# FOR REVIEW HA



IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SOUTH CARNELO 001 CARNELO
PUBLIC ROW: ADJACENT TO
10 CARNELO ST
CARNELO-BY-THE-SEA CA 93921
LOCATION CODE: 428216

SHEET TITLE
ELEVATIONS
(3 GROUND CABINETS)

SHEET NUMBER
A-3.4

- NOTES:
1. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITIONS.
 2. RESTORE ASPHALT & ALL DISTURBED SURFACES BY NEW CABLE ROUTE PER CITY STANDARDS.

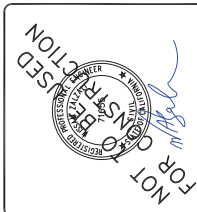


2785 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 90265



PROJECT ID:	TBD
DRAWN BY:	HA
CHECKED BY:	DM

REV	DATE	DESCRIPTION
2	09/19/2021	DM: CD# FOR SUBMITTAL NC
1	07/02/2021	DM: CD# FOR SUBMITTAL NC
0	02/03/2021	DM: CD# FOR SUBMITTAL NC
A	06/07/2021	DM: CD# FOR REVIEW HA

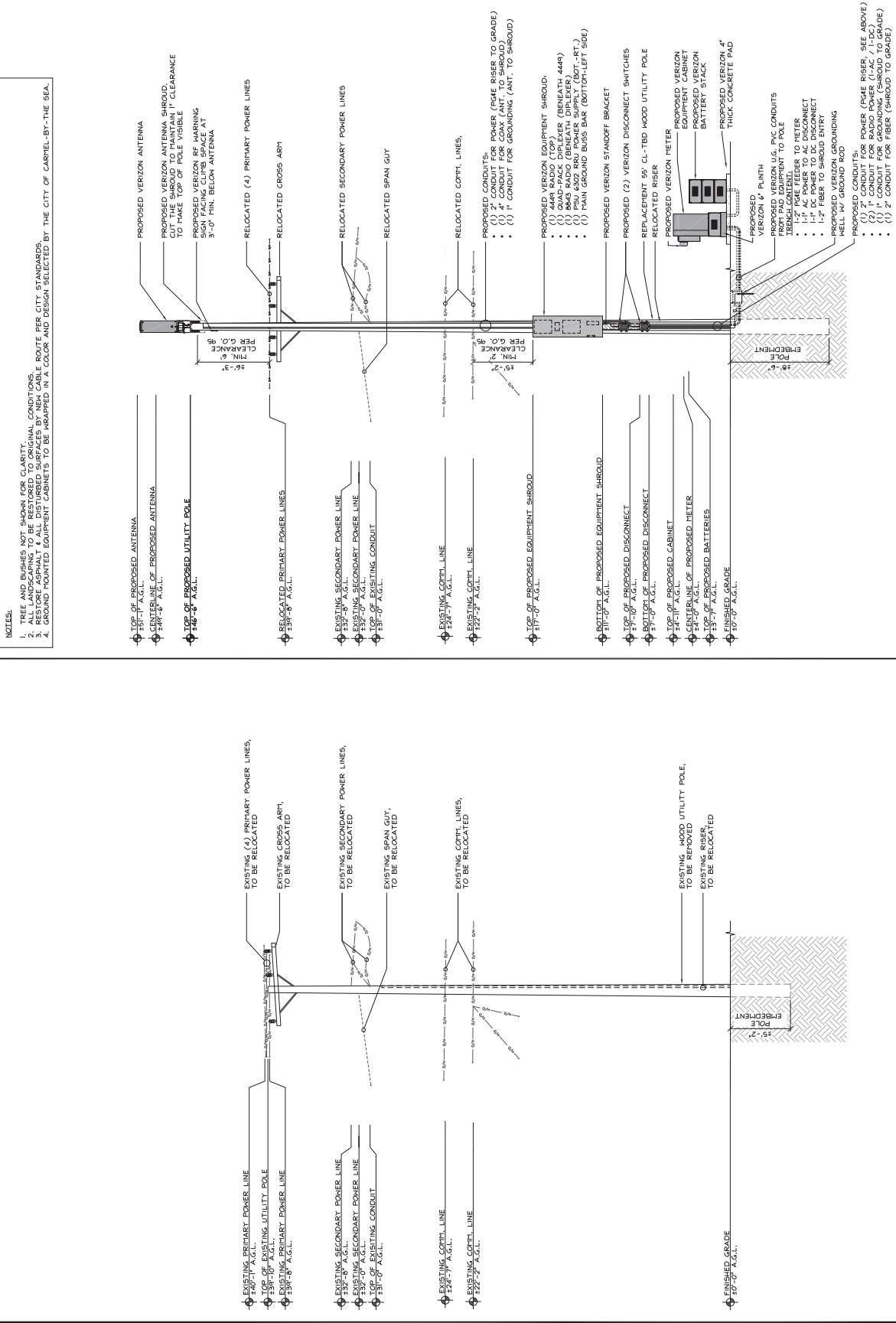


IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SOUTH CARNELO 001 CARNELO
PUBLIC ROW: ADJACENT TO
10 CARNELO ST
CARNELO-BY-THE-SEA CA 93921
LOCATION CODE: 428216

SHEET TITLE
ELEVATIONS
(3 GROUND CABINETS)

SHEET NUMBER
A-3.4



verizon

2785 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 90266

SEQUOIA
DATAWAY SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92550-2283

ALLSTATES
LANDSCAPE ARCHITECTS
10000 LAKESIDE DRIVE, SUITE 100
LAKE FOREST, CA 92550

PROJECT ID: TBD
DRAWN BY: TBA
CHECKED BY: DM

REV	DATE	DESCRIPTION
2	09/10/2021	DM: CD# FOR SUBMITTAL NC
1	07/10/2021	DM: CD# FOR SUBMITTAL NC
0	02/03/2021	DM: CD# FOR SUBMITTAL NC
A	06/07/2021	DM: CD# FOR REVIEW TBA

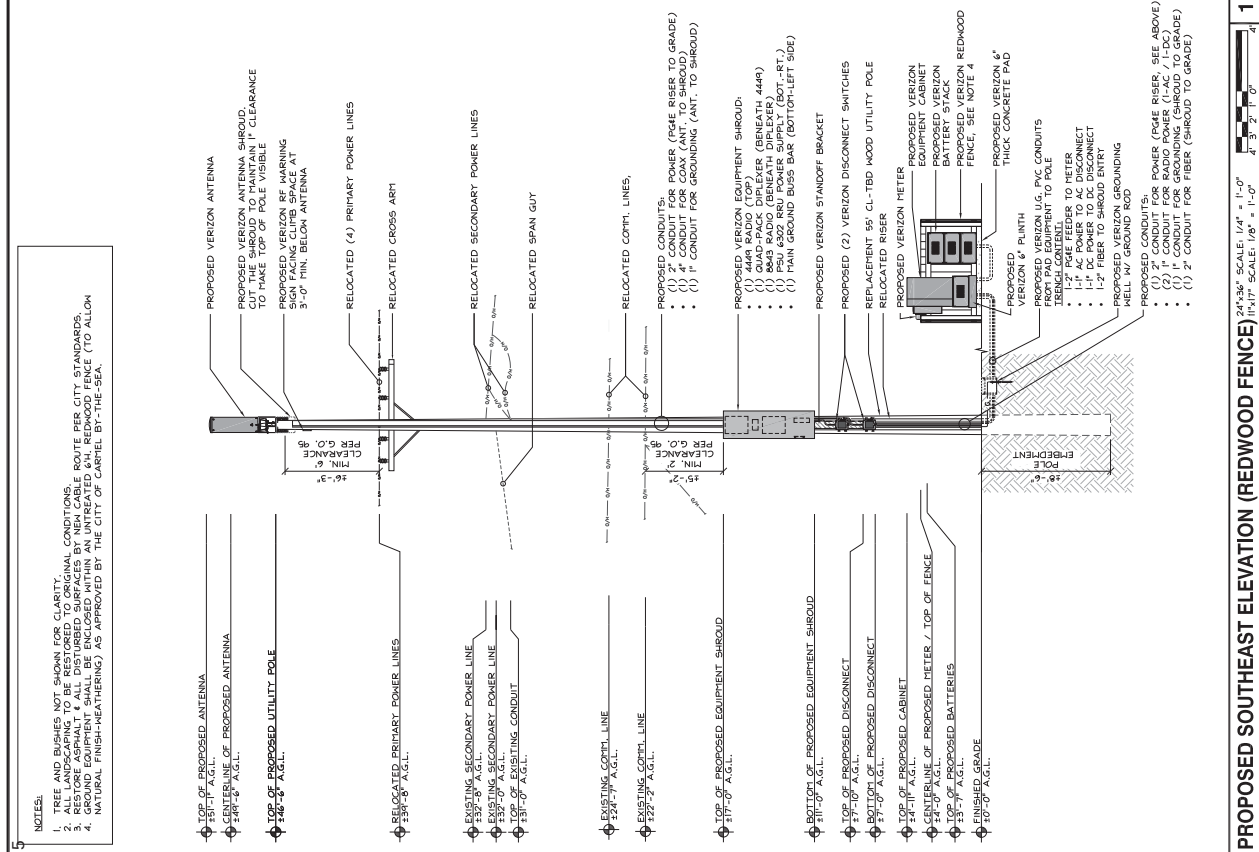
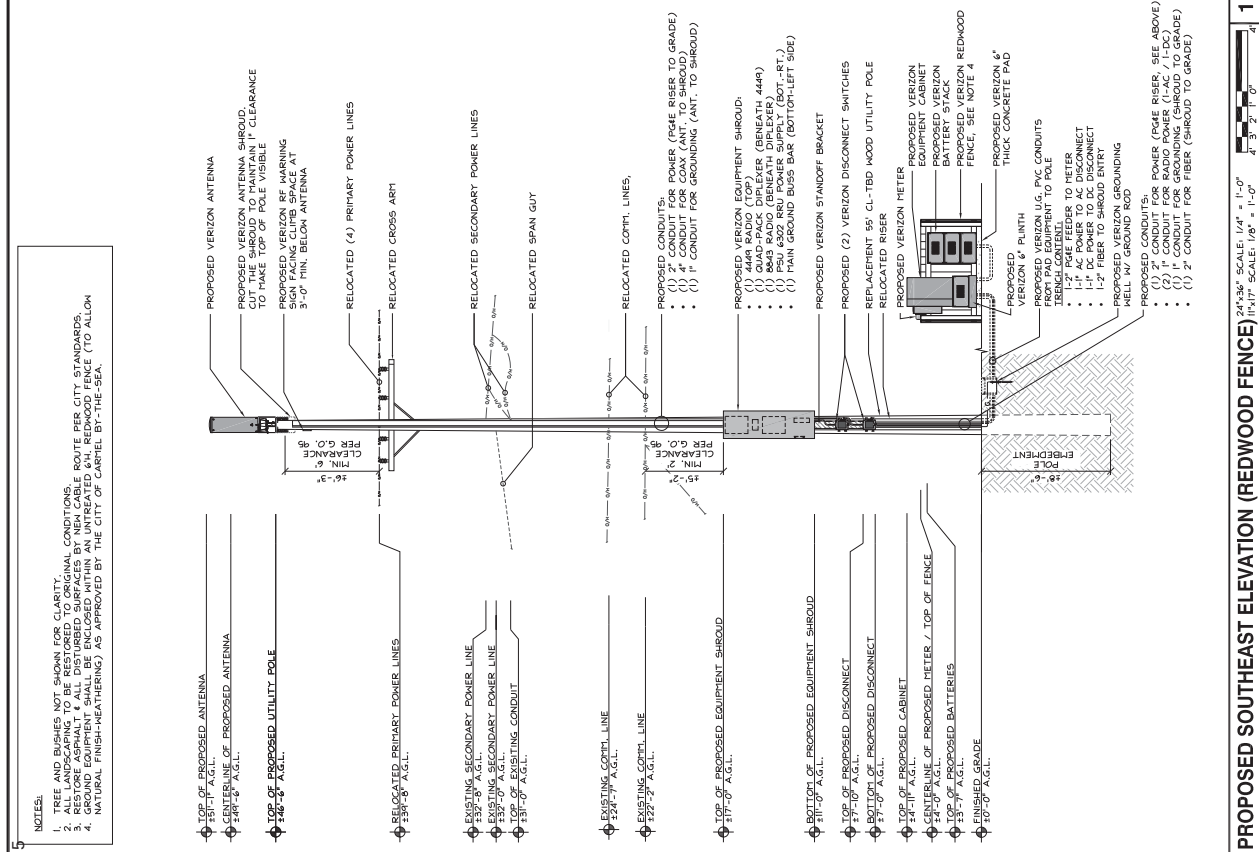


IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

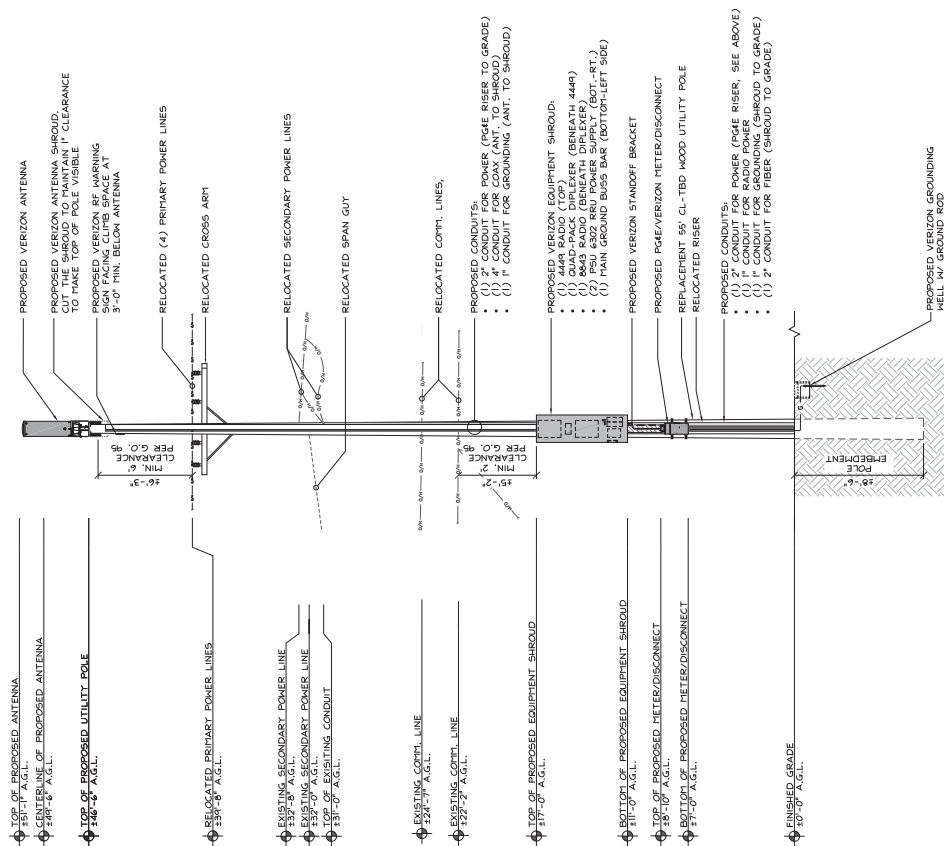
SOUTH CARMIEL 001 CARMIELO
PUBLIC ROW: ADJACENT TO:
PO CARMIELO ST
CARMIEL-BY-THE-SEA CA 93921
LOCATION CODE: 428216

SHEET TITLE
ELEVATIONS
(ARTISTIC WRAP)

SHEET NUMBER
A-4

[illegible][illegible]

1. TREE AND BUSHES NOT SHOWN FOR CLARITY.
2. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITIONS.
3. RESTORE ASPHALT & ALL DISTURBED SURFACES BY NEW CABLE ROUTE PER CITY STANDARDS.

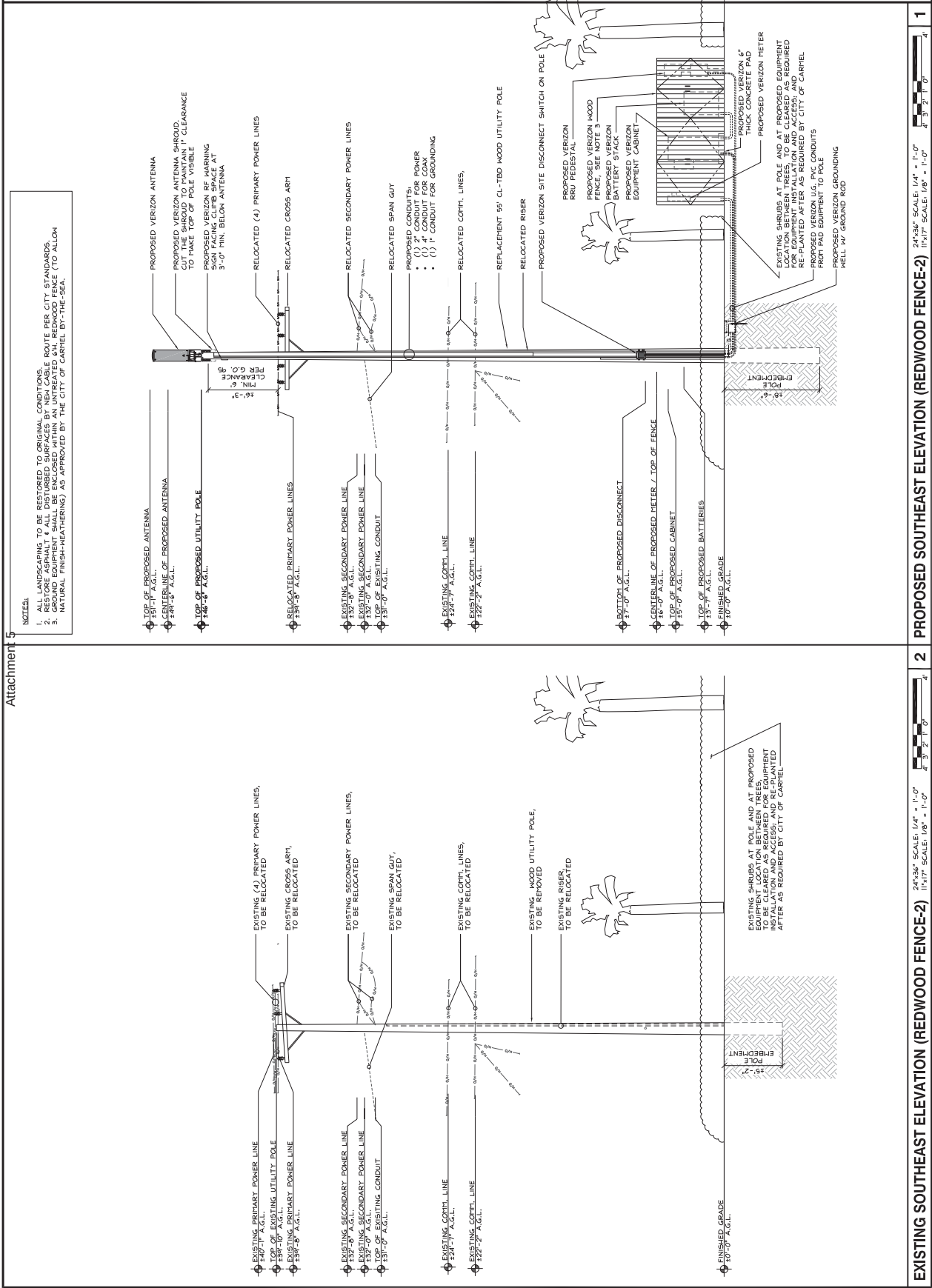


PROPOSED SOUTHEAST ELEVATION (NO GROUND EQUIP.) 24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



NOT FOR RECORD SEAL OF THE DISTRICT ENGINEER SOUTHERN DISTRICT OF CALIFORNIA 4. WIND SPEED (MPH) <i>14</i>	IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL CIVIL ENGINEER, TO ALTER THIS DOCUMENT.	SOUTH CARMELO 001 CARMIELO PUBLIC R.O.W. ADJACENT TO: IFO CARMIELO ST CARMIELO-BY-THE-SEA CA 93821 LOCATION CODE: 432216	SHEET TITLE ELEVATIONS (NO GROUND EQUIPMENT)	SHEET NUMBER A-4.2
---	---	--	---	---------------------------------------

- NOTES:
1. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITIONS.
 2. RESTORE ASPHALT & ALL DISTURBED SURFACES BY NEW CABLE ROUTE PER CITY STANDARDS.
 3. EXISTING WOOD UTILITIES SHALL BE RELOCATED TO THE REDWOOD FENCE (TO ALLOW NATURAL FISH-WEATHERING), AS APPROVED BY THE CITY OF CARMEL BY THE SEA.



2785 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 90406



PROJECT ID:	TBD
DRAWN BY:	HA
CHECKED BY:	DM

REV	DATE	DESCRIPTION
1	07/07/2021	DM: CD's FOR SUBMITTAL NC
2	07/07/2021	DM: CD's FOR SUBMITTAL NC
3	07/07/2021	DM: CD's FOR SUBMITTAL NC
4	07/07/2021	DM: CD's FOR REVIEW HA

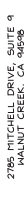


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE LICENSED UNDER THE ENGINEERING ACT, TO SIGN OR SEAL THIS DOCUMENT, OR TO ALTER THIS DOCUMENT.

SOUTH CARMEL 001 CARMELO
PUBLIC ROW: ADJACENT TO
CARMEL-BY-THE-SEA CA 93921
LOCATION CODE: 428216

SHEET TITLE	ELEVATIONS (REDWOOD FENCE-2)
SHEET NUMBER	A-4.3

1. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITIONS.
2. RESTORE ASPHALT & ALL DISTURBED SURFACES BY NEW CABLE ROUTE PER CITY STANDARDS.



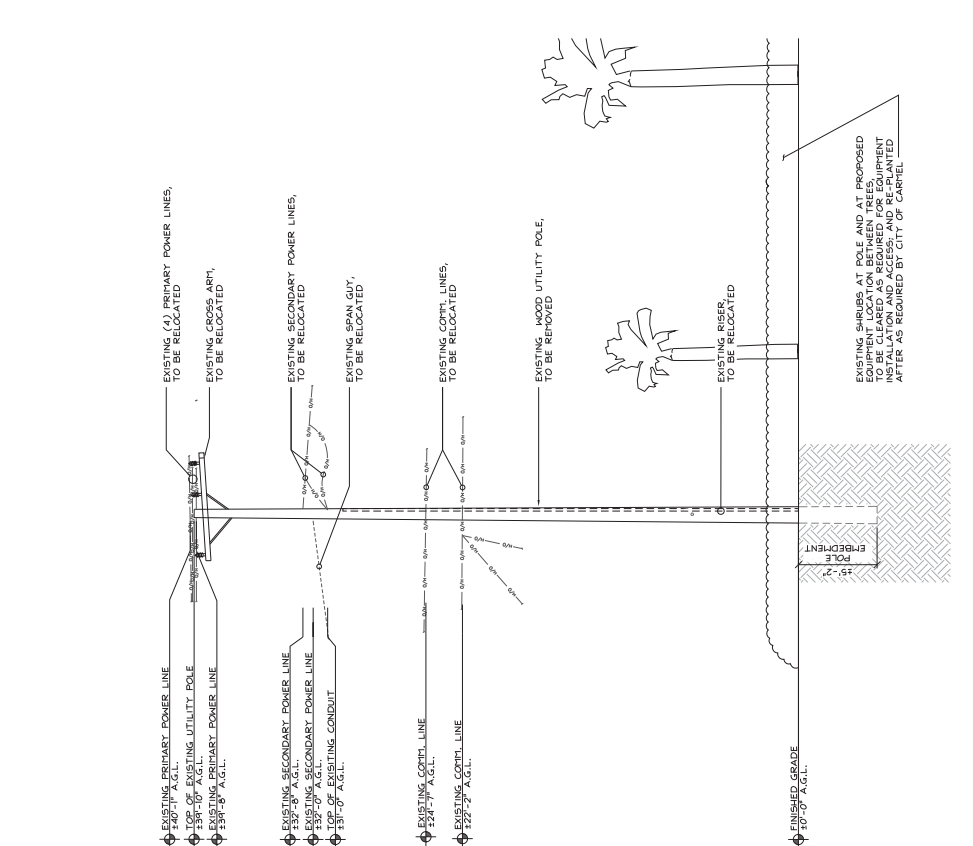
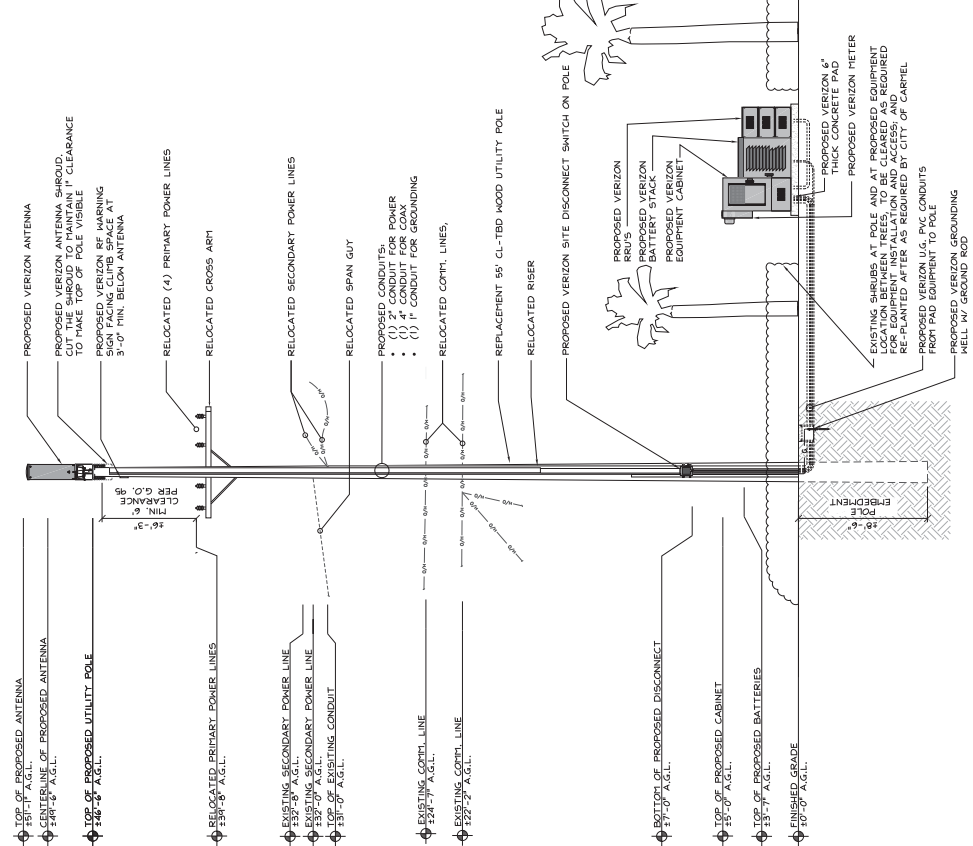
NO.	DATE	DESCRIPTION
2	09/13/2021	100% CD'S FOR SUBMITTAL NC
1	07/12/2021	100% CD'S FOR SUBMITTAL NC
0	02/03/2021	100% CD'S FOR SUBMITTAL NC
A	01/07/2021	100% CD'S FOR REVIEW F/A



SOUTH CARMEL 001 CARMELO
PUBLIC R.O.W. ADJACENT TO:
I/O CARMELO ST
CARMEL-BY-THE-SEA, CA 93921
LOCATION CODE: 428216

SHEET TITLE
ELEVATIONS
(3 GROUND CABINETS)

SHEET NUMBER
A-4.4



EXISTING SOUTHEAST ELEVATION (3 GROUND CABINETS)

PROPOSED SOUTHEAST ELEVATION (3 GROUND CABINETS)

[illegible]

[illegible]

COMMSCOPE RBC36 PLINTH (OR APPROVED EQUAL)

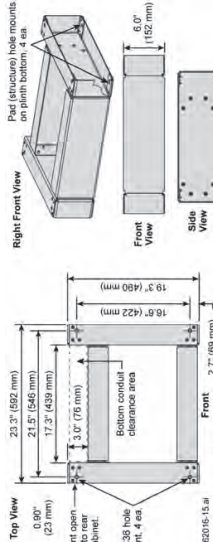
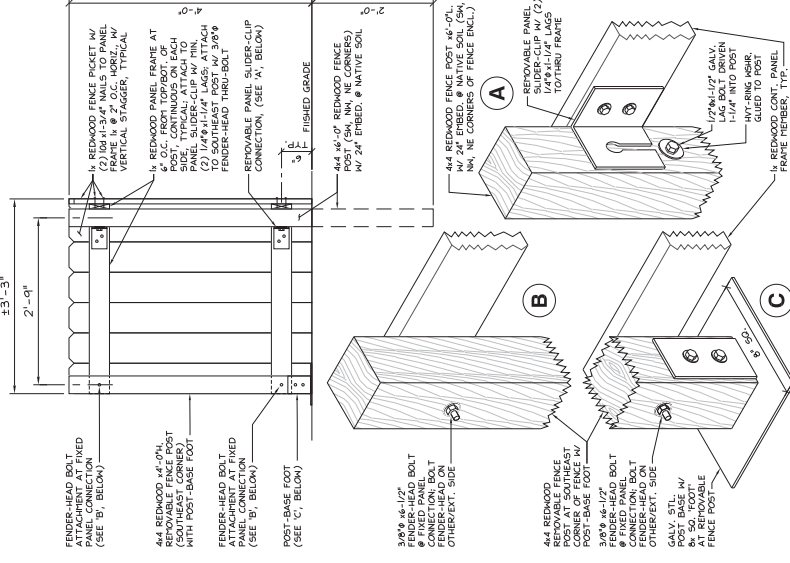


Figure 28. RBC36 Plinth Views
(OR APPROVED EQUAL)

PLINTH



FENCE

COMMSCOPE STANDARD BATTERY CABINET (OR APPROVED EQUAL)

NOTE:
BATTERY CABINET CAN BE STACKED WITH
1-RECORD OR 1-RECORD, 4 NO.
2-RECORD, 4 NO.

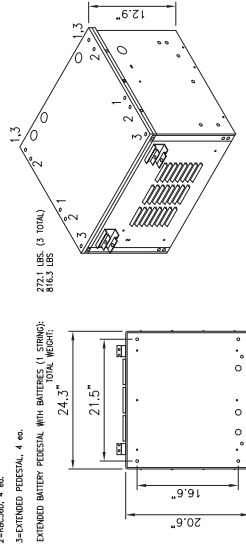


Figure 30. Standard Battery Cabinet Views
(OR APPROVED EQUAL)

5

COMMSCOPE RBC36 CABINET (OR APPROVED EQUAL)

NOTE:
BATTERY CABINET CAN BE STACKED WITH
1-RECORD OR 1-RECORD, 4 NO.
2-RECORD, 4 NO.

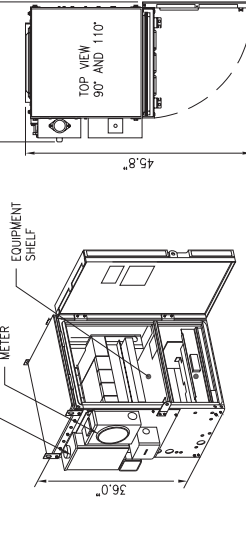
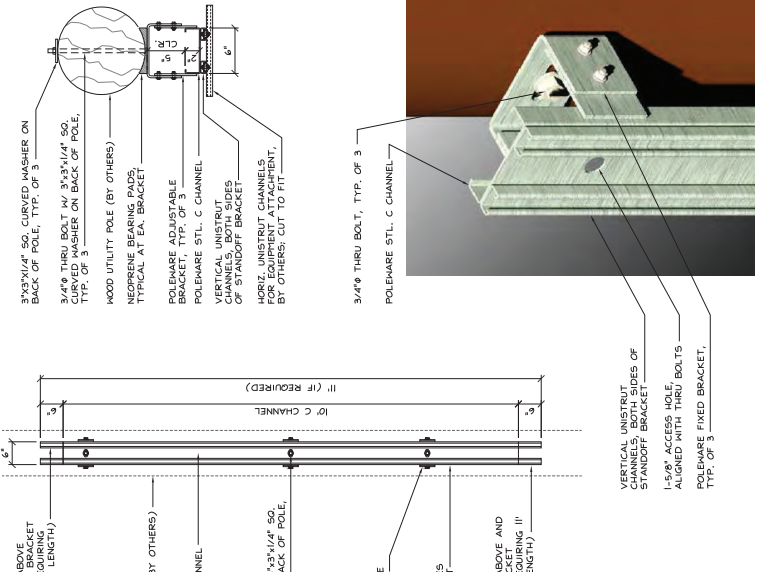


Figure 31. RBC36 Cabinet Views
(OR APPROVED EQUAL)

3

EQUIPMENT CABINET



STANDOFF BRACKET (OR APPROVED EQUAL)

2785 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 90406

1 SPECTRUM DRIVE, SUITE 130
LAKE FOREST, CA 90603-2283

10000 S. LAKE FOREST, CA 90630

PROJECT ID:	TBD
DRAWN BY:	HA
CHECKED BY:	DA

REV	DATE	DESCRIPTION
1	07/07/2021	100% CD FOR SUBMITTAL NC
2	07/07/2021	100% CD FOR SUBMITTAL NC
3	07/07/2021	100% CD FOR SUBMITTAL NC
4	07/07/2021	100% CD FOR SUBMITTAL NC
5	07/07/2021	100% CD FOR SUBMITTAL NC
6	07/07/2021	100% CD FOR SUBMITTAL NC
7	07/07/2021	100% CD FOR SUBMITTAL NC
8	07/07/2021	100% CD FOR SUBMITTAL NC
9	07/07/2021	100% CD FOR SUBMITTAL NC
10	07/07/2021	100% CD FOR SUBMITTAL NC

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ENGINEER, TO ALTER THIS DOCUMENT.

SOUTH CARNELLO 001 CARMELO
PUBLIC ROW, ADJACENT TO
CARMELO RIVER, CA 95021
LOCATION CODE: 428216

SHEET TITLE
EQUIPMENT DETAILS
(WRAP & FENCE)

SHEET NUMBER
D-3

24\"/>

[illegible]

- GENERAL NOTES**
1. WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FORPAN
 2. PLANT LOCATIONS ON PLAN ARE DIAGNATHATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY LANDSCAPE CONTRACTOR
 3. PLANT TREES AND SHRUBS UPRIGHT AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES
 4. BACKFILL SOIL MIXTURE TO BE A SANDY TOPSOIL INCLUDING SANDY SOIL AND HIGHLY ORGANIC COMPOST. USE CEDAR GROVE 2-HAT TOPSOIL
 5. PLANT TREES AND STAKE AS SHOWN IN DETAIL
 6. RAKE SOIL SURFACE SMOOTH AND FREE FROM ALL ROCKS, SOIL LUMPS, STICKS, AND OTHER DELETERIOUS MATERIALS
 7. AFTER PLANTING, COVER ALL AREAS WITH THREE (3) INCHES OF FINE BARK MULCH
 8. GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER
 9. UNDERGROUND OBSERVATIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UTILITIES AND OTHER UNDERGROUND OBSTRUCTIONS TO PREVENT DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICT BETWEEN SUCH OBSTRUCTIONS AND PLANT LOCATIONS

PLANTING SPECIFICATIONS

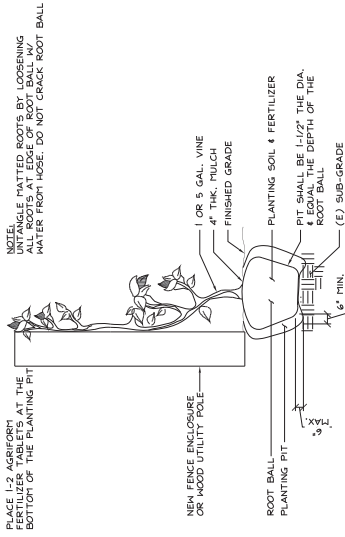
1. SOIL AMENDMENT: SHALL BE NITROGEN-STABILIZED REDWOOD OR FIR SHAVINGS
2. COMMERICAL FERTILIZER: SHALL BE GRANULAR FERTILIZER (16-4-8) @ 30 LBS. PER 1000 SQ. FT.
3. SOIL CONDITIONER: SHALL BE "GRO POWER" (9-3-1) AS MANUFACTURED BY SOUTHERN CALIFORNIA ORGANIC FERTILIZER COMPANY, GLENDALE, CALIFORNIA (215) 246-6844
4. MULCH: SHALL BE KELLOGG'S FIR BARK 0'-1/4"
5. IMPORTED SOIL: ANY IMPORT SOIL REQUIRED FOR PLANTER BACKFILL OR FOR FINISH GRADING SHALL BE A LOESS, OR OTHER SUBSTANTIAL FREE OF SUBSOIL, HARD CLODS, CLAY, SOIL, DEBRIS, OR ANY OTHER UNDESIRABLE MATERIAL

MISCELLANEOUS

1. CONTRACTOR SHALL COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE. CONTRACTOR SHALL REMOVE ALL MATERIALS, AND DEBRIS RESULTING FROM HIS WORK. REMOVE ALL TAGS, LABELS, NURSERY STAKES, AND TIES FROM PLANTS. ALL PAVED AREAS SHALL BE REPAIRED TO ORIGINAL CONDITION IN A NEAT AND ACCEPTABLE MANNER AS APPROVED BY THE OWNER'S REPRESENTATIVE
 2. GUARANTEES: CONTRACTOR SHALL GUARANTEE ALL PLANTS, 15 GALLON AND LARGER, FOR A PERIOD OF ONE YEAR. ALL OTHER PLANTS SHALL BE GUARANTEED FOR 90 DAYS. PLANTS GUARANTEED FOR 90 DAYS OR LESS SHALL BE REPLACED WITHIN 7 DAYS OF WRITTEN NOTIFICATION TO CONTRACTOR
 3. REPLACE PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DUE TO FREEZING, PERIOD AS INSTRUCTED BY OWNER'S AUTHORIZED REPRESENTATIVE. REPLACE PLANT MATERIAL IN ACCORDANCE WITH THESE SPECIFICATIONS
 4. EXTRAS: ANY EXTRAS OR REVISIONS TO THE PLANS ARE TO BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE
- MAINTENANCE:**
- A. ENTIRE PROJECT SHALL BE SATISFACTORILY MAINTAINED (FOR A PERIOD OF TIME AGREED UPON BY OWNER) DATES AFTER FINAL APPROVAL
 - B. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, FERTILIZING, DISEASE AND PEST CONTROL, AND GENERALLY PERFORMING PLANT CARE AND ESTABLISHMENT WORK

LANDSCAPING NOTES

24"x36" SCALE: NTS
11"x17" SCALE: NTS



ENGLISH IVY PLANTING

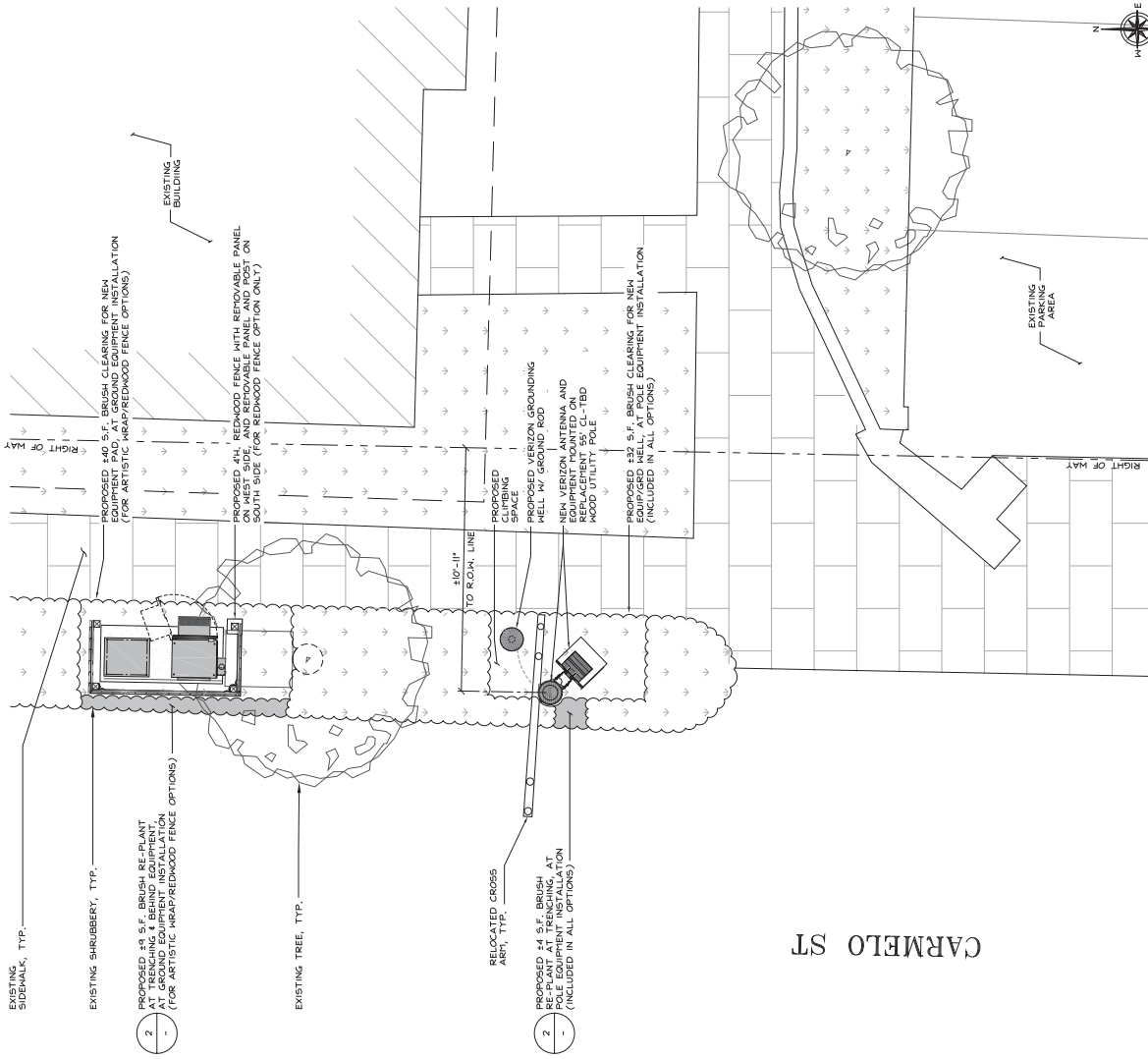
24"x36" SCALE: NTS
11"x17" SCALE: NTS

2

LANDSCAPE PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

Attachment 5



verizon

2785 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 90406

SEQUOIA

DATAWORKS ENGINEER, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92650-2285

ALLSTATES

LANDSCAPE ARCHITECT
3000 S. MICHIGAN AVE., SUITE 200
LAKE FOREST, IL 60045

PROJECT ID: TBD
DRAWN BY: HA
CHECKED BY: DM

REV	DATE	DESCRIPTION
1	07/02/2021	100% CD'S FOR SUBMITTAL NC
2	07/02/2021	100% CD'S FOR SUBMITTAL NC
3	07/02/2021	100% CD'S FOR REVIEW HA

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 10000
Exp. 12/31/2021

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SOUTH CARMEL 001 CARMELO

PUBLIC ROW: ADJACENT TO:
100 CARMELO ST
CARMEL-BY-THE-SEA, CA 93921
LOCATION CODE: 428216

SHEET TITLE
LANDSCAPE PLAN
(WRAP, FENCE, & NO
GROUND EQUIPMENT)

SHEET NUMBER
L-1

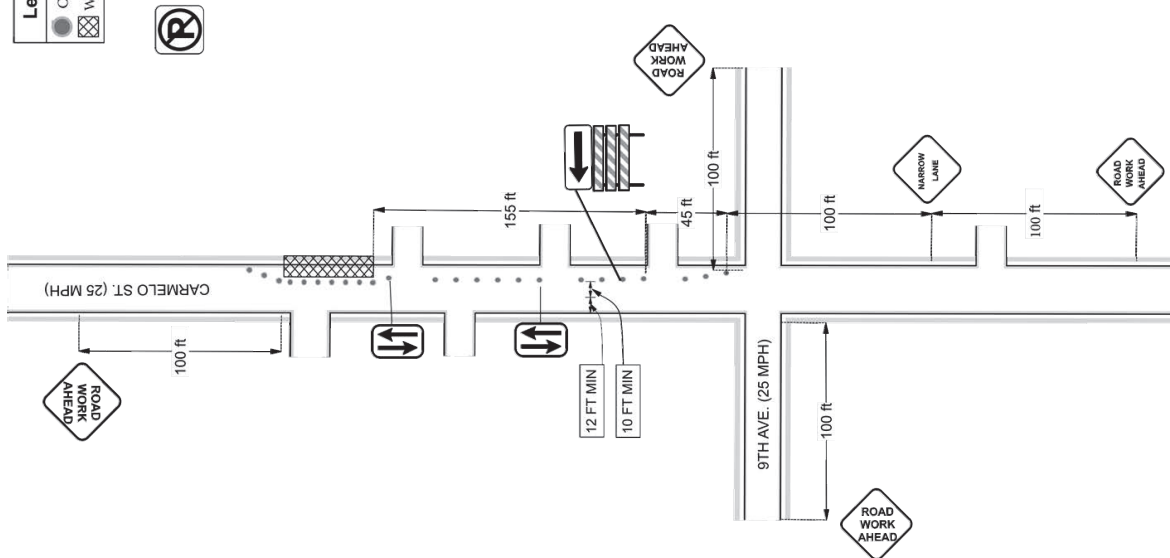


TABLE I						
POSTED SPEED (km/h)	DISTANCE BETWEEN SIGNS				TAPER	BUFFER
	A	B	C	L		
15	100'	100'	100'	45'		E
20	100'	100'	100'	50'		15'
25	100'	100'	100'	55'		15'
30	150'	150'	150'	60'		15'
35	250'	250'	250'	180'		200'
40	250'	250'	250'	215'		230'
45	250'	250'	250'	300'		300'
50	350'	350'	350'	540'		360'
55	500'	500'	500'	660'		425'
60	500'	500'	500'	660'		445'
65	500'	500'	500'	780'		570'
70	500'	500'	500'	780'		570'
75	500'	500'	500'	780'		445'

NOTES:

- A) DISTANCES IN FEET UNLESS OTHERWISE NOTED.
- B) CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
- C) DISTANCES SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.



2705 MITCHELL DRIVE, SUITE 4
MALNUT CREEK, CA 94598



1 SPECTRUM POINTE DRIVE, SUITE 150
LAKE FOREST, CA 94550-2283



2845 BIRCHERS DRIVE
LAKE FOREST, CA 94555

PROJECT ID: TBD

DRAWN BY: TIA

CHECKED BY: DM

REV	DATE	DESCRIPTION
2	04/19/2021	100% CD'S FOR SUBMITTAL NC
1	07/19/2021	100% CD'S FOR SUBMITTAL NC
0	02/09/2021	100% CD'S FOR SUBMITTAL NC
A	09/07/2021	100% CD'S FOR REVIEW TIA

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C. Angelo

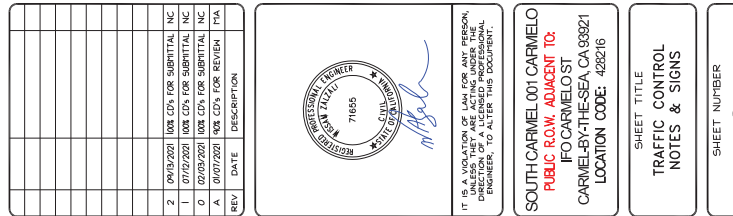
SOUTH CARMELO 001 CARMELO
PUBLIC ROW ADJACENT TO:
JFO CARMELO ST
CARMELO-BY THE SEA CA 93821
LOCATION CODE: 425216

SHEET TITLE
TRAFFIC CONTROL PLAN

SHEET NUMBER
TC-1

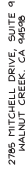
1

1. TRAFFIC CONTROL, GENERAL NOTES:
 - a. TRAFFIC CONTROL DEVICES, SIGNAGE, LAYOUTS, AND PROCEDURES SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - b. LATEST EDITION, WHICHEVER IS MORE STRINGENT.
2. PRIOR TO ANY ROAD CONSTRUCTION, TRAFFIC CONTROL, SIGNS AND DEVICES SHALL BE IN PLACE.
3. TRAFFIC CONTROL DEVICES FOR LANE CLOSURES INCLUDING SIGNS, CONES, BARRICADES, ETC., SHALL BE PLACED AS SHOWN ON PLANS. SIGNS SHALL NOT BE PLACED WITHOUT ACTUAL LANE CLOSURES AND SHALL BE IMMEDIATELY REMOVED UPON REMOVAL OF THE CLOSURES.
4. SELECTED TRAFFIC CONTROL DEVICES, PLANS, POSTED SPEED LIMITS, ROADWORKERS, AND WORKERS SHALL BE IN ACCORDING WITH THE PLANS, POSTED SPEED LIMITS, AND LOCAL JURISDICTIONAL REQUIREMENTS. PART B TEMPORARY TRAFFIC CONTROL, AND LOCAL JURISDICTIONAL REQUIREMENTS SHALL BE APPROVED BY THE APPROPRIATE HIGHWAY AUTHORITY HAVING JURISDICTION.
5. ADVANCE WARNING SIGNS, DISTANCES, AND TAPER LENGTHS MAY BE EXTENDED TO ADJUST FOR REDUCED VISIBILITY DUE TO HORIZONTAL AND VERTICAL CURVATURE OF THE ROADWAY AND FOR ACTUAL TRAFFIC SPEEDS IF IN EXCESS OF POSTED SPEED LIMITS.
6. TAPE/S SHALL BE LOCATED TO MAXIMIZE THE VISIBILITY OF THE TOTAL SIGNAL LENGTH.
7. CONFLICTING OR NON-OPERATING SIGNAL INDICATIONS ON THE (E) TRAFFIC SIGNAL SYSTEMS SHALL BE BAIGED OR COVERED.
8. ALL (E) ROAD SIGNS, PAVEMENT MARKINGS AND/OR FLOWABLE PAVEMENT REFLECTORS WHICH ARE NOT TO BE MAINTAINED SHALL BE BAIGED OR COVERED PRIOR TO THE START OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO MATCH PRE-CONSTRUCTION CONDITION AFTER COMPLETION OF WORK.
9. CONTRACTOR SHALL CONTACT LOCAL AUTHORITY HAVING HIGHWAY JURISDICTION AND PROVIDE ADDITIONAL PLACERS OR POLICE SUPERVISION, IF REQUIRED.
10. ALL EXISTING PAVEMENT SURFACES TO THE ROADWAY SHALL BE BACKFILLED AND PLACED TO CLEAR ZONE TO BE EITHER BACKFILLED TO END OF CHUTE OR OTHER BACKFILLED AGAINST THE BARRIER SET TEMPORARILY IN PLACE TO SHIELD VEHICULAR AND PEDESTRIAN TRAFFIC.
11. WHEN DICTATED BY LOCAL CONDITIONS, THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING OR SHA REQUIREMENTS.
12. CONSTRUCTION ZONE SPEED LIMIT IF REDUCED FROM POSTED LIMITS SHALL BE IN ACCORDANCE WITH MUTCD AND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
13. THERE SHALL BE NO MORKERS, EQUIPMENT, OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AWAY SPACE.
14. DRIVEWAYS AND/OR SIDE STREETS ENTERING THE ROADWAY AFTER THE FIRST ADVANCE MARKING SHALL BE PROTECTED BY CONE OFF SETS AND/OR OTHER ROADWORKERS AS REQUIRED.
15. CONES MAY BE SUBSTITUTED FOR DRIVEPIES AND INSTALLED UPON THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION PROVIDED THEY COMPLY WITH MUTCD.
16. THE SPACING BETWEEN CONES, TUBULAR MARKERS, VERTICAL PANELS, DRUMPS, AND BARRICADES SHOULD NOT EXCEED A DISTANCE IN FEET EQUAL TO 10 TIMES THE SPEED LIMIT IN MPH WHEN USED FOR TANGENT CHANNELIZATION.
17. WHEN CHANNELIZATION DEVICES HAVE THE POTENTIAL OF LEADING VEHICULAR TRAFFIC OUT OF THE INTENDED VEHICULAR TRAFFIC SPACE, THE CHANNELIZATION DEVICES SHOULD BE EXTENDED A TRANSITION AREA OF 20 TIMES THE SPEED LIMIT IN MPH BEFORE THE DOWNSTREAM END OF THE CHANNELIZATION DEVICES AS CALCULATED AS FOLLOWS:
WHERE N= OFFSET WIDTH (FT), S= TRAFFIC SPEED (MPH).
18. TAPER LENGTHS ARE CALCULATED AS FOLLOWS:
WHERE N= OFFSET WIDTH (FT), S= TRAFFIC SPEED (MPH).
19. THE CONTRACTOR SHALL PROVIDE FOR ACCESS TO ALL ADJACENT PROPERTIES DURING WORK HOURS. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO CAUSE AS LITTLE INTERFERENCE AS POSSIBLE TO ADJUTING PROPERTY OWNERS/OPERATORS.
20. ALL BARRICADES SHALL BE PROPERLY SET UP AND USED ON ALL M20+ SIGNS AND ALL TYPE II BARRICADES GUARDING THE ROADWAY OVERNIGHT.
21. ALL SIGNS SHALL BE REFLECTORIZED AND STANDARD SIZE.
22. THE CONTRACTOR SHALL HAVE ALL SIGNS, DELINEATORS, BARRICADES, ETC., PROPERLY INSTALLED PRIOR TO CONTINUING CONSTRUCTION. THE ROAD WORK SPEED LIMIT SIGN IS PROPOSED (I.E., CITY). THE CONTRACTOR SHALL COVER ALL CONFLICTING REGULATORY SPEED LIMIT SIGNS.
23. THE CONTRACTOR SHALL PROVIDE FOR SAFE PEDESTRIAN ACCESS AT ALL TIMES.



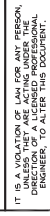
1

1



ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

DRAWN BY: MA

[illegible][illegible]

SOUTH CARMEL 001 CARMELO
PUBLIC R.O.W. ADJACENT TO:
I/O CARMELO ST
CARMEL-BY-THE-SEA, CA 93921
LOCATION CODE: 428216

SHEET NUMBER
UG-1



Wireless Telecommunication Facility

Project Narrative

Applicant: Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA 94598

Owner: P-ROW City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Rep.: Sequoia Deployment Services, Inc.
1 Spectrum Pointe Drive, Suite 130
Lake Forest, CA 92630

Pete Shubin
(714) 478-3197

Site No.: South Carmel 001 Carmelo

Location: Carmelo Street SE of 8th Avenue, Carmel, CA 93923

Project Description

Verizon Wireless is requesting the review and approval of a Commercial Design Review – Tract 2, Use Permit, Coastal Development Permit, and Encroachment Permit to establish a wireless telecommunications facility attached to a replacement PG&E utility pole in the public right-of-way ("P-ROW") of Carmelo Street in Carmel-by-the-Sea. The facility will consist of a cylindrical antenna at the top of the pole painted brown to blend with the pole, equipment attached to the pole inside a metal mesh enclosure, ground mounted cabinets for electrical power back-up, and utility connections. The entire facility is located in the P-ROW adjacent to a R-4 zoning district.

The Project is submitted in accordance with the requirements of the "Agreement Regarding Verizon Wireless Small Cell Facilities" between GTE MOBILENET OF CALIFORNIA LIMITED PARTNERSHIP, a California limited partnership d/b/a/ VERIZON WIRELESS, and CARMEL-BY-THE-SEA, a California municipal corporation effective November 2, 2020. This project, the Carmelo project, is the replacement for Node 1 as discussed in the ("Agreement").

Relationship to the Regional System and Coverage Objective

The proposed project is needed to provide coverage and meet the demand for service in the neighborhoods surrounding the project location. The existing network is overloaded and no longer provides satisfactory service. The proposed facility will be connected to the larger telecommunications network by fiber optic cables. The proposed facility will provide coverage and network capacity to the neighborhoods surrounding the proposed facility for a few blocks.

Alternative Site Analysis

As discussed in the Agreement, Verizon Wireless applied for, and the City denied, five applications for attachments to utility poles in the public right-of-way. After much discussion the City and Verizon Wireless agreed to consolidate the projects into two facilities inside the City of Carmel-by-the-Sea and two projects inside the County's jurisdiction. The background for those facilities, the alternates considered for them, and the reasoning for arriving at the proposed project on Carmelo Street is extensive and in the records of the five projects and the Agreement and is hereby included in the application for the Carmelo project by reference.

R-4 zoning is very limited in the City. In this area it is limited to the northern portion of the block east of Carmelo Street south of 8th Avenue and north of 9th Avenue. There are four utility poles along this block listed north to south below.

- Pole on the SE Corner of Carmelo Street and 8th Avenue – This PG&E pole has a transformer attached to it. Current PG&E policy prohibits attaching wireless telecommunications equipment to poles with operable equipment. Transformers are included in this operable equipment category. This pole is not available for use by Verizon Wireless for the proposed use.
- SUBJECT SITE Pole – Verizon Wireless is proposing to attach to the second pole from the north. This pole is located in a landscape strip between the sidewalk and street pavement in the P-ROW.
- Pole East Side of Carmelo Street 100 Feet North of 9th Avenue – This PG&E pole has a PG&E capacitor bank and switchgear attached to it. Current PG&E policy prohibits attaching wireless telecommunications equipment to poles with operable equipment. This equipment is included in this category. This pole is not available for use by Verizon Wireless for the proposed use. Although it is located in the P-ROW the adjacent lot is zoned R-1. Current interpretation of City policy also prohibits the use of this pole.

- Pole on NE Corner of Carmelo and of 9th Avenue – Although this pole is located in the P-ROW the adjacent lot is zoned R-1. Current interpretation of City policy prohibits the use of this pole.

There are no utility poles on the west side of Camino Real east of the R-4 zone. The SUBJECT SITE Pole is the only pole that can be used for attachment by current PG&E rules and is not adjacent to a prohibited zone as interpreted by the City.

Screening Techniques

The proposed facility includes a single canister antenna, commonly referred to as a “cantenna”, mounted at the top of the replacement utility pole. It will be painted brown to blend with the pole. All other equipment on the pole will be located inside conduit or a mesh metal enclosure painted brown. The height of the antenna above conductors is set based on the size of the pole, required clearances from conductors in GO 95, and PG&E policy.

The equipment cabinets at grade are included in the project at the request of the City. The city requested that battery back-up be included in the project. This equipment is too large to be placed on the pole. The additional electrical load of the batteries and their placement on the ground also necessitates the relocation of the electrical meter from the pole to the ground. If battery back-up is removed from the project, there will be no ground mounted equipment. The equipment is proposed to be painted green to blend with the landscaping in the greenbelt. It cannot be undergrounded due to the adjacent trees and underground utilities. These elements are shown in the project plans.

Please see enclosed photo simulations. The visual impacts of potential alternatives are discussed extensively in the application materials and record of the five projects denied by the City as mentioned above.

Baseline Radio Field Strength Conditions

As mentioned above, the proposed project is needed to provide coverage and meet the demand for service in the neighborhoods surrounding the project location. The existing network is overloaded and no longer provides satisfactory service. The proposed facility will be connected to the larger telecommunications network by fiber optic cables. The proposed facility will provide coverage and network capacity to the neighborhoods surrounding the proposed facility for a few blocks. Verizon Wireless currently operates one wireless facility in the City. Due to its location, low height, and the terrain and density of users and large trees it cannot provide coverage to the entire City.

Radio Emissions

The facility will be compliant with all Federal Communications Commission ("FCC") regulations. Please refer the Radio Emission Report included in this application package for full information regarding radio frequencies and maximum power output. The facility will display appropriate FCC compliance signage; no further signage or lighting is proposed or required.

Verizon Wireless Communications Facility

Engineering Necessity Case – South Carmel Small Cells

Prepared by: **Dewayne Bonham**

July 12, 2021

Rev. 1/18



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Project Need Overview:

This primary objective for this project is to improve 4G network capacity and coverage in the residential areas of South Carmel.

Due to very limited options to build a macro cell tower within this area we feel a cluster of small lower powered sites commonly referred to as “Small Cells” is the best option. While the area is served fairly well with low frequency 700 MHz it is not served well by the higher frequency AWS and PCS spectrum that provides most of the network capacity. The low frequency spectrum has started to overload. These higher PCS/AWS frequencies do not travel as far and are more heavily impacted by vegetation. The cell that currently serves this area of Carmel is the ridge top Lobos Ridge site about 3 miles to the South. The much closer Downtown Carmel site covers very little due to the low height of the antennas. Due to the population of Carmel, the dense vegetation, and the explosion of data use in residential areas these sites are necessary for service to continue to function. The distance from the Lobos Ridge site makes it a poor server for this area. The Lobos Ridge site was designed about 30 years ago to provide analog cell service over a wide area when there were very few customers on the network. Due to the distance to the user base the site has to use low efficiency modulation schemes that severely limit the capacity the site can carry. Sites that are closer to the user base are necessary for 4G to continue to function properly.

Additional detail and explanations follow in this presentation.



Introduction:

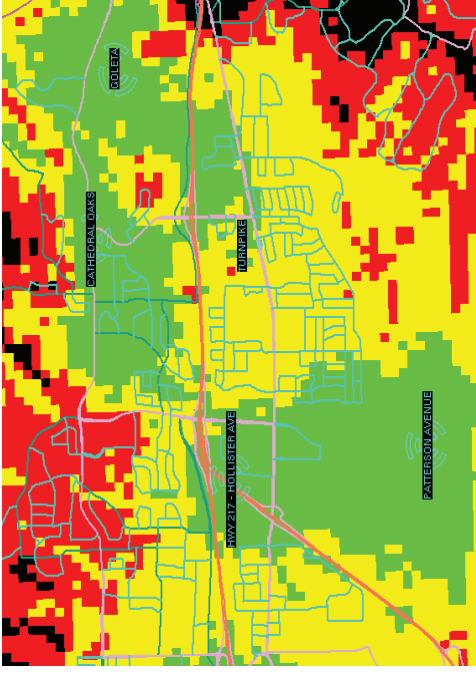
Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new *Wireless Communications Facility* (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.



Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Coverage also changes depending on which frequencies are used. Most phones today use 3G at 800 MHz or 4G at 700 MHz spectrum which are considered low frequencies. Low frequencies can travel further distances than then the higher 1900 MHz and 2100 MHz frequencies now being employed due to increased capacity demands. Operating at higher frequencies makes it necessary for carriers to install substantially more wireless facilities to achieve the same coverage as one tower operating on the lower frequencies.



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Explanation of Wireless Capacity



Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources cannot necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.



Explanation of Wireless Data Growth

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves, and the complexity of the applications grow, we commonly see tremendous growth year-over-year. From 3Q 2016 to 3Q 2017 the growth rate for wireless data was 65%.

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure , such as:

- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.
- New applications are developed daily.



Radio Emission Safety...

A common question received is “Are the radio emissions safe?”

Verizon goes to great effort to ensure that all of its projects meet the standards established by the FCC to ensure safety of the public and its employees. How this site measures in comparison with this standard is detailed in a report included with the zoning application for this site. The links below are to three reputable organizations that have performed extensive reviews of the science available on this subject and have good educational articles on the results of their research.

World Health Organization
<http://www.who.int/peh-emf/about/WhatIsEMF/en/index1.html>

America Cancer Society
<http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers>

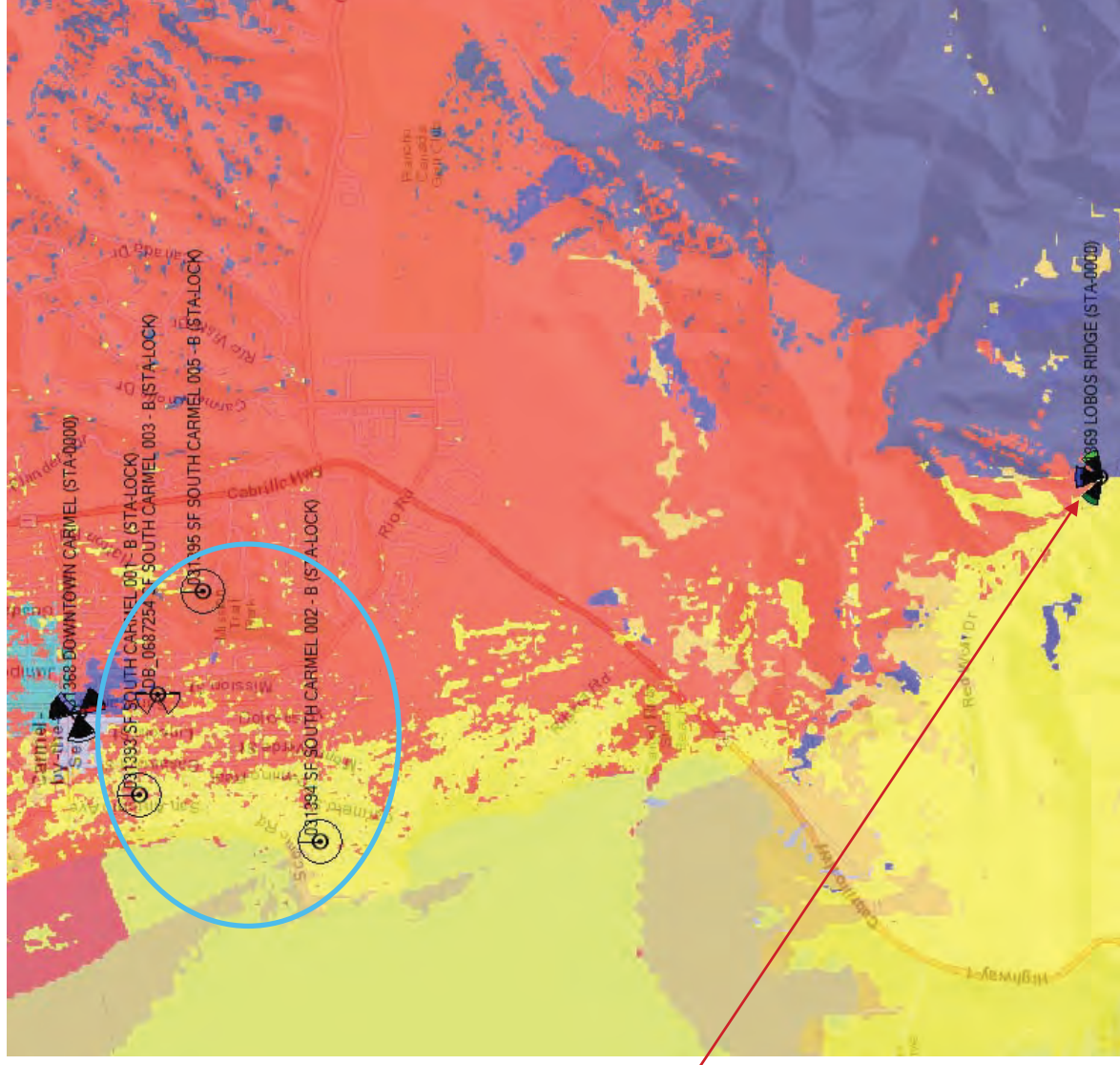
FCC Radio Frequency Safety
<https://www.fcc.gov/general/radio-frequency-safety-0>



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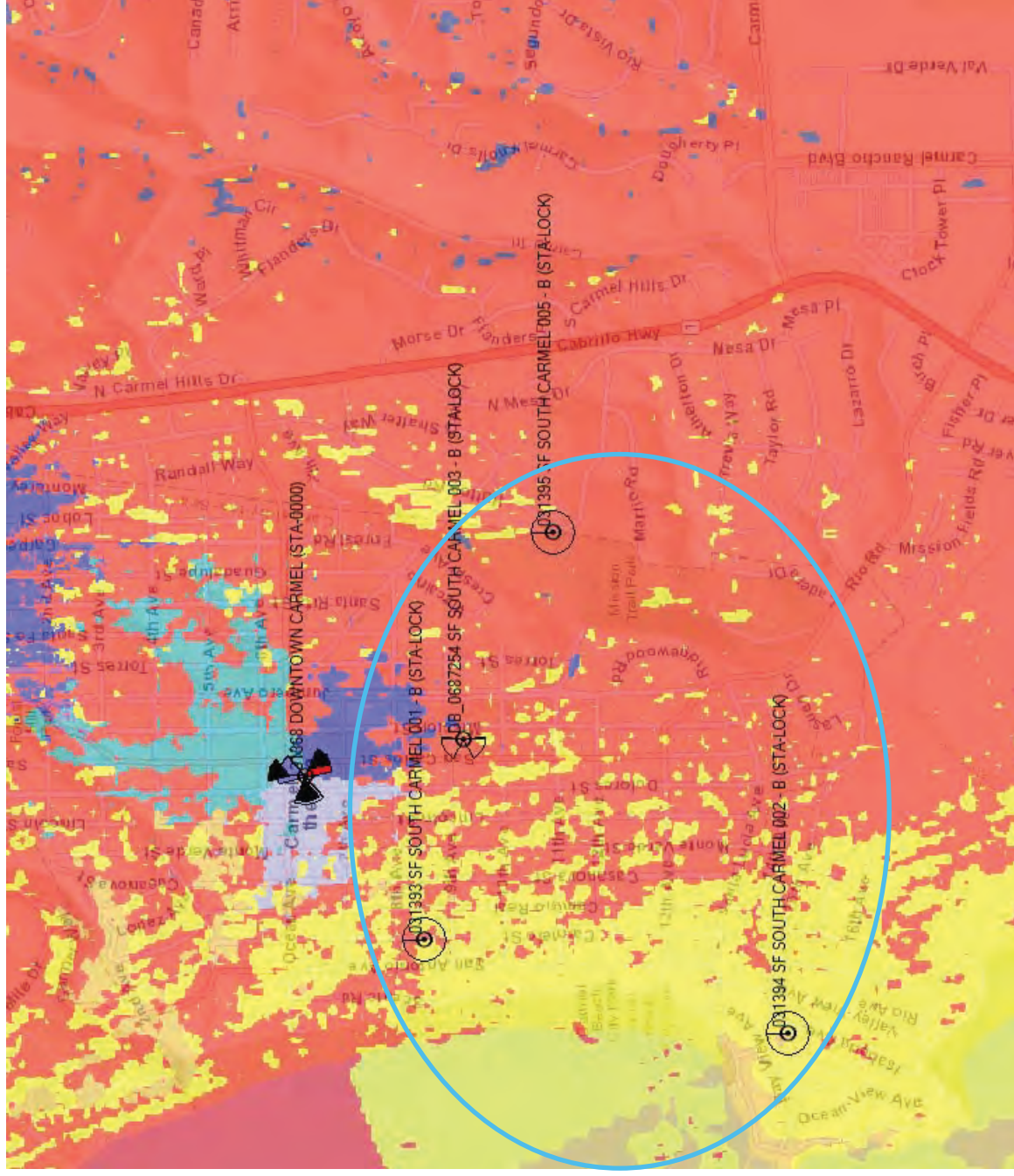
Existing Best Server without proposed sites (Low band):

This maps show the cells that currently cover Carmel by color. The Yellow and Red areas are covered by the overloaded mountain top Lobos Ridge cell site. This shows that the target area (blue ring) is covered by the overloaded site.



Existing Best Server without proposed sites (Low band):

Zoom of existing Best Server.



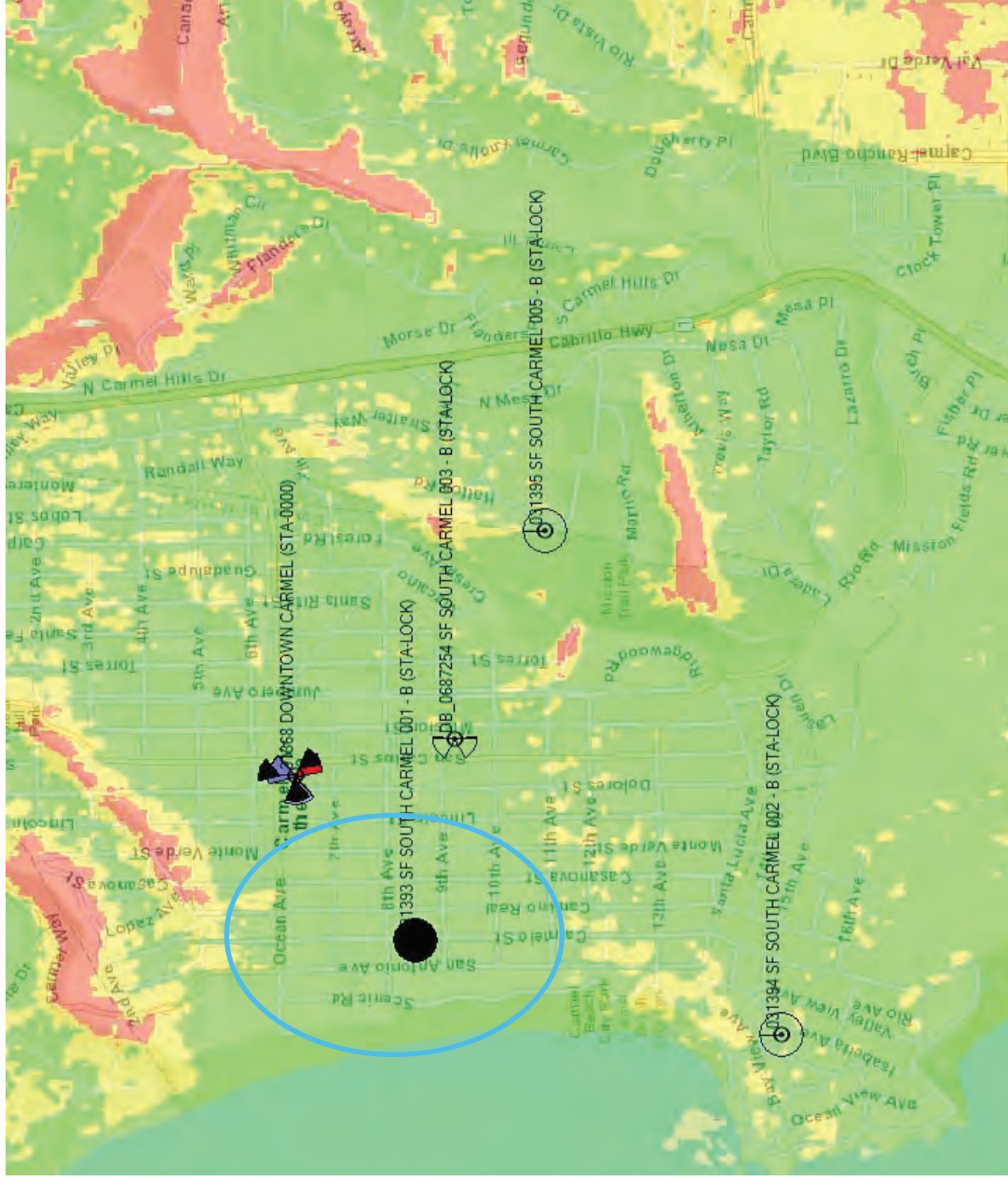
Existing coverage without proposed sites (Low band):



Green=Good In-Building, Yellow= Good In-Vehicle, Red=Good on-Street.



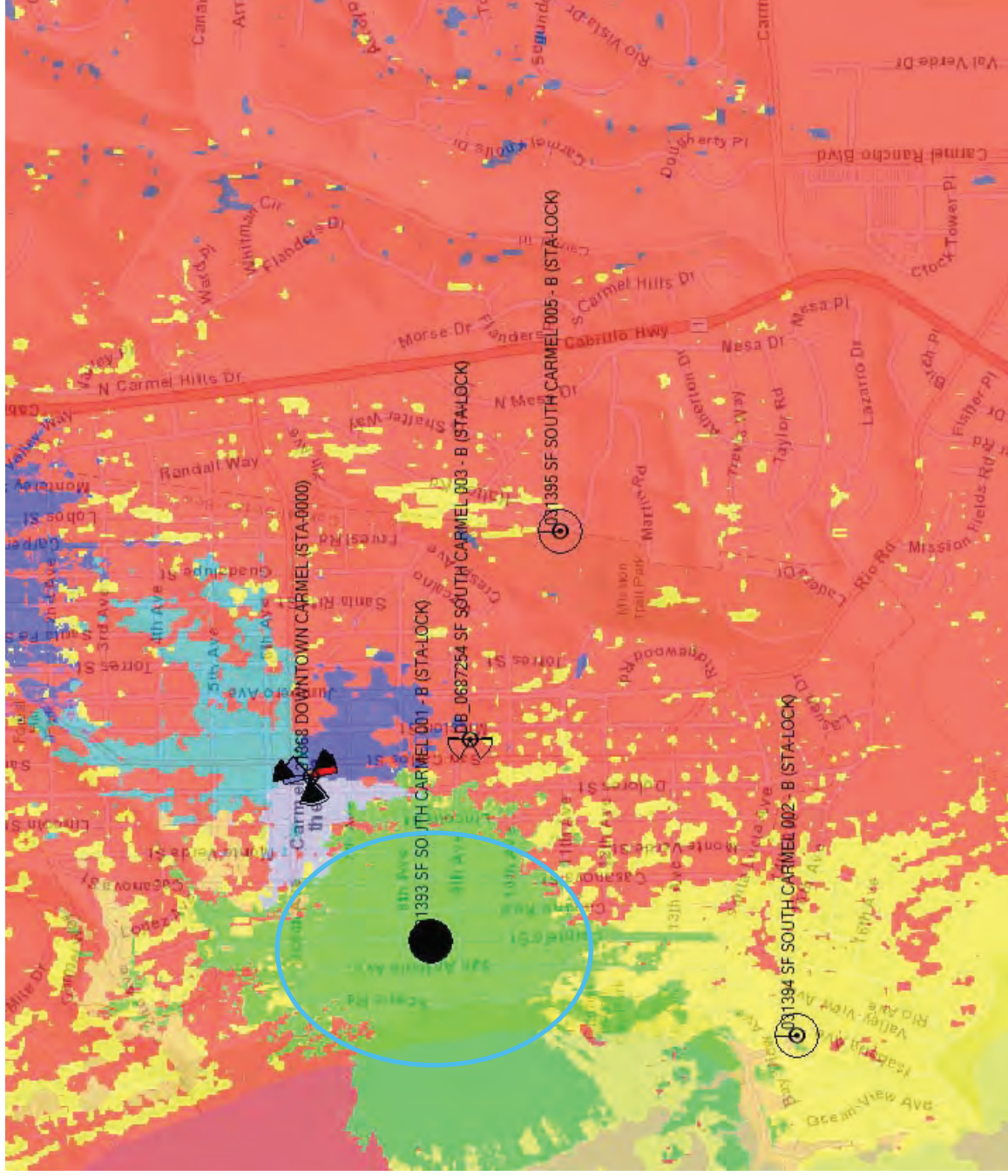
Future coverage with the proposed SC1 (Low band):



Green=Good In-Building, **Yellow**= Good In-Vehicle, **Red**=Good on-Street.



Future Best Server with the proposed SC1 (Low band):



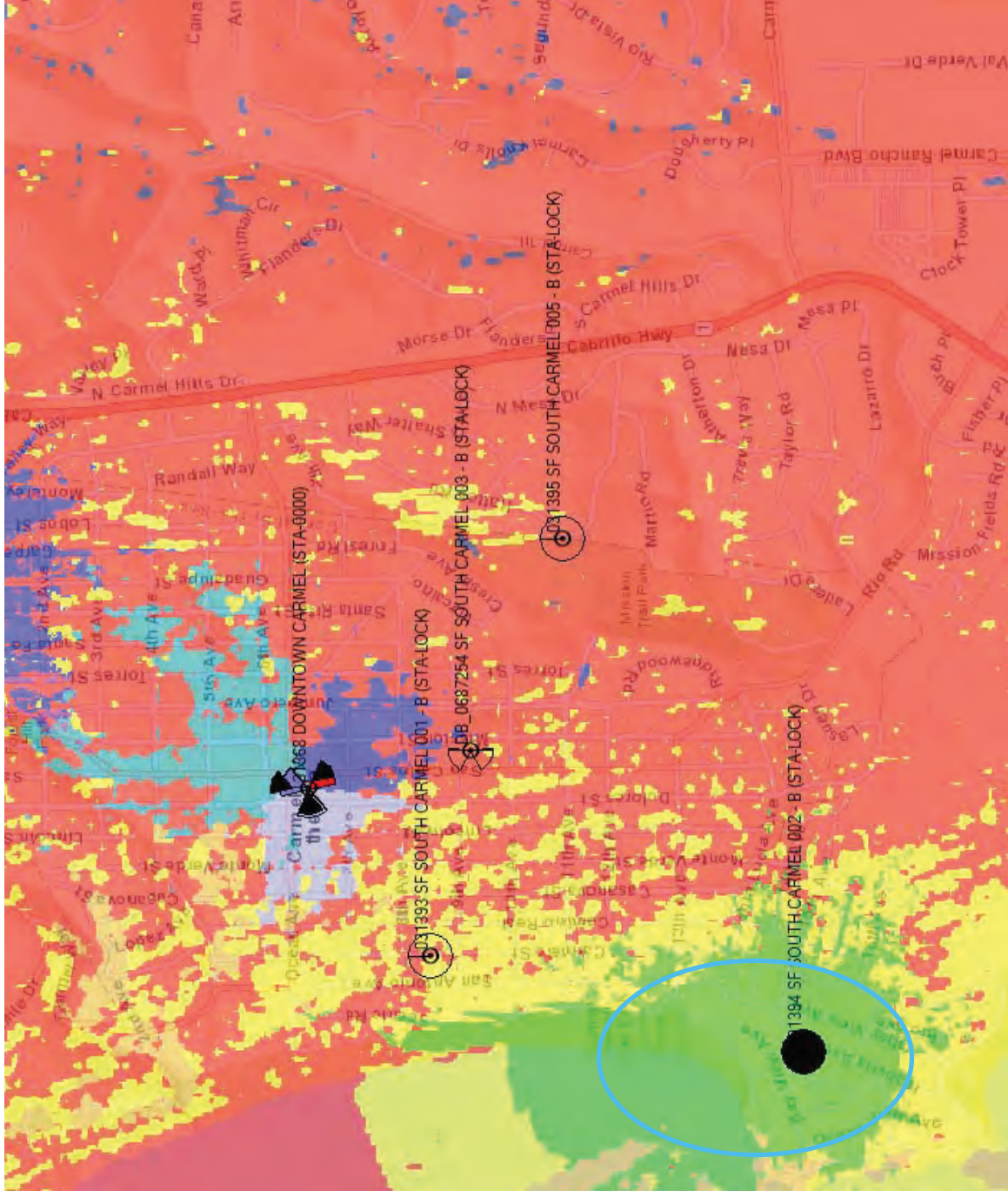
Future coverage with the proposed SC2 (Low band):



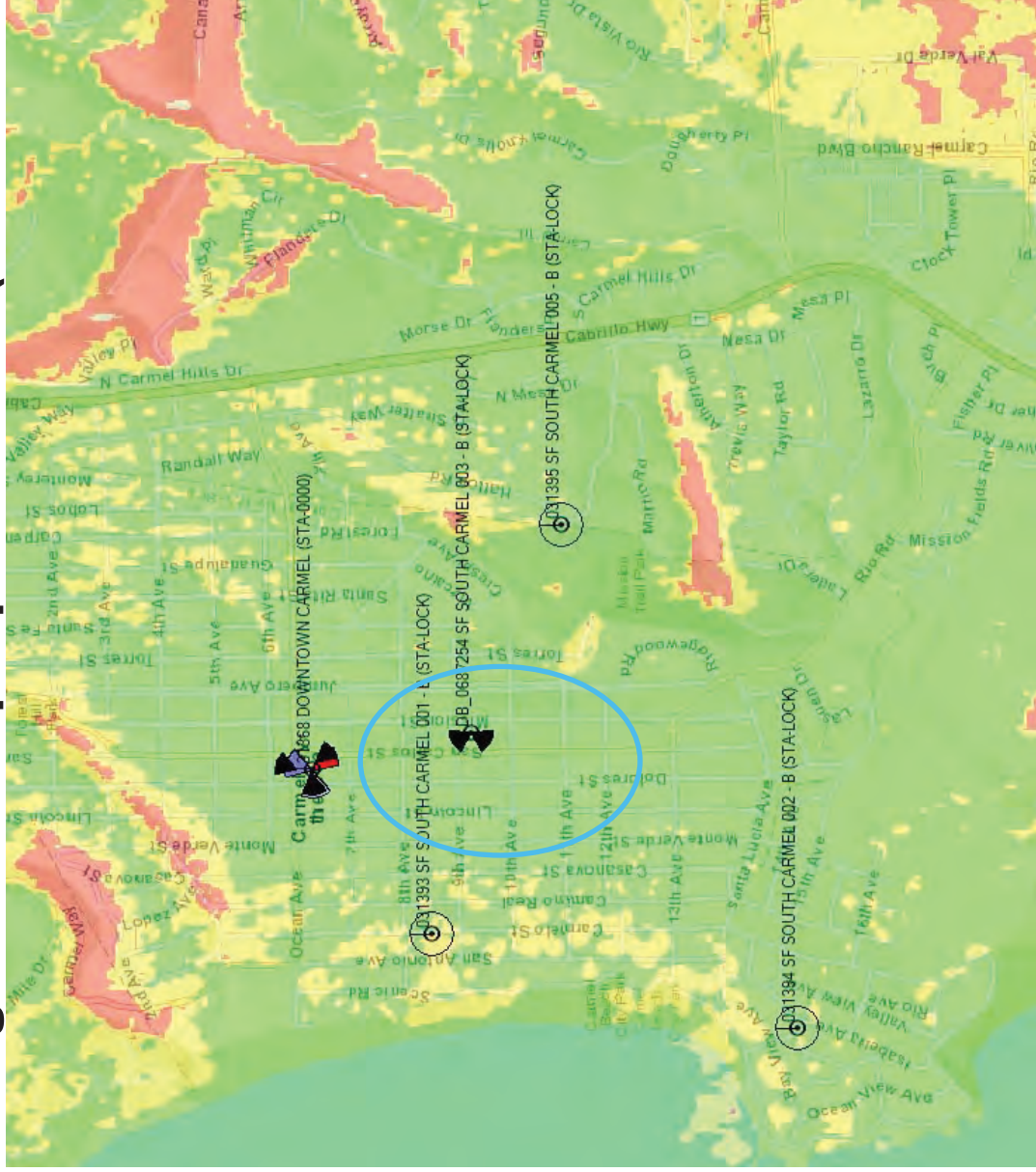
Green=Good In-Building, Yellow= Good In-Vehicle, Red=Good on-Street.



Future Best Server with the proposed SC2 (Low band):



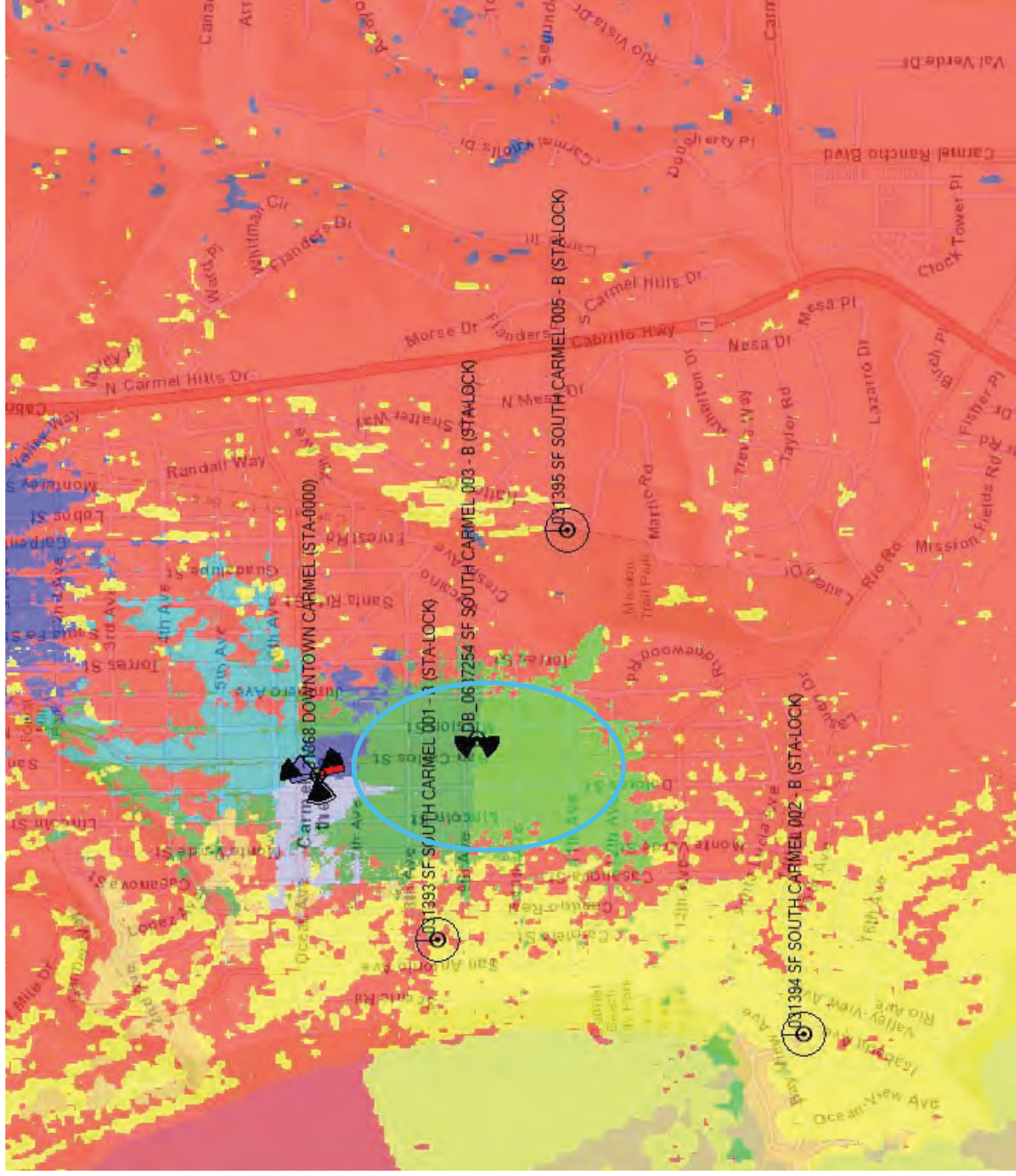
Future coverage with the proposed SC3 (Low band):



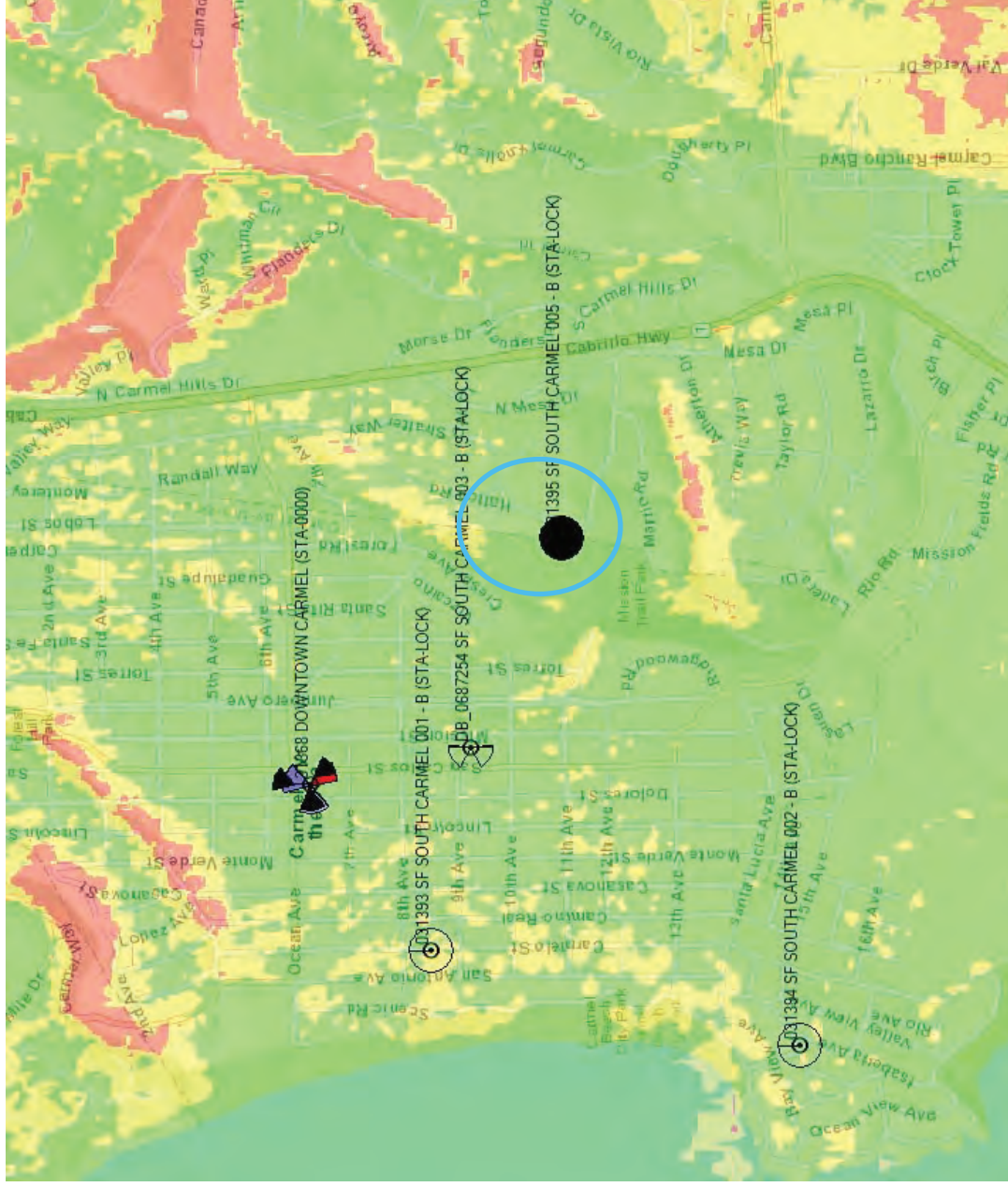
Green=Good In-Building, **Yellow**= Good In-Vehicle, **Red**=Good on-Street.



Future Best Server with the proposed SC3 (Low band):



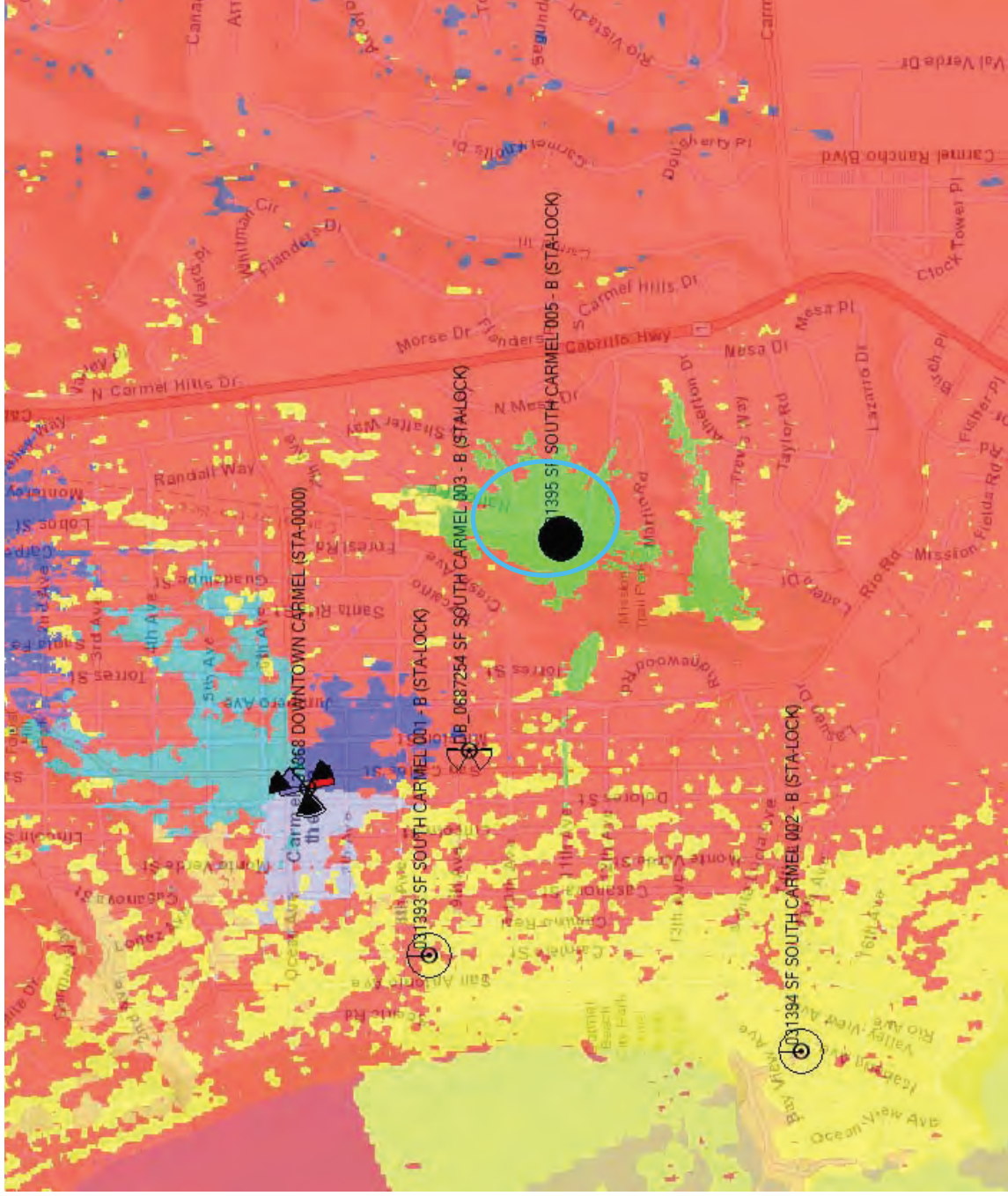
Future coverage with the proposed SC5 (Low band):



Green=Good In-Building, Yellow= Good In-Vehicle, Red=Good on-Street.

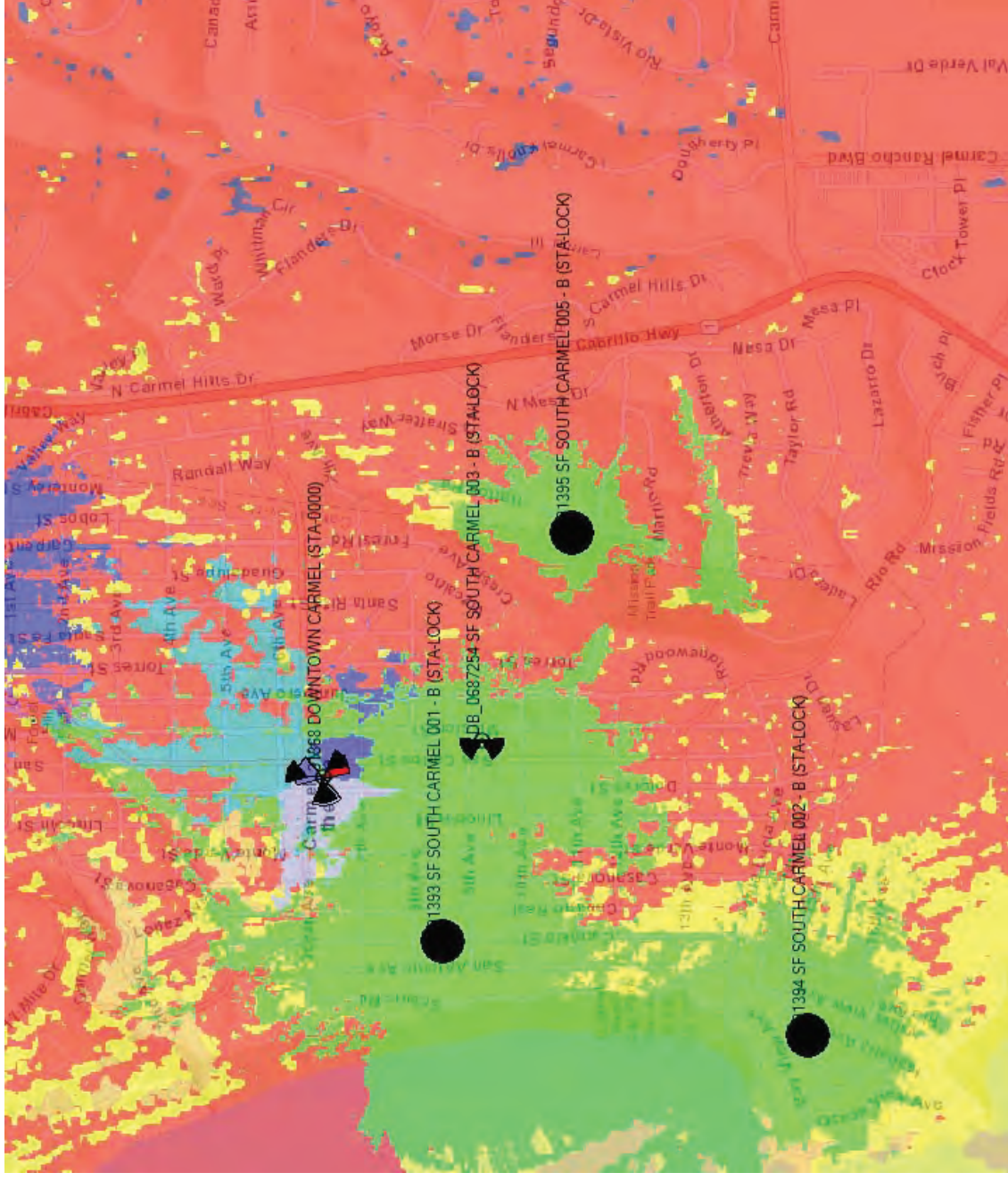


Future Best Server with the proposed SC5 (Low band):



Future Best Server with all proposed SCs (Low band):

Areas of green will see improvement in service from the new Small Cells. Areas still shown in red will see a small temporary improvement.



Verizon is part of your community. Because we live and work there too.

We believe technology can help solve our biggest social problems.

We're working with innovators, community leaders, non-profits, universities and our peers to address some of the unmet challenges in education, healthcare and energy management.

Learn more about our corporate social responsibility at www.verizon.com.

verizon[✓]



Attachment 8

**Verizon Wireless • Proposed Small Cell (No. 428216 “South Carmel 001”)
Carmelo Street, Southeast of Eighth Avenue • Carmel-By-The-Sea, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate its small cell (No. 428216 “South Carmel 001”) proposed to be sited in Carmel-By-The-Sea, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install a cylindrical antenna on the utility pole sited in the public right-of-way on Carmelo Street southeast of Eighth Avenue in Carmel-By-The-Sea. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550 MHz	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0

Power line frequencies (60 Hz) are well below the applicable range of these standards, and there is considered to be no compounding effect from simultaneous exposure to power line and radio frequency fields.



Attachment 8

**Verizon Wireless • Proposed Small Cell (No. 428216 “South Carmel 001”)
Carmelo Street, Southeast of Eighth Avenue • Carmel-By-The-Sea, California**

General Facility Requirements

Small cells typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are typically mounted on the support pole or placed in a cabinet at ground level, and they are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.

Site and Facility Description

Based upon information provided by Verizon, including drawings by All States Engineering & Surveying, dated February 3, 2021, it is proposed to install one CommScope Model NH360QM-DG-2XR, 3-foot tall, omnidirectional cylindrical antenna on top of a new utility pole to replace the existing pole sited in the public right-of-way on the east side of Carmelo Street in Carmel-By-The-Sea, midblock between Eighth and Ninth Avenues. The antenna would be mounted at an effective height of about 49½ feet above ground and would employ 8° downtilt in the 700 MHz and cellular bands and 4° downtilt in the AWS and PCS bands. The maximum effective radiated power proposed in any direction is 2,050 watts, representing simultaneous operation at 720 watts for AWS, 720 watts for PCS, 340 watts for Cell, and 270 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.



Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.015 mW/cm², which is 2.2% of the applicable public exposure limit. The maximum calculated level at the top-story elevation of any nearby building* is 4.5% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

Recommended Mitigation Measures

Due to its mounting location and height, the antenna would not be accessible to unauthorized persons, and so no measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all workers who have access within 28 feet outward from the antenna.† No access within 7 feet directly in front of the antenna should be allowed while the antenna is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs‡ be posted at the antenna and/or on the pole below the antenna, readily visible from any angle of approach.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the small cell proposed by Verizon Wireless on Carmelo Street, southeast of Eighth Avenue in Carmel-By-The-Sea, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating small cells. Training authorized personnel and posting explanatory signs are recommended to establish compliance with FCC guidelines.

* Located at least 12 feet away, based on the drawings.

† May include workers on the pole or on a lift to trim nearby trees.

‡ Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidelines from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of California Public Utilities Commission General Order No. 95.

Attachment 8

**Verizon Wireless • Proposed Small Cell (No. 428216 “South Carmel 001”)
Carmelo Street, Southeast of Eighth Avenue • Carmel-By-The-Sea, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-21306, which expires on September 30, 2021. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.





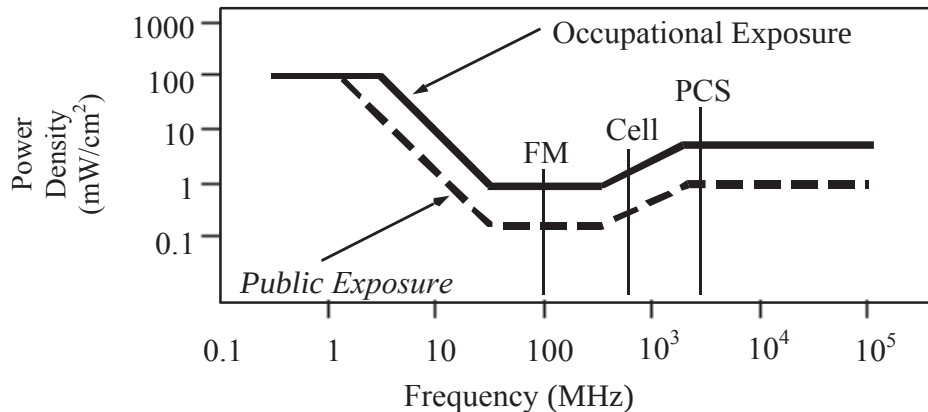
Neil J. Olij, P.E.
707/996-5200

February 12, 2021

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has incorporated those formulas in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of antenna, in degrees,

P_{net} = net power input to antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = three-dimensional relative field factor toward point of calculation, and

D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula is used in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program also allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

Chapter 17.46

TELECOMMUNICATIONS AND WIRELESS FACILITIES¹

Sections:

- [17.46.010](#) Purpose.
- [17.46.020](#) General Development Standards.
- [17.46.030](#) Field Strength.
- [17.46.040](#) Site Location.
- [17.46.050](#) Design Review.
- [17.46.060](#) Noncompliance with Health or Safety Standards.
- [17.46.070](#) Termination or Abandonment.

17.46.010 Purpose.

The purpose of this chapter is to establish comprehensive requirements and development standards for the siting, design, construction, maintenance and monitoring of wireless communications facilities in Carmel-by-the-Sea. The regulations contained herein are designed to promote public health, safety and community welfare, preserve the natural resources and scenic quality of Carmel-by-the-Sea and protect the health and character of the City's residential neighborhoods while encouraging managed development of telecommunications infrastructure and services throughout the City.

The provisions of this chapter are intended to:

- A. Comply with all applicable goals, objectives and policies of the General Plan.
- B. Minimize adverse aesthetic impacts associated with wireless communications facilities in all districts.
- C. Comply with all Federal Communications Commission rules, regulations and standards.
- D. Comply with the California Public Utilities Commission regulations and standards.
- E. Protect the citizens of Carmel-by-the-Sea from the possible adverse health effects associated with exposure to high levels of radio frequency radiation.
- F. Create and preserve telecommunications facilities that will serve as an important and effective part of Carmel-by-the-Sea's emergency response network.
- G. Ensure that the operation of new facilities will not cause interference with existing nearby facilities such that the existing facility would be required to increase its source of power or other equipment to continue proper service. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.46.020 General Development Standards.

- A. Wireless communications facilities shall be allowed within all zones except the R-1 district. Such facilities shall be discouraged in open space areas, areas of extraordinary scenic quality and in the R-4 district.

B. A conditional use permit shall be required for the installation and operation of all wireless communications facilities except as provided in subsection (E) of this section. In reviewing applications for such permits, the Planning Commission shall establish reasonable conditions so as to implement the purpose, provisions and intent of this section.

C. All above-ground wireless communications facilities shall be subject to design review approval by the Planning Commission.

D. All applications for the establishment or modification of wireless communications systems shall conform to submittal standards as established by resolution of the Planning Commission. Applications shall provide sufficient information to make clear:

1. The relationship of the local wireless communications system to the regional system. This shall include the method of linkage (wireless transmission, land line) and the location of other established primary links in the regional system;
2. The service area to be covered by the local system facilities;
3. Alternatives to the proposed antenna sites including opportunities for co-location;
4. The visual impacts of the proposed local system and each local alternative site; and
5. Baseline radio field strength conditions at the frequency range of the proposed wireless communication facilities as found throughout the City prior to establishment of the proposed system.

E. The following types of wireless communications facilities are allowed in any zoning district and are exempt from the provisions of this section:

1. A ground or building-mounted citizens' band radio antenna including any mast, provided the height of the antenna, including the tower, support structure, or post does not exceed zoning district height requirements of the zoning district;
2. A ground, building, or tower-mounted antenna operated by a Federally licensed amateur radio operator as part of the Amateur Radio Service; provided, that its maximum height does not exceed the height requirements of the zoning district;
3. A ground- or building-mounted receive-only radio or television satellite dish, which does not exceed 18 inches in diameter, for the sole use of the resident occupying a residential parcel on which the satellite dish is located; provided, the height does not exceed the height of the ridgeline of the primary structure on said parcel and the dish is not visible from the street; and
4. Hand held devices such as cell phones, business-band mobile radios, walkie-talkies, cordless telephones, garage door openers and similar devices.

F. All power lines and wire-based communication lines to and from a wireless communications facility shall be undergrounded.

G. Providers of telecommunications services shall ensure that emergency communications services are available to the City on a priority basis in the event of a disaster or emergency. If telecommunications systems are rendered inoperable by a disaster, providers shall work with the City's Emergency Operations Center to restore or provide substitute communications systems as quickly as possible.

Telecommunications providers should not interfere with any City emergency service communications system. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.46.030 Field Strength.

Prior to the issuance of building permits, the approved telecommunications carrier shall submit an installation test plan for approval by the Department that describes the type of testing that will be performed in order to verify that operation of the facility will remain compliant with its licensing specifications and will not create adverse frequency impacts resulting in health hazards or interference with existing wireless facilities, network communications, computers, appliances, etc., in the vicinity. Upon activation, the approved telecommunications carrier shall submit the test results to the Department of Community Planning and Building. The City may require an approved carrier to conduct frequency testing at any time and report results to the City. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.46.040 Site Location.

- A. Site location and development of wireless communications facilities shall preserve the visual character and aesthetic values of the community. Facilities shall be integrated to the maximum extent feasible into the existing characteristics of the site and surrounding area.
- B. Co-location is encouraged when it will decrease visual impact.
- C. Wireless communications facilities, to every extent possible, should not be sited to create visual clutter or negatively affect important public or private views as determined by the Planning Commission. Wireless communications facilities are discouraged in the public right-of-way.
- D. Wireless communications facilities shall be screened from any public viewing areas to the maximum extent feasible.
- E. Wireless communications facilities shall not be located in any required setback area of the zoning district in which it is located; all setbacks shall be measured from the base of the tower or antenna structure closest to the applicable setback line. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.46.050 Design Review.

All wireless telecommunications systems shall be subject to design review approval by the Planning Commission. The following criteria shall be used in evaluating proposed installations:

- A. Minimum Visibility. Opportunities for installations that preclude public view of antennas and support facilities shall be studied by the applicant as part of each application. The Planning Commission shall encourage installations that use:
 1. Antennas and support equipment attached directly to existing buildings in an architectural manner that causes the equipment to be visually indistinguishable from the underlying architecture;
 2. Antennas and/or equipment located behind parapet walls or on roof areas not visible to the public from adjacent areas;
 3. Associated equipment (vaults, equipment rooms, utilities and equipment enclosures) that is located inside existing buildings or located underground.

B. Approved Color. All antennas, support facilities, ancillary buildings, towers, poles and other components of a wireless telecommunications installation that remain visible to the public shall be of a color approved by the Planning Commission. If the Commission determines that the facility requires paint, it shall be initially painted with a flat paint color sample that is authorized for trial use at the site by the Commission.

C. Screening or Camouflage. All ground-mounted equipment, antennas, poles or towers shall be screened or camouflaged by existing development, topography or vegetation to the extent feasible. Additional new vegetation or other screening may be required.

D. Required Materials. Towers and monopoles shall be constructed of metal or other nonflammable material, unless specifically conditioned by the Planning Commission to be otherwise. Antenna and support structures shall be maintained to the satisfaction of the Public Works Director.

E. Support Facilities. Support facilities (i.e., vaults, equipment rooms, utilities, and equipment enclosures) shall be constructed out of nonflammable, nonreflective materials. Support facilities that cannot be located within existing buildings or underground shall either be located out of public view or shall be enclosed in an architecturally compatible structure on private property.

F. Monitoring. The provider/operator of each wireless telecommunications system located within the City shall be responsible for maintaining the facility in a safe manner, complying with the field strength monitoring requirements in CMC [17.46.030](#), and complying with all applicable Federal, State, regional and local health and safety standards. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.46.060 Noncompliance with Health or Safety Standards.

Upon notification of violations of any standard, the provider/operator shall have 10 calendar days to correct the violation. Failure to comply within this limit shall be cause for the revocation of the use permit authorizing the facility and cause for requiring its immediate removal. The City Building Official, City Fire Marshal and County Environmental Health Officer shall each have independent authority to require an immediate cessation of facility operations at any time if continued operations pose a significant and immediate threat to public health or safety. Any facility found to be out of compliance with standards shall, upon correction of the condition, provide adequate funds to the City to allow for separate, independent verification of compliance by a licensed professional. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.46.070 Termination or Abandonment.

Wireless communications service providers and property owners of sites containing wireless facilities shall be responsible for removing unused or abandoned equipment within six months of termination of use or abandonment. The site of any wireless communication facility shall be restored to its natural state by the provider or property owner within six months of termination of use or abandonment of wireless communications facilities on the site. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

CITY OF CARMEL-BY-THE-SEA

**POLICY AND STANDARDS
FOR
PUBLIC WAY DESIGN**

Adopted: December 1997

CITY OF CARMEL-BY-THE-SEA
POLICY AND STANDARDS
FOR
PUBLIC WAY DESIGN

STATEMENT OF PURPOSE

The purpose of this policy is to identify objectives and to set forth guidelines and standards for review of design (including placement), construction or reconstruction of projects that include sidewalks, pathways, handicapped ramps, curbs, gutters, tree planters, mini-parks, landscaping, utilities, street signs and other amenities located on public ways within the City of Carmel-by-the-Sea. It is the intent of the following policies and guidelines to provide direction in using safe, varied and diverse materials, colors and design approaches that implement the General Plan.

DESIGN REVIEW PROCESS:

For public and private projects requiring Planning Commission review, each municipal department responsible for elements of project design shall review proposed plans and provide comments and recommendations to the applicant or to the Department sponsoring the project. These recommendations shall be forwarded to the Planning Commission at the time of its review. For those projects not requiring Planning Commission review, these policies, standards and guidelines shall be used by the City Administrator and appropriate staff as a basis for design and review of public or private projects.

The City Administrator may give final approval for public projects valued at less than the administrative approval authority limits established by policy of the City Council and/or the California Public Resources Code if they are consistent with the standards in this policy. The Planning Director and any other Municipal Department appropriate to the project shall be advisory to the City Administrator on such projects.

The City Council shall give final approval for all public projects valued greater than the administrative approval authority limit and/or the limits established by the California Public Resources Code. The Planning Commission shall be advisory to the City Council on such projects when they will be visible to the public, located in the public way and represent a change from existing design conditions.

When the City Administrator believes that the project may (1) conflict with these standards, (2) raise issues warranting a policy discussion or (3) would result in a significant change in design character or material, the matter shall be referred to the Planning Commission for review and comment regardless of project cost.

Policy and Standards
Design Improvements to Public Ways
Page Two

DESIGN GUIDELINES:

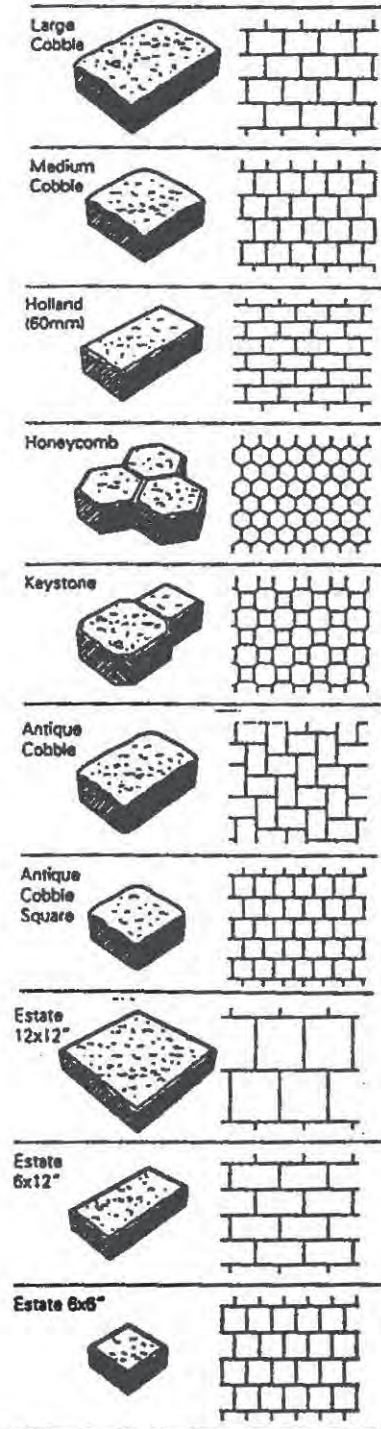
A. Sidewalks:

Sidewalks shall be constructed of safe, durable materials that are not slippery when dry, wet or worn and shall be selected to promote a limited variety of different sidewalk treatments. Materials for sidewalk surfaces should enhance the village character for the pedestrian and allow for percolation of water into the soil to enhance the urban forest. Standard urban sidewalk treatments such as exposed aggregate (unsafe), blacktop and plain concrete (unattractive) should be avoided.

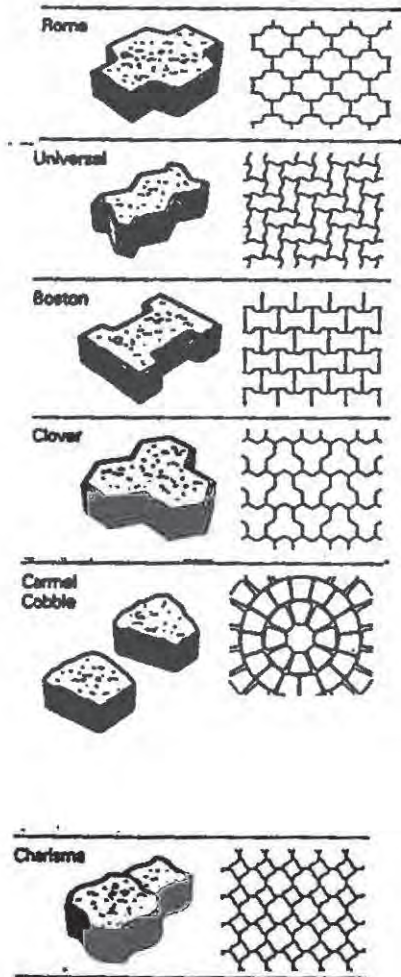
Sidewalks should not appear excessively uniform. Some variety, or break in paving shapes or colors can help in preserving an informal, unplanned visual appearance. To achieve a balance between excessive monotony and excessive variety, sidewalks should incorporate occasional changes in materials or color at intervals between 200 and 300 feet in length.

Changes should occur at natural breaks such as intersections, driveways and similar features. Materials and colors selected should play a subtle, background role and should not compete with adjacent buildings by calling attention to them. To achieve this, sidewalks should:

- Be constructed from sand-set pavers that facilitate percolation using square, rectangular, hexagonal, cobble or creased-keystone shapes. Non-creased keystone and wave edged pavers should be avoided. (See Figure #1)
- Use earthen, warm hues (tan, brown, warm grey). Saturated colors (solid brick red, etc.) and cool hues (green, blue, cold grey) should be avoided.
- Use a single hue or a mix of not more than two similar hues in paving areas.
- Avoid the creation of patterns through the arrangement of pavers. Changes to colors or patterns shall not be used to identify the entrances to driveways, doorways or courtyards.
- Use colored concrete, or driveway pavers, for commercial driveways where the use of standard sand-set pavers is impractical. Driveway colors and/or materials should match at least one of the adjacent sidewalk designs.
- Remain the same bordering large areas (e.g. Devendorf Park, Sunset Center) where there are no storefronts.



PREFERRED



DISCOURAGED



CITY OF CARMEL-BY-THE-SEA

FIGURE-1

PAVING STONE DETAILS

Policy and Standards
Design Improvements to Public Ways
Page Three

B. Pathways and Footpaths:

Informal pathways and footpaths of decomposed granite should be considered the preferred design in all areas that form a transition between the commercial and residential (R-1) districts. Asphalt may be used in specific areas where drainage or erosion-control problems make decomposed granite impractical. The width of pathways and footpaths should not exceed four to five feet of available public ways. Randomly placed landscaping and trees should predominate in these areas to emphasize the transition from the urban to the residential.

C. Sidewalk Ramps:

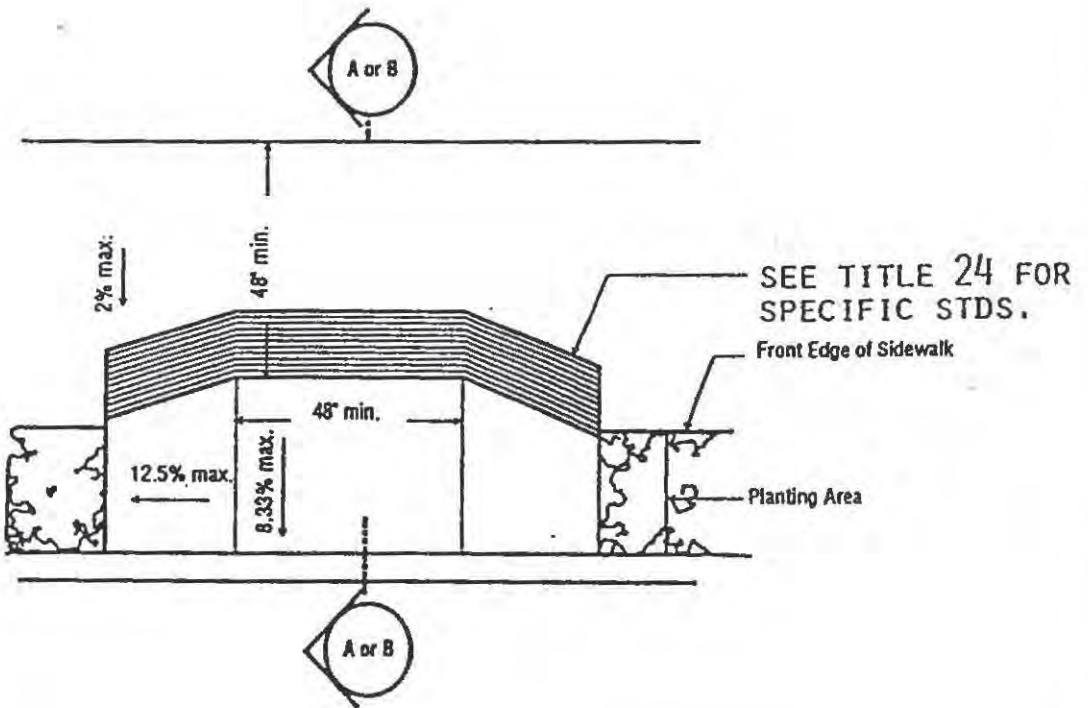
Access to sidewalks at every intersection must be handicap accessible ramps to meet Title 24 California State Accessibility Standards for the physically impaired as depicted in Title 24 Standards Diagram (See Figure 2). Ramps should be constructed with materials and in colors that blend harmoniously with adjacent sidewalk materials.

D. Furniture in the Public Way:

The Planning Commission shall review the design and siting of furniture in the public way (e.g. benches, newspaper racks, cigarette butt containers, fountains, drinking fountains and tables). The Commission will determine whether a location or placement is appropriate based on demonstrated need, public safety, pedestrian flow, access to parked vehicles, existing structures located in the sidewalk area, the architecture of the area, location of underground utilities and the type of business that the furniture will impact.

Furniture shall be purchased, installed and maintained by the party making the request. The construction material shall be appropriate to the area, and natural appearing using wood, metal or recycled products. All street furniture shall require the property owner to obtain an encroachment permit and maintain insurance coverage acceptable to the City consistent with all City policies.

The City Administrator, following review and comment by the Director of Community Planning and Building and the City Forester, may approve installations of the City's standard wood-enclosed trashcans. The Planning Commission must approve the location of new standard light fixtures.



CITY OF CARMEL-BY-THE-SEA

FIGURE-2

STANDARD SIDEWALK RAMP FOR TITLE 24 COMPLIANCE

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Page Four

E. Curbs and Street Gutters:

Throughout most of the Residential District, rolled blacktop berms are the preferred design for street gutters. Concrete and cobblestone curbs should be restricted normally to the Commercial District except when required for safety or drainage. (See Figures #3 and #4, Stone and Concrete Curb and Gutter and Blacktop Rolled Berm).

F. Sidewalk Street Trees:

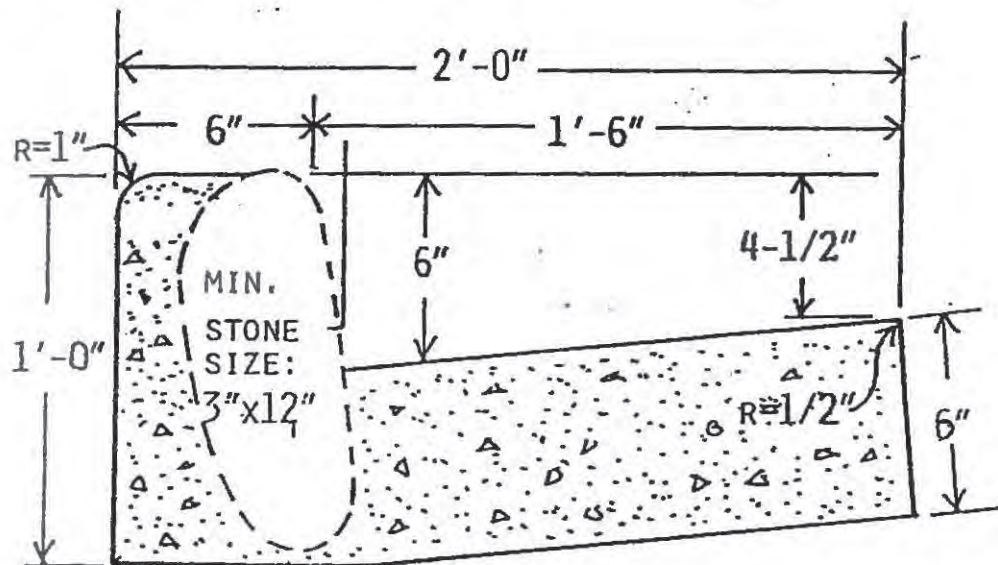
Sidewalk street trees are those planted in spaces on existing sidewalks. Sidewalk street trees are encouraged. The exact number of trees, their species, and location shall be determined by the City Forester depending on site conditions. Sidewalk street trees should be located near the head of, and adjacent to, parallel parking spaces with the trunk of the tree located 4 1/2 feet back from the head of the parking space. (See Figure #5, typical parking stall with planter). These specifications have been designed so that these sidewalk street trees will not be injured by cars maneuvering in parking stalls and not block car doors being opened on the sidewalk side. For trees at the curb line there should be at least 4 feet between the trunk and the facing building or planters in front of the building.

All tree planters should be made as large as practicable so that additional landscaping can be incorporated into the planters. There should also be no contrasting edging around the planter, rather the sidewalk material should frame and be flush with the exposed earth around the tree. Root barriers to prevent root damage to streets, gutters and sidewalks will be installed as directed by the City Forester.

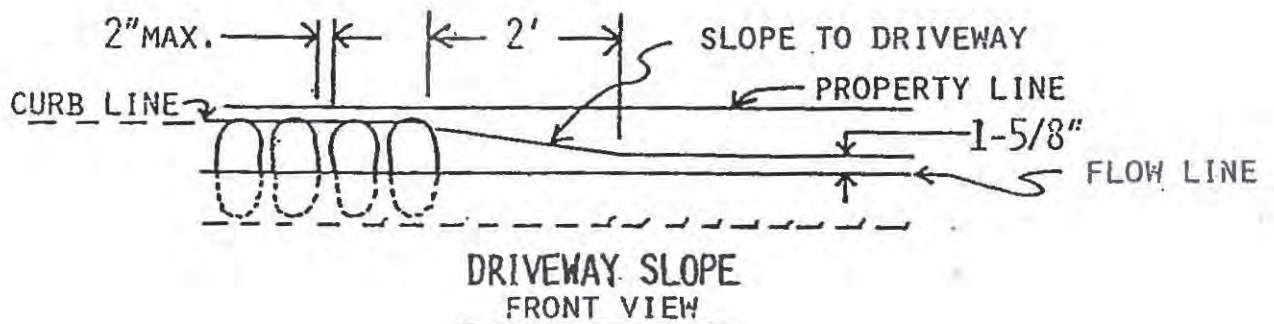
G. Mini-Parks:

A mini-park protrudes into the street from the curb line or is in the street. Landscaping in mini-parks should include native, drought resistant plants and/or trees. If trees or large shrubs are included, they should not be used at the corner of a street where they could cause a safety hazard by blocking views of cross traffic. The design of mini-parks shall be consistent with the standards in the Forest and Beach Management Plan (See Figure #6). All new mini-park installations shall be reviewed for recommendations by the Staff Traffic Committee and approved by the Planning Commission with consideration of:

NOTE: USE CLASS A CONCRETE.



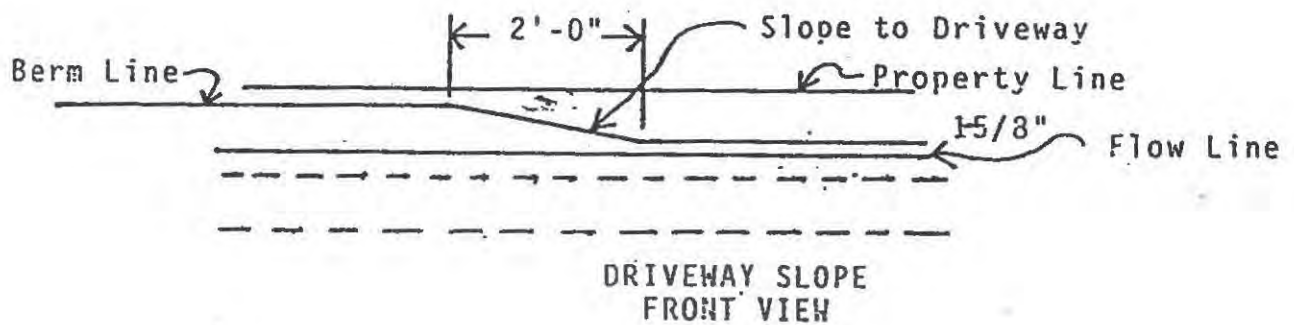
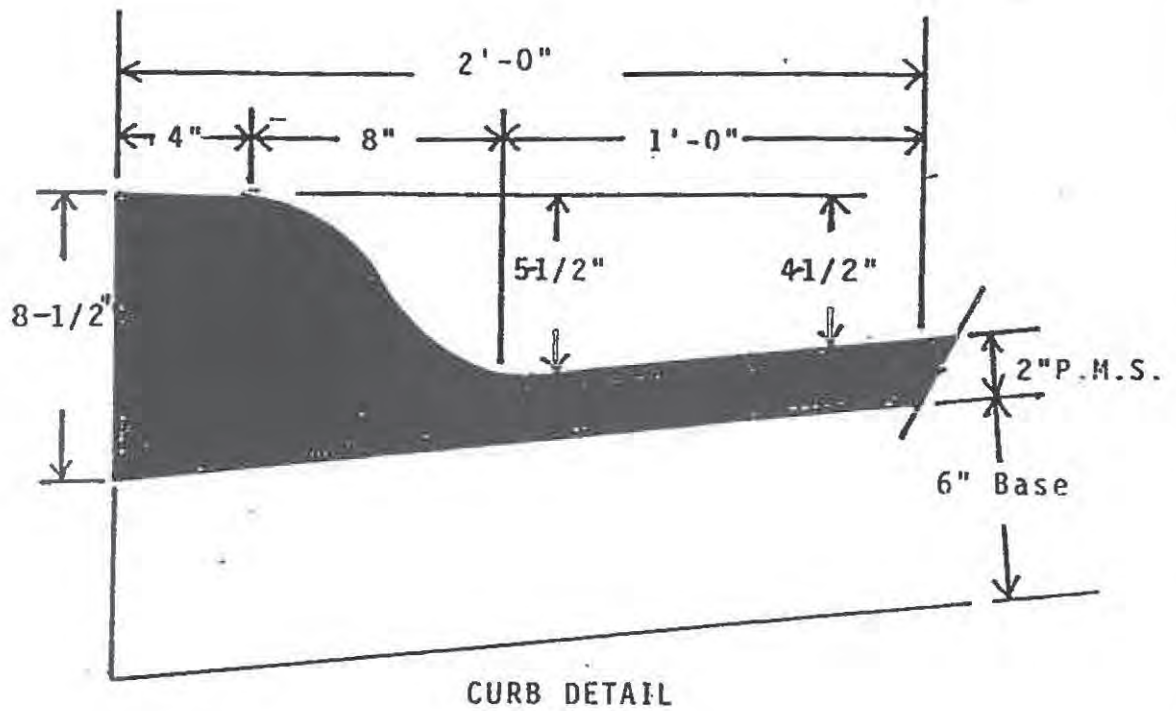
CURB DETAIL



CITY OF CARMEL-BY-THE-SEA

FIGURE-3

STONE CURB AND GUTTER DETAIL



CITY OF CARMEL-BY-THE-SEA

FIGURE-4

ROLLED BLACKTOP BURM DETAIL

- 1) Width of planter to be 1/2 of the width of the sidewalk as measured from face of curb.
- 2) Typical sidewalk widths all measured from face of curb to property line.

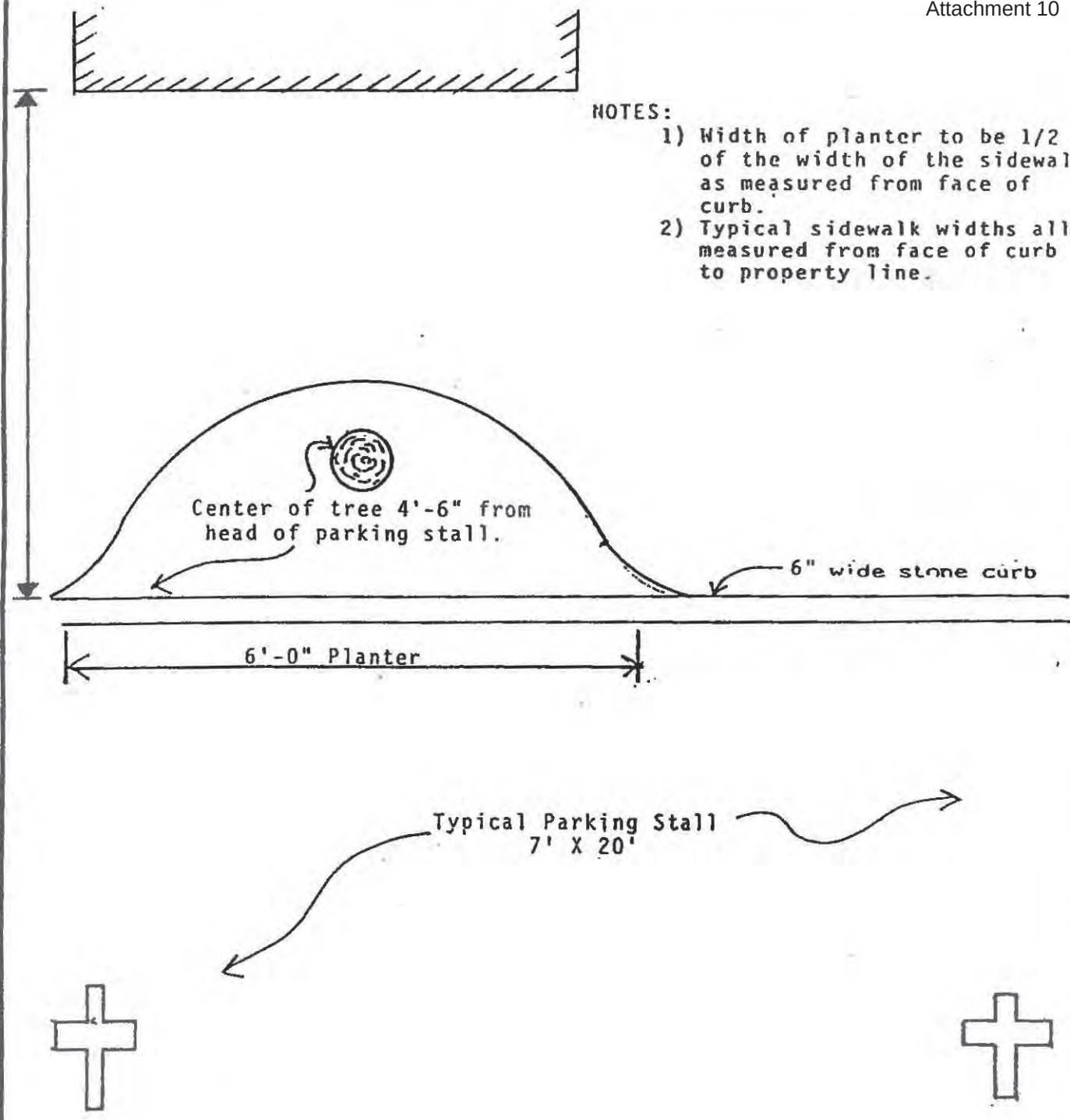
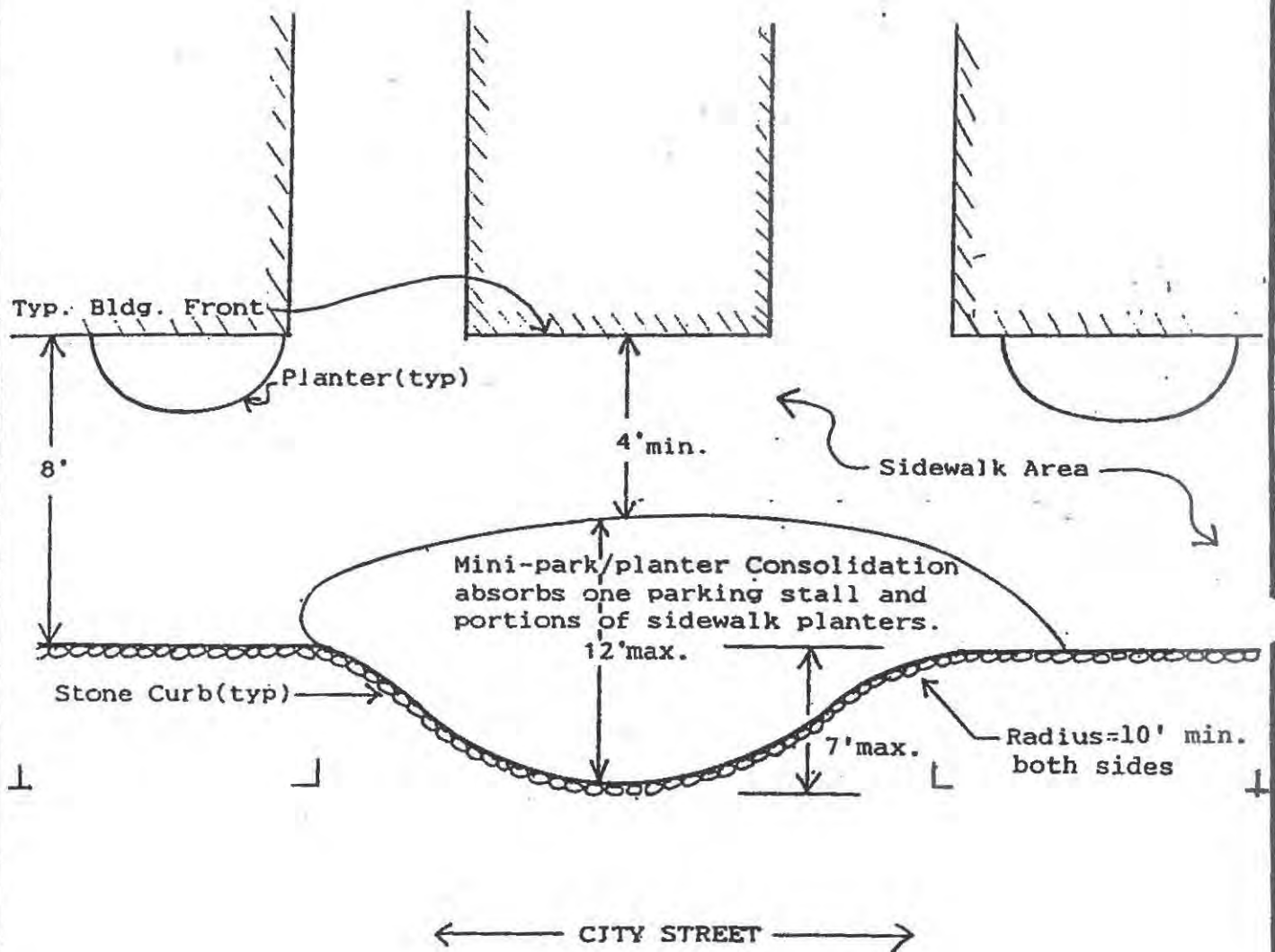


FIGURE-5

TYPICAL PARKING STALL WITH STREET TREE



CITY OF CARMEL-BY-THE-SEA

FIGURE-6

MINI-PARK LAYOUT

Policy and Standards
 Design Improvements to Public Ways
 Page Five

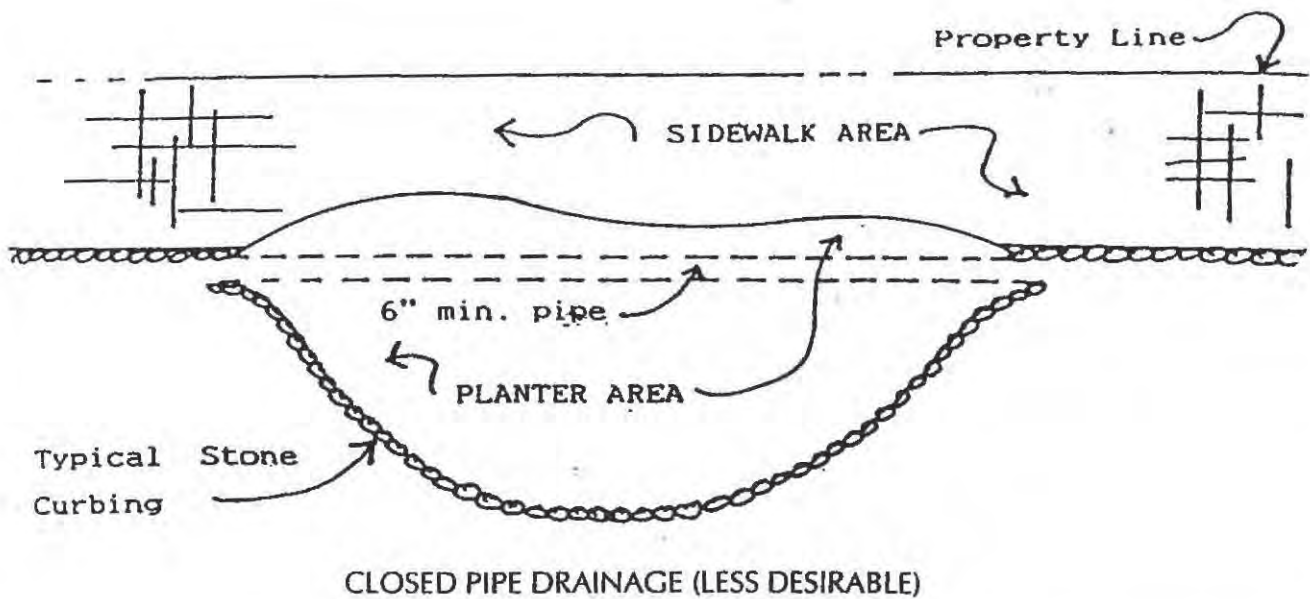
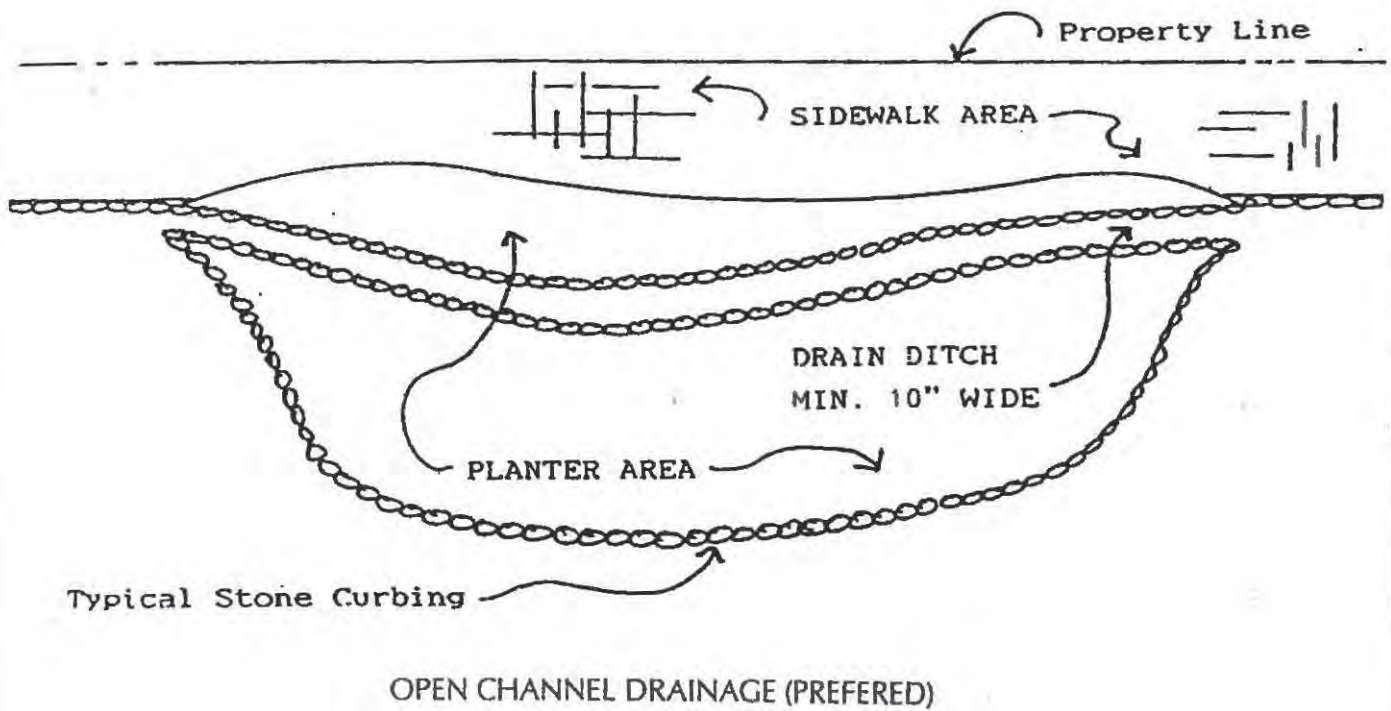
- Appropriateness of location
- Impact on parking resources
- Impact on traffic and pedestrian safety
- Drainage and maintenance issues including street-sweeper access

H. Street Drainage:

Whenever possible, open drain channels for curbside drainage should be used through planter areas rather than using subsurface pipes. This avoids pipes being clogged with debris and is easier to maintain. See Figure #7.

I. Irrigation:

1. **Drip and Low-Flow Systems**--All landscaping, sidewalk street trees and mini-parks will have drip or low-flow irrigation to help keep vegetation alive and cut down on maintenance requirements by City personnel.
2. **Cistern Recycling Systems**--When feasible, public projects should provide cistern system drainage to capture storm water runoff for irrigation of on-site and public way landscaping area. These systems will:
 - Reduce demands on the City's public potable water resources
 - Protect municipal water allocations during periods of drought
 - Reduce impacts on the City's overtaxed storm drain systems.
3. **Gutter/Downspout Gravity Irrigation for Street Tree Planters**--When feasible, storm water runoff from roofs into roof gutters, downspouts, under sidewalks and exiting at curb gutters should be intercepted and used to irrigate trees in sidewalk planters. Storm water runoff redirected for irrigation purposes reduces the total volume of water entering the municipal storm drain system from a commercial project. (Refer to Figure #8, Detail A, and Figure #9, Cross-sectional Layout Plans for Gutter/Downspout Gravity Irrigation.)



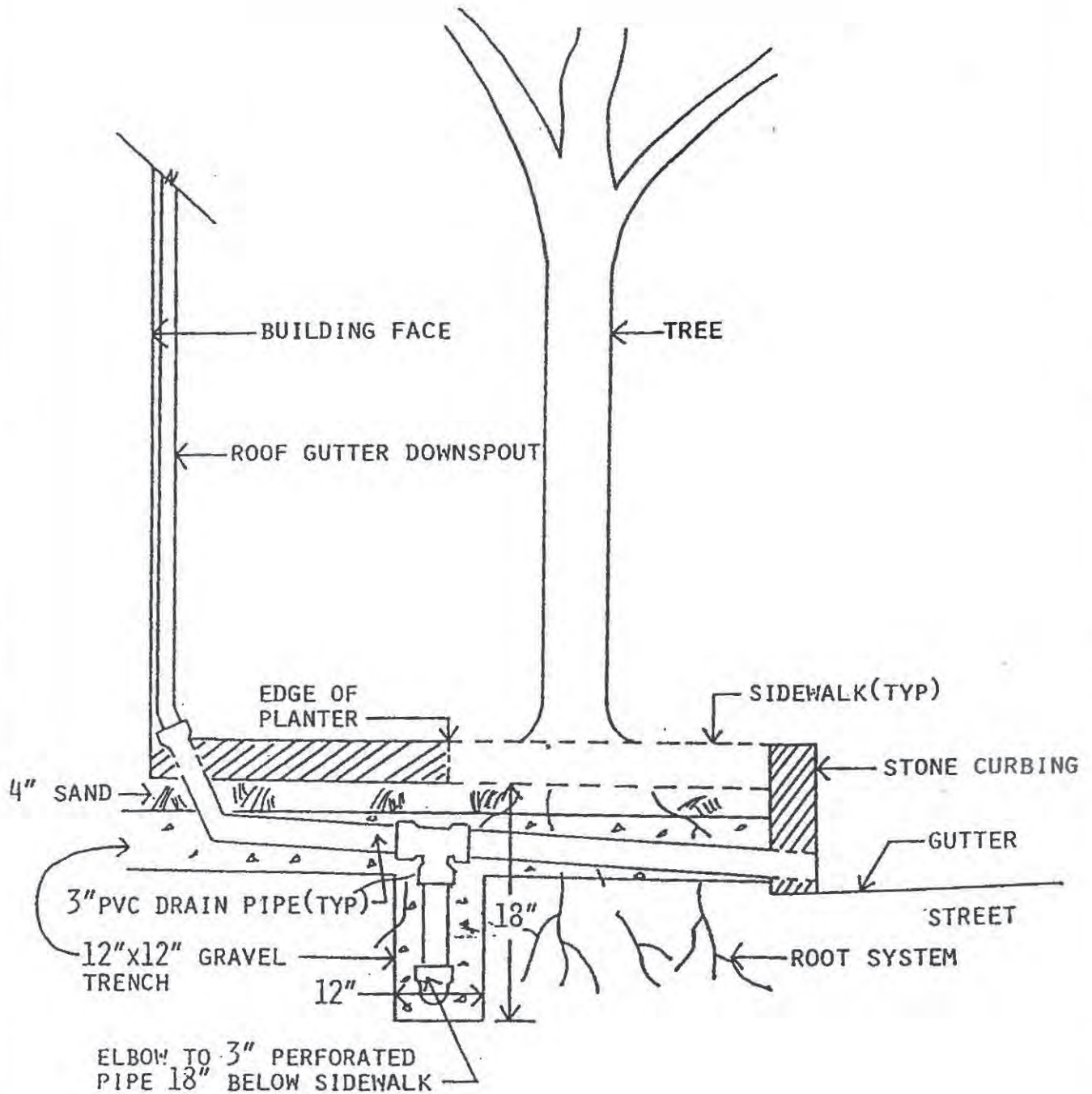
CITY OF CARMEL-BY-THE-SEA

FIGURE-7

STREET DRAINAGE FOR MINI-PARKS

FIGURE-8

DOWNSPOUT GRAVITY-IRRIGATION LAYOUT FOR STREET TREES



CITY OF CARMEL-BY-THE-SEA

FIGURE-9

CROSS-SECTION FOR STREET TREE
DOWNSPOUT GRAVITY IRRIGATION

Policy and Standards
Design Improvements to Public Ways
Page Six

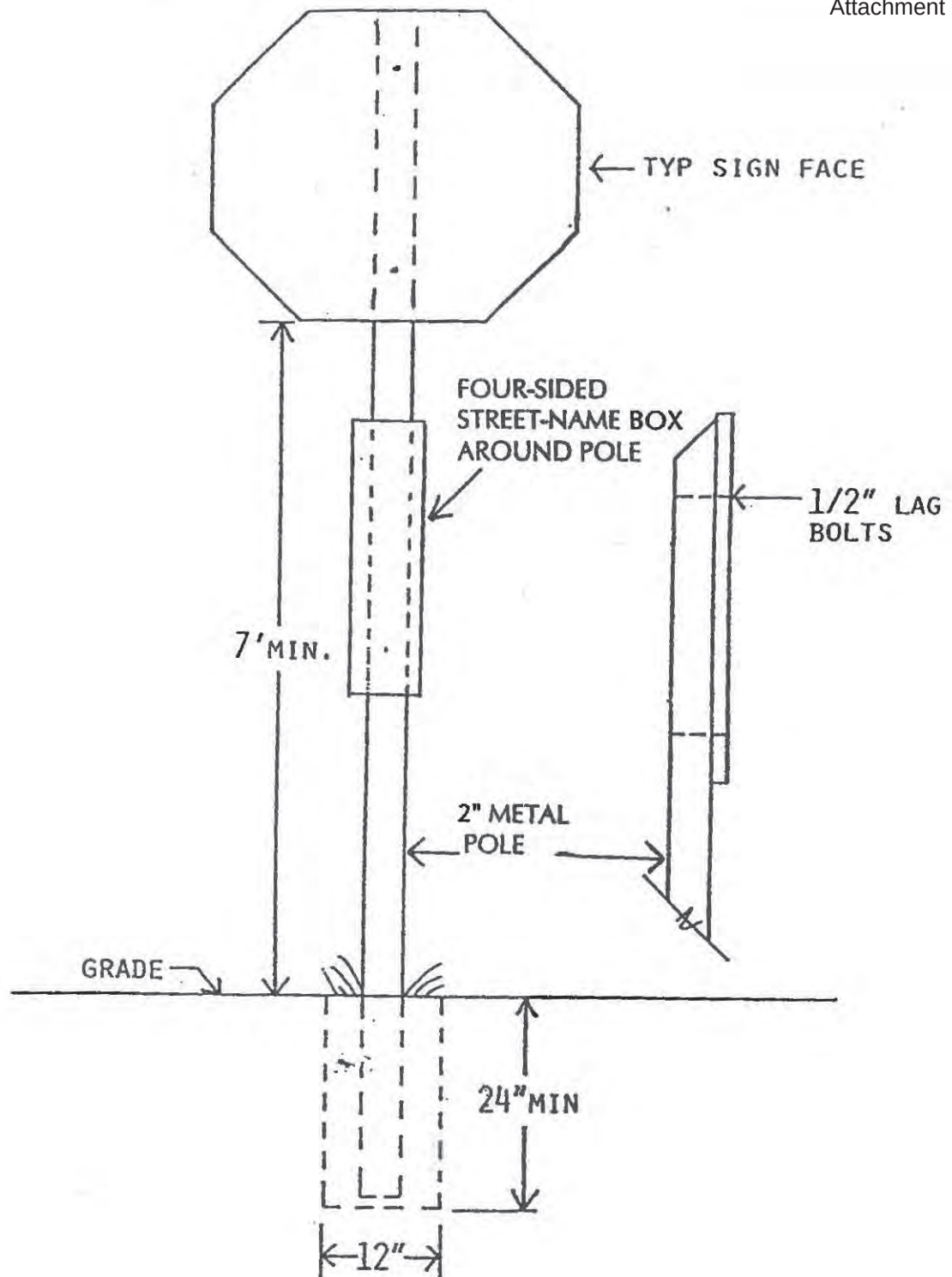
J. Utilities

Utility boxes shall be located in garages, driveways or in planter areas on private property except where this is impractical. Utility boxes located in the public right of way shall be incorporated into sidewalk planters with sufficient additional space to establish screening-vegetation such as ground cover and shrubs when practical. If neither of these alternatives is feasible, utility boxes may be located in a paved area of the street or the sidewalk as close to the curblin as possible and may use standard nonskid utility covers.

K. Street Signs

1. **Traffic Control Signs**--The historic and traditional design for stop signs in Carmel uses a 2" diameter, nonreflective, white-painted, metal pole with a four-sided-box, street-name sign mounted mid-way on the pole. Traffic control signs (e.g. stop signs, speed limit signs, warning signs) shall also conform to the design, color and shape requirements of the California Vehicle code.
2. **Stop Signs Combined with Street Name Signs**--Metal pole mounted stop signs combined with street name signs is the preferred method of identifying streets. A four-sided wood box shall be constructed around the steel pole consistent with Figure #10. The wood panels and metal pole shall be painted with a nonreflective white background and lettered with the street name using nonreflective forest green paint and vertical block-stencil lettering. The metal stop sign shall have no wood backing and no wood frame or other appurtenances.
3. **Stand-alone Post Signs**--Stand-alone street name sign posts (not combined with a stop sign) may be used when there is no stop sign at the intersection or the stop sign location is not suitable for identifying the street names. Stand-alone posts also are the appropriate design to use for No Parking signs.

Stand-alone Street Name or No Parking signposts shall be constructed of 4" X 4" solid lumber of sufficient length to project 4 feet in height from grade. The top of each post shall be cut to a 4-facet taper (see Figure #11). Posts shall be painted nonreflective white except for a 4-inch cap and a 7-inch pine tree emblem at the base that shall be painted forest green. Each vertical face of the post shall be painted with the corresponding street name (or "no parking" text) using nonreflective, forest green paint and vertical block-stencil lettering.



CITY OF CARMEL-BY-THE-SEA

FIGURE-10

COMBINATION STOP-SIGN
AND STREET-NAME SIGN

12.08.060 Encroachment Application Review Standards.

A. Need. The applicant shall be determined to have a justifiable need for the encroachment, and the encroachment shall not be contrary to the public interest.

B. Safety. The granting of an encroachment permit shall not create a hazard to public health or safety.

C. Drainage. The proposed encroachment shall not adversely affect the normal drainage of surface water, unless an acceptable mitigation is included that will be advantageous to the general public and meet the standards herein.

D. Circulation and Parking.

1. The proposed encroachment shall not adversely affect vehicular and/or pedestrian traffic nor the parking of vehicles.

2. The proposed encroachment shall not adversely impact existing rights-of-way nor preclude or make difficult the establishment or improvement of existing or potential streets or pedestrian ways.

E. Public Use and Enjoyment.

1. The proposed encroachment shall not diminish public use or enjoyment, either visual or physical, of the City property or public right-of-way to be encroached upon.

2. The encroachment and enjoyment shall be in the public interest.

3. The length of time an encroachment has existed shall not by itself prejudice a decision.

F. Compatibility.

1. The proposed encroachment and its mitigation shall be consistent with the General Plan and the adopted ordinances of the City. Particular attention shall be given to Section P1-48 of the General Plan, which prohibits the construction of sidewalks and concrete curbs in the R-1 district, unless necessary for drainage and/or pedestrian safety.

2. The encroachment shall not create, extend, or be reasonably likely to lead to an undesirable land use precedent.

3. Granting of a permit shall not adversely affect the usability or enjoyment of one or more adjoining parcels.

4. The proposed encroachment and its mitigation shall be compatible with the surrounding area and adjoining properties.

G. Public Property/Greenbelt.

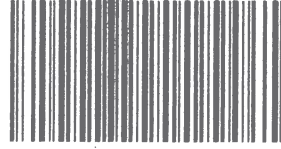
1. The proposed encroachment shall not adversely affect any public property, including existing vegetation or its root structure, and shall not significantly reduce greenbelt area that may be used for tree planting.

2. Significant trees which would be affected by the proposed encroachment shall be identified by the Director of Forest, Parks and Beach and approval for removal shall follow City policy.

H. Mitigation. When deemed appropriate by the City, the applicant shall include those measures appropriate to compensate the City for the loss of the use of City property or the public right-of-way, or to repair damage thereto. (Ord. 89-9 § 1, 1989).

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Carmel City Hall
Post Office Drawer G
Carmel, CA 93921
Attention, Brian Roseth

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Taxes...
Other...
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RESOLUTION

DESIGNATING AN HISTORIC RESOURCE

The Department of Community Planning and Building of the City of Carmel-by-the-Sea completed intensive survey work, received approval from the California Coastal Commission and made an Administrative Determination that the property identified below meets the criteria for an historic resource as established in the City's General Plan, the Municipal Code and the Local Coastal Program for Carmel-by-the-Sea.

Based on this determination, effective 25 May 2005, the Department of Community Planning and Building resolved to designate the property described below as a local resource on the Carmel Inventory of Historic Resources.

This Resolution/Administrative Determination is recorded pursuant to section 5029(b) of the California Public Resources Code that requires the City to record all historic resource determinations. This action also is taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by the City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

Assessor's Parcel Number: 010264007000

Block: O **Lot(s):** ALL LOTS 1-12

Current Owner: NOB HILL PROPERTIES, INC.

Street Location: W/S CAMINO REAL:E/S CARMELO BET. 8TH & 9TH

It is the purpose of this Resolution/Administrative Determination to alert the owner, successors and assigns to the existence of an historic resource on the property. This historic resource is protected under laws of the State of California and of the City of Carmel-by-the-Sea including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code and the Local Coastal Program. Specific regulations affecting remodels, alterations, additions and demolitions can be found in the City of Carmel-by-the-Sea planning documents referenced above.

Certified by:

Brian Roseth,
Principal Planner, Carmel-by-the-Sea

END OF DOCUMENT

PRIMARY RECORD

Primary # _____ Attachment 12
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) La Playa Hotel

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

SW Cr. Camino Real & 8th (Blk O, all of Lots 1 thru 12)

Parcel No. 010-264-007

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, stone and wood-framed hotel building, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a combination of rock masonry in a random rubble pattern, and smooth cement stucco. The low-pitched hipped roofs are covered in a Mission tile. There are several chimneys present, some stucco-clad and finished w/decorative tiled caps. That portion of the hotel possessing historic fabric is found on the NE Cr. of the bldg. and consists of the stone tower designed by the artist Christian Jorgensen in 1904, and those portions of the entrance and lobby area reconstructed after a major fire in 1924. The building is designed in a generic Mediterranean revival style. The property became a hotel in the teens, after the death of Jorgensen's wife, Angela. It was first expanded to 20 rooms, which burned in a major fire in 1924. In rebuilding the hotel an additional 30 rooms were added in a connected wing to the south. In 1940 a dining room was added at the rear (west), and in 1948, after WWII, the property was expanded to encompass 80 rooms. A full renovation of the hotel occurred in 1983-84, when the Cope family from San Francisco acquired the property. It is currently one of only 9 hotels in California recognized by the National Trust for Historic Preservation for its architectural quality, historic character, sensitive rehabilitation. The perimeter of the hotel is planted with well maintained shrubbery & trees, and a series of stepped terraces and more formal gardens, falling off to the SW from the interior of its ell shape.

P3b. Resource Attributes: (List attributes and codes) HP5 - Hotel/Motel

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P3a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking west at earliest portion of bldg. 9/17/01,
#9500-3

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1904/1925 Carmel bldg. records

P7. Owner and Address

Nob Hill Properties, Inc.
1075 California Street
San Francisco, CA 94108

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 9/21/2002

P10. Survey Type: (Describe)

Carmel Historic resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

- ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # _____

Page 2 of 3

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *La Playa Hotel*

B1. Historic Name: *Christian Jorgensen Studio-home*

B2. Common Name: *La Playa*

B3. Original Use: *art studio/residence*

B4. Present Use: *hotel*

B5. Architectural Style: *Mediterranean Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1904; after 1911 20 rooms added; add 1921; additions Lot 1, 1929 (Cbp#s 2170, 2171); add Lots 1,3,5, 1931 (Cbp# 2390); add Lots 1 thru 14, 1933 (Cbp# 2557); add dining room, Lots 7,9, 1940 (Cbp# 578); no record of 1948 expansion; no bldg. permits for 1983-84 renovation: facade altered 1987 (Cbp#s 87-109, 87-158); minor remodel 1988 (Cbp# 88-252)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *concrete hotel garage located SW cr. of the property. n/date*

B9a. Architect: *designer/Chris Jorgensen (1904);*

b. Builder: *Ben Turner (1904); M.J. Murphy 1925*

B10. Significance: Theme: *Architectural & Economic Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *hotel*

Applicable Criteria: *CR 1,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The La Playa Hotel is significant under California Register criteria 1, in the area of history as one of the earliest remaining artists studios in Carmel, and one of the most notable hostelryes in the history of the village. It is also significant under criteria 3, in the area of architecture as one of the few artist designed studio buildings remaining in Carmel, and as an excellent example of the early work of master-stonemason Ben Turner. Christian Jorgensen (1860-1935) was one of California's best known early artists. His watercolor and oils series of California mission paintings at the end of the 19th century did much to initiate the first efforts at restoration of the missions. He was a major painter of the Yosemite Valley. Jorgensen and his wife Angela Ghiradelli began work on their Carmel studio/home in 1904, and resided there intermittently until Angela's tragic drowning in Carmel Bay in 1911. Jorgensen designed his stone towered studio long before Robinson Jeffers built his. As originally constructed the upper floor was open, w/a wooden railing between the stone columns supporting the roof. By 1925 the open arches had been enclosed by glass, and later still, the current configuration, w/three sets of tall multi-paned windows, separated by vertical mullions in a stuccoed partition wall was added. Below the arches, on the east elevation, is a wonderful copy of the odd-angled quatrefoil found on the Carmel Mission, infilled w/stained glass, an homage to his five years of work on the mission watercolor & oil series of paintings. The tower was connected to a two story "T" shaped residence that ran down the hill along 8th Ave., w/a wing projecting south into the middle of the parcel, forming the long arm of the "T". Stone exterior staircases on the north side-elevation connected the stone tower to the main residence. Master-mason Ben Turner was a native of England who came to San Francisco in the 1860s, and worked on the first Palace Hotel. Turner came to Carmel City in 1898 and built the first brick house in town. He followed his work on Jorgensen's tower with Josephine Foster's "Stonehouse" in 1906. He was joined by his son Harry Turner in 1915 and worked together on Highlands Inn. They were noted for their walk-in fireplaces.

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

B12. References:

Carmel bldg. records, Carmel Planning dept., City Hall, Carmel

Carmel Historic Context Statement 1997

Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980

Hughes, Milton E., Artists in California 1786-1940, Hughes Pub. Co.: San Francisco. 1989

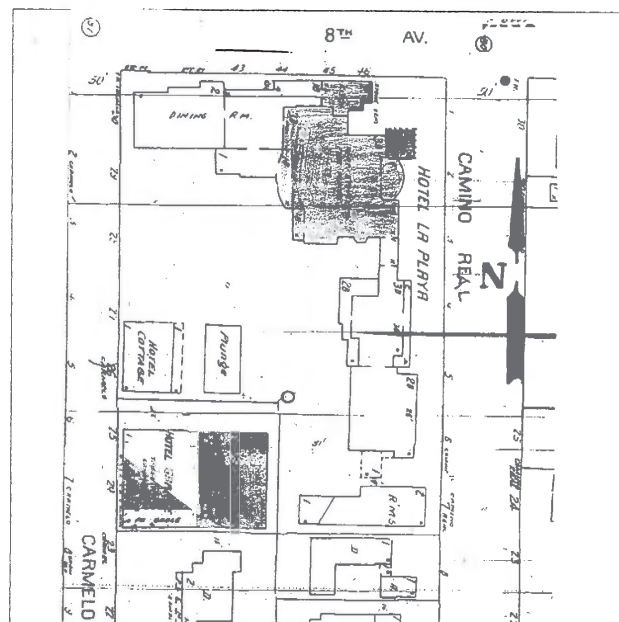
B13. Remarks: *Zoning CL*

CHCS (AD/ED)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *9/21/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____ Attachment 12
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) La Playa Hotel

Recorded by: Kent L. Seavey

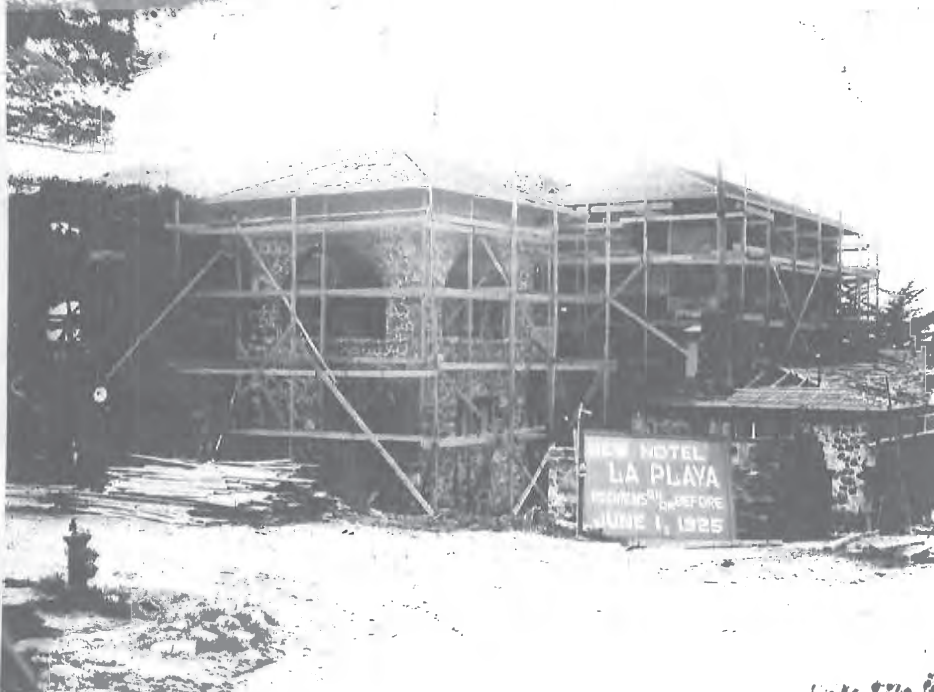
Date 9/21/2002

☒ Continuation ☐ Update

B10. The Jorgensen's home boasted the first swimming pool in Carmel, in the location of today's Terrace Grill Restaurant. The Jorgensens brought many of their San Francisco friends and relatives to Carmel, including numerous artists and writers to share in and enjoy the couple's warm hospitality.

With Angela's passing Chris Jorgensen left Carmel, leasing the property to Agnes "Alice" Signor, a former New York and San Francisco hotel manager who had moved to Carmel after the 1906 earthquake and fire. Between 1911 and 1916 she added 20 guest rooms. The astute hostler noted in a letter to a friend that "My house is noted for its exclusive patronage and ocean view". In 1916 she purchased the property from Jorgensen. In the early 1920s her favorite niece, Helen Mueth and her two sons Harrison and Fred Godwin moved to Carmel to help the 80 year old proprietress run the business. In 1924 a fire nearly burned the hotel to the ground. Mrs. Mueth and her sons not only rebuilt the hostelry, but added 30 more guest rooms, toward the south, along Camino Real, employing the same Mediterranean architectural style as the original. During this period Fred Godwin became one of the pioneers in California's fledgling hospitality industry, with his attention to detail in meeting client expectations and needs, and astute marketing. In 1940 Fred bought out his brother Harrison Godwin, and added a large new dining room to the facility, overlooking Carmel Bay. From 1946 to 1950 Fred was also the mayor of Carmel. In 1952 Godwin leased the La Playa to Ashton Stanley, a former manager of the Del Monte Lodge, Royal Hawaiian, Ambassador and Biltmore hotels. In 1968 Howard "Bud" Allen purchased the hotel and began turning it into a small, European-style deluxe hotel, but with a capacity to handle corporate business. In 1983 the Cope family, owners of San Francisco's Huntington Hotel took over La Playa and executed a complete renovation and expansion that brought the noted caravansary up to date, without destroying its historic character. The La Playa Hotel has been a Carmel institution since the 1920s. The hotel, and particularly those portions of its physical plant that reflect its original use as a studio by artist Christian Jorgensen, and the foyer elements that still exhibit its 1920s Mediterranean character clearly reflect the findings of and are consistent with the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing

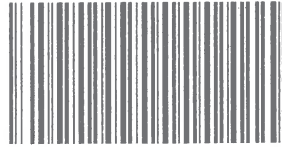


Description of Photo: (View, date, accession#)

W at the N/side elevation and
er, ca. 1920, Pat Hathaway Col.

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Carmel City Hall
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Carmel, CA 93921
Attention: Marc Wiener

DOCUMENT: 2013011113



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RESOLUTION

DESIGNATING AN HISTORIC RESOURCE

The Department of Community Planning and Building of the City of Carmel-by-the-Sea has completed intensive survey work, and has made an Administrative Determination that the property identified below meets the criteria for an historic resource as established in the City's General Plan, the Municipal Code and the Local Coastal Program for Carmel-by-the-Sea.

Based on this determination, effective 8 February 2013, the Department of Community Planning and Building hereby resolves to designate the property described below as a local resource on the Carmel Inventory of Historic Resources.

This Resolution/Administrative Determination is being recorded pursuant to section 5029(b) of the California Public Resources Code that requires the City to record all historic resource determinations. This action also is taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by the City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

Assessor's Parcel Number: 010-269-002-000

Block: U Lot(s): 1, 2, 5 & 7

Current Owner: Borina Dramov & Kalina Alissandra Dramov

Street Location: SW Cor. of Carmelo & 8th

It is the purpose of this Resolution/Administrative Determination to alert the owner, successors and assigns to the existence of an historic resource on the property. This historic resource is protected under laws of the State of California and of the City of Carmel-by-the-Sea including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code and the Local Coastal Program. Specific regulations affecting remodels, alterations, additions and demolitions can be found in the City of Carmel-by-the-Sea planning documents referenced above.

Certified by:

Marc Wiener,
Acting Planning & Building Services Manager, Carmel-by-the-Sea

END OF DOCUMENT

PRIMARY RECORD

Primary # _____ Attachment 13
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) C. Fred Holmes House

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: SW Corner Carmelp & Eighth City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Blk. U Lots 1,2,5 & 7

Parcel No. 010-269-002

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story wood-framed 1940 Monterey Style residence, with a raised basement containing living space, resting on a concrete foundation. A small, raised one-story bedroom addition with storage below, built in 1955 is attached at the SW corner of the main building block making the residence irregular in plan. The exterior wall cladding is a smooth cement stucco. The main building block has a low-pitched gable-on-hip roof with overhanging eaves and exposed rafter-tails, faced with a narrow gutter. The west (rear) roof plane extends over a pair of full-width cantilevered balconies on the second and first floors. The roof overhang is supported on full-height square wood posts, with a simple wood railing having slender balusters along the second floor level. An angled bay projects slightly at the center of the first floor landing on this elevation. An oriel window is located on the first floor, near the NW corner of the north side-elevation. The 1955 addition at the SW corner of the main building block is side-gabled with overhanging eaves, and appears to have a closed soffit. There are two brick chimneys present on the main building block. One, an exterior eave wall type found on the south side-elevation, was partially encased by the 1955 bedroom addition. The second is an interior type, centered in the ridge line along the east facing facade. All roof covering, including a detached two-car garage at the NW corner of the parcel facing Eighth Ave., is in composition shingles, which replaced cedar shingles in 2008.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5. Photographs or Drawings (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking west at the east facing facade, Kent Seavey,
7/8/12

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1941, Carmel bldg. records

P7. Owner and Address

Borina Dramov & Kalina A. Dramov
P.O. Box 6046
Carmel-by-the-Sea, 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 7/16/2012

P10. Survey Type: (Describe)

Intensive-owner requested

P11. Report Citation: (Cite survey report and other sources, or enter "none")

None

Attachments ☐ NONE ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☒ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) C. Fred Holmes House

B1. Historic Name:

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Spanish Eclectic revival (Monterey Style)

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1940 (CBP# 802); bedroom add to south 1955 (CBP# 2818); fire damage repair 11/7/55; composition roof replaced original cedar shake roof 2008 (CBP# 08-8312)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: one-story, wood-framed two-car garage NW corner of parcel. Matches main house in design and materials (1940)

B9a. Architect: designer Jon Konigshofer

b. Builder: Carl Daniels (1940) Helm & Savoldi (1955)

B10. Significance: Theme: Residential Development (1940-1960)

Area: Carmel-by-the-Sea

Period of Significance: 1940-1955

Property Type: single family residence

Applicable Criteria: CR3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The subject property is significant under California Register criterion 3, in the area of architecture, as the only known example of a Monterey Style residential design by noted Carmel building designer Jon Konigshofer.

John Konigshofer (1907-1990) was a native of Alameda, California. Educated locally, Konigshofer spent two years at the University of Oregon, followed by period of time spent as a merchant seaman, which landed him in New York City. There he studied at the Art Students League, intending to become a magazine illustrator. Later he studied design at the Oakland College of Arts and Crafts under Xavier Martinez and Hamilton Wolfe, supporting himself as a draftsman with a local architectural firm.

In 1937 Konigshofer came to the Monterey Peninsula and worked briefly as a draftsman for M.J. Murphy. He soon established his own building practice, working on the design of the John Gardner Tennis Ranch in Carmel Valley. He worked for hostlers Harrison and Fred Godwin on their respective hotels, the Pine Inn and the La Playa Hotel. His first residential design was for J.D. Greenan in 1938, a ranch style home overlooking Mission Fields. The C. Fred Holmes house was one of his early residential designs.

Konigshofer, who was never licensed as an architect, was well recognized for his later modern residential design work in leading popular and professional journals in the late 1940's and 1950's. His buildings appeared in the "Architectural Record", "Architectural Forum", "House Beautiful" and "Sunset Magazine", among others. In 1941 Konigshofer designed the first modernist subdivision in Carmel, "Sand & Sea" at San Antonio and Fourth, and in March of 1952, Life Magazine featured his "Hillside House" design as affordable residential housing under \$10,000. The designer is credited with at least 50 homes in Pebble Beach, and over 150 residential and commercial buildings on the Monterey Peninsula.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

Carmel building files, Carmel Planning Dept., City Hall, Carmel.

Carmel Historic Context Statement, City of Carmel-by-the-Sea, 2008.

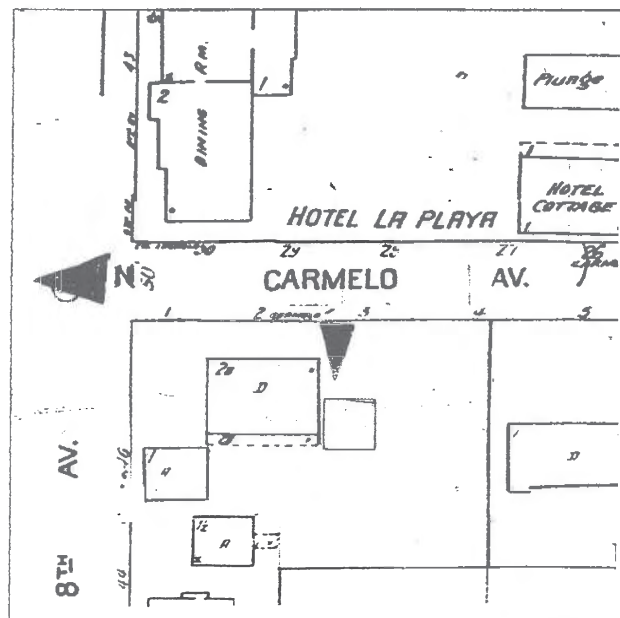
Carmel Pine Cone, Fred Holmes, (Obit.) 11/18/1949.

_____, Walter Helm, (Obit.) 4/10/1998.

_____, Clem A. Savoldi, (Obit.) 3/5/1999.

Konigshofer, Jon. Kent Seavey archives. Pacific Grove.

B13. Remarks: Zoning R-1



B14. Evaluator: Kent Seavey

Date of Evaluation: 7/16/2010

(This space reserved for official comments.)

CONTINUATION SHEET

Page 3 of 4

Resource Name or #: (Assigned by recorder) C. Fred Holmes House

Recorded by: Kent L. Seavey

Date 7/16/2012

☒ Continuation ☐ Update

P3(cont), Fenestration is irregular, with a combination of 1/1 double-hung wood windows, fixed and operational multi-paned wood French doors, and fixed multi-paned focal windows, found in the oriel window on the north elevation and centered in the angled bay on the rear (west) elevation of the first floor. The fenestration along the east facing facade is symmetrical with fixed, paired French doors along the first floor, flanking a recessed entry. The fixed French doors are characterized by multi-paned glazing above with raised wood paneling below. The recessed entry door is a multi-panel raised wood type, with glazed sidelights. Three evenly spaced 6/6 double-hung wood windows along the second floor balance the first floor fenestration. All windows are flanked by decorative louvered wood shutters. The north side-elevation is asymmetrical, with three 6/6 double-hung wood windows, two above and one below, and the oriel window described earlier. The south side-elevation appears to have only the 6/6 double-hung wood sash. The rear (west) elevation has symmetrical banks of fixed and functioning wood French windows on either side of the central angled bay on the first floor. These banked windows are characterized by functioning central French doors flanked on either side by fixed windows, similar in design to the French doors. On the first floor the flanking fixed windows are two lights wide, while on the second they are three lights wide. There are two small 6/6 double-hung wood windows on the second floor, above the first floor central bay. The raised panels below the glazed portion of the banked windows appear to be in a boxed pattern. The windows along the west facing basement living spaces are similar in type to those on the first and second floors, but are arranged asymmetrically. Fenestration on the 1955 bedroom addition, on both levels are 6/6 double-hung wood sash with the fixed decorative louvered shutters.

The subject property is sited on the SW corner of Carmelo and Eighth Ave. set a little back from the street behind high, ivy covered fencing on the Eighth Ave. side, and partially along the Carmelo side, with an open metal security fence further along Carmelo. The residence is partially screened from the street by mature shrubbery and trees. It is located in a wooded mixed-use visitor accommodating and residential neighborhood, across Carmelo from the La Playa Hotel, and surrounded by one and two-story homes of varying ages, sizes and styles.

B10 (cont.) By the mid 1920s the Monterey Peninsula had fully embraced the highly popular Spanish Eclectic style of architecture first introduced to California at the California Pacific International Exposition in San Diego in 1915 by architect Bertram Grosvenor Goodhue. California architects interested in American regional design had previously employed elements of the state's Spanish/Mexican mission architecture in free adaptations for both commercial and residential buildings. However, Goodhue, who had published a detailed study of Spanish Colonial Architecture throughout Latin America, wanted to explore the richness of Spanish precedents. The success of the widely published architecture of the exposition led fashionable architects of the period directly to Spain for further source material, which they brought back to California and employed in redefining the state's regional design expression. The Monterey Style tends to be included by architectural historians under the Spanish Eclectic umbrella.

Character-defining features of the Monterey Style generally include a two-story main building block, with low-pitched gabled or hipped roofs. They have cantilevered second-story balconies, usually on the street facing elevation, covered by the principal roof. Fenestration tends to be symmetrical. The style blended Spanish adobe construction with massed-plan English shapes brought to California from New England, and in the case of Thomas O. Larkin, who built the first example in Monterey in 1835, a roof and balcony form reflecting southern French influenced Creole plantation houses, of which Larkin was very familiar. Monterey Style houses from the 1920s into the 1930s favored Spanish Colonial detailing. From the late 1930s into the 1950s they tended to emphasize English Colonial decoration.

The subject property draws its expression from the English colonial precedent, with its smooth stucco exterior wall cladding, symmetrical three-ranked fenestration including the oriel focal window on the north side-elevation and simple detailing.

The residence is a free adaptation by designer Konigshofer of the Monterey Style in that it reorients the salient components of the form to capture the best features of its building site and environmental setting. The facade and principal entry, facing a major hotel are formal and subdued. The traditional street facing balconies are present, but they have moved to the rear elevation of the building envelope to capture the views of Carmel Bay and beyond. The simple design of the 1955 bedroom addition, also by Konigshofer, is clearly borrowed from Monterey's "Casa de Oro".

Based on original plans prepared by the architect, on file in the Carmel Planning Dept. building files, that the current residence was somewhat modified in construction, and that probably the French windows along the first floor of the east facing facade were at one time operable. That being noted, the residence retains a high degree of physical integrity as constructed in 1940. It is also representative of the versatile imagination of the architect, Jon Konigshofer, who was able to modify a traditional regional building form for contemporary (1940) use without compromising its historic character-defining features.

The quality of construction is attributable to its contractor, Carl Daniels (1901-1990). Daniels came to the United States from his native Poland as a child, settling in Chicago in 1906. While in high school education he attended night classes in architectural drafting. At age 18 he designed and constructed a hunting & fishing lodge, which he operated before joining the Western Electric Co. in Chicago. From 1926 to 1932 Daniel designed and built houses in Southern California. In 1932 he joined the Stolte Construction Co., and for the next seven years worked on construction of the Hearst Castle at San Simeon. He came to the Monterey Peninsula with the Stolte Co. in 1939, settling in Carmel with his wife Della. Daniels worked independently with architects and designers like Konigshofer, while continuing his association with Stolte, managing various branch offices, until 1956 when he and William House founded the construction firm of Daniels & House. Recognized as a consummate craftsman and builder, Carl Daniels was involved with the first phase of the construction of the Community Hospital of the Monterey Peninsula, built Foothill School, Carmel Middle School, buildings on the Naval Postgraduate School, Ventana Inn in Big Sur, and the Quail Lodge in Carmel Valley and numerous private residences.

CONTINUATION SHEET

Primary # _____ Attachment 13
HRI # _____
Trinomial _____

Page 4 of 4 Resource Name or #: (Assigned by recorder) *C. Fred Holmes House*

Recorded by: *Kent L. Seavey*

Date *7/16/2012*

☒ Continuation ☐ Update

B10 (cont.) The 1955 bedroom addition was constructed by the local firm of Helm-Savoldi & Company. Walter Helm was an engineer and contractor who came to Carmel at the end of WWII. He joined forces with builder Clem A. Savoldi, constructing hundreds of custom homes on the Monterey Peninsula. The contractors worked with many notable area architects and designers, including Jon Konigshofer and Henry Hill.

The C. Fred Holmes house is one of the more eclectic Monterey Style homes on the Monterey Peninsula. It combines decidedly modern site planning with careful attention to craftsmanship and detailing to create a truly individual expression of a popular regional period form by noted building designer Jon Konigshofer, and an equally impressive contractor, Carl Daniels.

The residence appears to be little altered on the exterior, and retains a high degree of physical integrity evoking a strong sense of time and place and of feeling and association with pre-WII residential development of larger homes in Carmel, as noted in the 2008 Historic Context Statement for Carmel-by-the-Sea. The property clearly qualifies for listing in the Carmel Historic Resource Inventory, at the local level of significance.

B12 (cont.)

Monterey Peninsula Herald, "Builder Carl Daniels Dies at 88", 8/6/1990, p. 4.

Sanborn fire insurance map, Carmel-by-the-Sea 1930-1962, p.12.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

*Looking SE at the rear (west) elevation,
Kent Seavey, 7/8/12*