



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL AGENDA

Mayor Dave Potter, Council Members Jeff Baron,
Karen Ferlito, Bobby Richards, and Carrie Theis
Contact: 831.620.2000 www.ci.carmel.ca.us

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

CITY COUNCIL SPECIAL MEETING - WORKSHOP Thursday, March 10, 2022

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 Public Health Officer issued March 17, 2020. The health and well-being of our community is the top priority for the City of Carmel-by-the-Sea.

To that end, this meeting will be held via teleconference and in-person at Sunset Cultural Center located at San Carlos St. and 9th Ave. To participate via teleconference click the following link to attend via Zoom (or copy and paste link in your browser): Join Zoom Meeting [https://ci-carmel-ca-us.zoom.us/j/84085296252?pwd=SGRCV1pNMkYvNkdMT045bFhCSFR6UT09](https://ci-carmel-ca-us.zoom.us/j/84085296252?pwd=SGRCV1pNMkYvNkdMT045bFhCSFR6UT09;); Meeting ID: 840 8529 6252; Passcode (if needed): 197642 Dial +1 253 215 8782

To participate in this meeting in-person at the Sunset Cultural Center, Carpenter Hall at San Carlos St. and 9th Ave., Carmel-by-the-Sea, CA 93921 the public must show proof of vaccination (including virus booster) and wear a face covering at all times. Seating will be limited and available on a first come first served basis. The meeting will also be web-streamed on the City's website.

The public can also email comments to cityclerk@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.

**OPEN SESSION
4:00 PM**

CALL TO ORDER AND ROLL CALL

OPEN SESSION

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.

ORDERS OF BUSINESS

Orders of Business are agenda items that require City Council, Board or Commission discussion, debate, direction to staff, and/or action.

1. City Council Retreat - Strategic Planning meeting to discuss the City Council's Strategic Projects and gather input from the public, and provide direction to staff regarding prioritization of each project on the list. City Council may give directions to staff during strategic planning, however, any actions to implement such directions will be considered at future scheduled Council meetings.

CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)
(One potential case)

ADJOURNMENT

2. Correspondence Received

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 City Council regarding any item on this agenda, received after the posting of the agenda will be available for public review 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 CITY COUNCIL Staff Report

March 10, 2022
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Yashin Abbas, Interim City Clerk
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	City Council Retreat - Strategic Planning meeting to discuss the City Council's Strategic Projects and gather input from the public, and provide direction to staff regarding prioritization of each project on the list. City Council may give directions to staff during strategic planning, however, any actions to implement such directions will be considered at future scheduled Council meetings.

RECOMMENDATION:

Conduct a Strategic Planning meeting to discuss the City Council's Strategic Projects and gather input from the public, and provide direction to staff regarding prioritization of each project on the list.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY:

At the January 4th, 2022 Council meeting, staff presented a list of priority projects related to the Council's Strategic Initiatives. This list evolved from an October 12th, 2021 workshop at Sunset Center which discussed 60 different projects associated with the Council's adopted Strategic Initiatives. Through follow-up meetings with City Council, the list has been trimmed to approximately 30 items. Staff was given direction to schedule a special meeting, and is now seeking direction from Council on the priority level of each item on this list, which will allow for more effective utilization of the City's staffing resources.

BACKGROUND / SUMMARY:

Recent Background

On October 12th, 2021, the City Council held a public workshop at Sunset Center to discuss roughly 60 different projects associated with the Council's adopted Strategic Initiatives. Recognizing that staffing resources are finite, the purpose of this meeting was to provide direction for prioritizing efforts to complete these projects. Staff presented Council with recommended priority levels for each project (1 through 4), and evaluation criteria related to the Strategic Initiatives to help facilitate the dialogue. Following a hearty

and productive discussion, the Council reduced the list of priority projects to a total of 30. This was done in part by removing fifteen (15) Capital Improvement Program (CIP) items, and a handful of other projects from the list that Council felt were “day-to-day tasks” like contracts and RFPs. Council did elevate a small handful of projects which had initially been recommended as priority levels three or four, to be a top priority and remain on the list such as Flanders Mansion and a Social Media Plan.

Although the list was reduced from 60 to 30 items, Council wisely recognized that many of these day-to-day items still require staffing resources. With that in mind, the City Administrator and Department Heads were asked to return to Council at a public meeting with a request to add additional positions. At the December 6th, 2022 City Council Special Meeting, Council approved twelve (12) full time equivalents (FTEs) for immediate recruitment and hiring. Those recruitments have been prioritized, and are currently underway, with several filled already.

Strategic Initiative Project Tracker

To aid in managing the Council’s priority projects, staff created a worksheet called the “Council Priorities Tracker”, which includes information about project completeness and month-by-month updates/forecasting. This worksheet is a tool for department heads to plan and manage priority projects, and for the City Administrator to inform Councilmembers during weekly updates. It will also be presented on a periodic basis to the full City Council.

This tracker was presented to Council on January 4th, and some high level feedback was given, including to combine the Tree Ordinance and Forest Management Plan items, move completed tasks to a separate sheet, and to provide detail regarding which items had regulatory mandates to complete. These minor cleanup items reduced the number of projects on the active list to 26 total.

This updated tracker has been included as Attachment 1, and the list of completed projects has been included as Attachment 2.

In addition to the tracker, to assist with the conversation about where the development of an ADU ordinance fell in the priorities, Council also requested a map showing the location of permitted ADUs in the City over the last 5 years. This map, and companion legend have been included as Attachment 3.

March 10th Workshop

The March 10th workshop, which is being held in-person and virtually at the same time, will be run very similarly to the October 12, 2022 workshop. Department heads will be present, and ready to have an open and frank dialogue with the Council regarding each item on the priority list. The City Administrator will act as a facilitator for the conversation, and the project tracking sheet will be displayed on a screen and updated in real-time based on input from the Council. The ultimate goal of the workshop is to finish with consensus among the Council regarding the priority level of each project on the list. Public input will be gathered throughout the entire workshop to aid Council in their decision making.

Next Steps

Upon direction from Council regarding the priority of each item on the list, Staff will begin to focus efforts on the highest priority projects. These efforts will continue to become even more effective as ongoing recruitments are completed, and positions are filled.

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

- Attachment 1 - Council Priorities Tracker
- Attachment 2 - Completed Priority Projects
- Attachment 3 - ADU map and Legend

FY2021-22 Carmel-by-the-Sea City Council Strategic Priority Tracker

Attachment 1

Original Level 1 & 2 Priorities
Level 3 & 4 Priorities Elevated by Council

Item #	Description of Project	Regulatory Req.?	Current Status	Percentage Complete	Responsible Department	2021 Status	January Status	February Status/Forecast	March Status/Forecast	April Status/Forecast	May Status/Forecast	June Status/Forecast
1	Explore Paid Parking Program	No	In Progress	20%	CPB/PD	Staff research complete with various consultants; T2 selected to implement PD citation management system	Project on pause due to competing and higher priority items such as appeals and recruitments	Project on pause due to competing and higher priority items such as appeals and recruitments	Working with T2 to develop draft program to share with community for feedback; T2 completes draft program/plan	Community engagement / education meetings		
2	Update Purchasing Ordinance	No	In Progress	10%	Finance	Current ordinance reviewed and sections for revisions identified. Research on comparable cities completed.			Due to limited staff capacity, this item will receive attention after completion of the FY22/23 budget.			
3	Develop a plan to ensure that the City's natural areas, as well as private property, are properly maintained to reduce fire risk	No	Not Started	10%	Fire/ PW	Part of of contract discussions with Monterey Fire	draft and negotiate adding provision to contract w/ Monterey Fire	Completed Request for Quote to include fire prevention elements. Submitted to Monerrey Fire Officials. Meeting with Monterey Fire completed and a counter proposal relative to fire prevention is expected.	Expect revised prevention oriented counter-proposal from Monterrey Fire by the end of March.			
4	Review opportunities for enhanced fire/ambulance service	No	In Progress	25%	PD	City Council provided direction to pursue further contract negotiations	Conducted planning meeting with 2 bargaining units and both the Carmel/Monterrey Chiefs.	Request for Quote submitted to Monterrey Fire department for Fire Services. Worked on developing Scope of Work for future contract relating to Ambulance Services	Carmel to submit Request for Quote to include Scope of Work during the week of March 7.			
5	Review and Update Sign Ordinance	Yes	In Progress	95%	CPB / City Attorney	City Council approved ordinance. Needs to go to Coastal Commission for LCP certification					Local Coastal Program (LCP) amenemdment to Coastal Commission	
6	Prepare Climate Action/Adaptation Plan	Yes	In Progress	85%	PW	Vulnerability Report complete. Action and Adaptation Plan strategies and projects identified. GHG Emissions Forecast in progress.	Continue fine-tuning Action and Adaptation Strategies and Projects Lists. Review GHG Forecast report	Complete Action and Adaptation Strategies and Projects Lists	Prepare written Climate Action and Climate Adaptation Plan reports.	Complete Draft Climate Action and Climate Adaptation Plans and send for public review.	Present the Draft Climate Action and Climate Adaptation Plans at Planning and Forest & Beach Commissions	Present the Draft Draft Climate Action and Climate Adaptation Plans at City Council
7	Develop Forest Management Plan (FMP) and Update Tree Ordinance	No	In Progress	20%	PW	Draft tree ordiannce received from City Attorney with significant editing. Needs detailed review and editing by staff. Needs public outreach. Council approved submittal of application for a \$171k CalFire grant; Work on plan pending receipt of grant award, anticipated for March	Coordinate Tree Ordinance update with the Forest Management Plan process.	Received Cal Fire Grant.	Begin draft of RFQ for FMP.	RFQ process	RFQ process	Award contract and begin work on the FMP.
8	Update Zoning Code and Design Guidelines (Residential & Commercial)	No	In Progress	15%	CPB	Working with Winter & Assoc. on proposal for contract support.	Work with Winter & Assoc. on project scope and overall approach for amendments	Contract reviewed by City Council; Direction given to expand scope	City Council approved expanded contract March 1st; Begin planning kickoff meeting and first workshops with Winter & Co.	Consultant site visit, Begin public outreach and first round of meetings (Staff Kickoff, Steering committee, Community, PC, CC, etc.)	Consulatnt site visit to assess existing conditions, developing computer models, meetings with staff and steering committee	
9	Develop Accessory Dwelling Unit (ADU) Ordinance	Yes	Not Started	0%	CPB			Drafted map and legend showing 5-year histroy of ADU permits in CBTS	Receive priority direction from Council	City Attorney and staff to draft ordinance (if directed by Council as priority)		

FY2021-22 Carmel-by-the-Sea City Council Strategic Priority Tracker

Attachment 1

Original Level 1 & 2 Priorities
Level 3 & 4 Priorities Elevated by Council

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10	Develop Telecommunication Ordinance consistent with federal law	Yes	In Progress	40%	CPB			Community outreach and engagement; joint workshop of PC and CC conducted 2/28 to get early feedback from community and direction; Staff and attorneys to begin drafting ordinance framework	Community outreach and engagement; Drafting ordinance framework with staff and attorneys	Report to City Council and Planning Commission	Planning Commission hearing	City Council 1st reading of ordinance
11	Filling vacant positions (12)	No	In Progress	0%	City Admin.	Ten (10) positions filled to date; Contract HR support brought on to help with processing	Recruitments/Interview ongoing	Recruitments/Interview ongoing	Recruitments/Interview ongoing	Recruitments/Interview ongoing	Recruitments/Interview ongoing	Recruitments/Interview ongoing
12	Forest Theater Facilities Manager	No	In Progress	70%	PW/Comm Act.	RFP issued. Proposals Reviewed. Deal points negotiated with PAC REP Theater	Drafting Lease Agreement with City Attorney's office. Receive any comments back from PAC REP.	Complete Lease Agreement. Lease Agreement to Council for approval by March	Lease Agreement approved by City Council on March 1st			
13	Pandemic recovery (reopening, reporting, etc.)	No	In Progress	50%	City Admin.	Explored larger venues (Sunset Center, Women's Club) - determined not viable	Workign with local volunteer groups to set up plan to support in-person meeting in City Hall	In-person meetings begin. Volunteers to check vaccination, masks, etc.	In-person Council meeting conducted with the help of CERT to screen attendees			
14	Stormwater Ordinance update	Yes	In Progress	15%	PW	Hired on-call environmental consultant with expertise in Stormwater regulations		Begin work with Dudek Consultants to develop ordinance	Draft Ordinance. Amend Agreement with Dudek to complete project.	Draft Ordinance.	Draft Ordinance.	Public Outreach in conjunction with Design Guidelines Update.
15	Volunteer Groups oversight	No	In Progress	10%	PW	Limited oversight of Carmel Cares in progress. Proper level of oversight and collaboration on hold until spring. Anticipated assignment for new Anaylst hire.					Target Analyst on board	
16	Review/reformulate approach to reserves/update financial policies	No	Not Started	0%	Finance				Due to limited staff capacity, this item will receive attention after completion of the FY22/23 budget.			
17	Explore opportunities for permanent outdoor dining	No	In Progress	25%	CPB	Ad hoc Committee provided recommendation to be forwarded to PC		City Council paused project until it can be considered with other priority projects				
18	Increase Beautification Efforts	No	In Progress	25%	PW	Funds from parklet rent utilized; First "beautufcation week" successfully completed; Ocean Ave. medians landscaping planned	Install new irrigation system, plantings and hardscape prototype in Ocean Median between Lincoln and Monte Verde	Target second "beautification week." F&B Review of prototype	Clear other four Ocean medians for planting	Ocean median planting	Ocean median planting	
19	Review barriers to construction of affordable housing	Yes	In Progress	15%	CPB	Met with housing/planning managers from peninsula cities to discuss regional approach; Working with city of PG to partner on consultant support for feasibility study			Finalize scope of work and contract for feasibility study	feasibility study contract to City Council		
20	Explore street addresses	No	Not Started	0%	CPB/PW	On hold until spring. Anticipated assignment for new Anaylst hire.					Target Analyst on board	

FY2021-22 Carmel-by-the-Sea City Council Strategic Priority Tracker

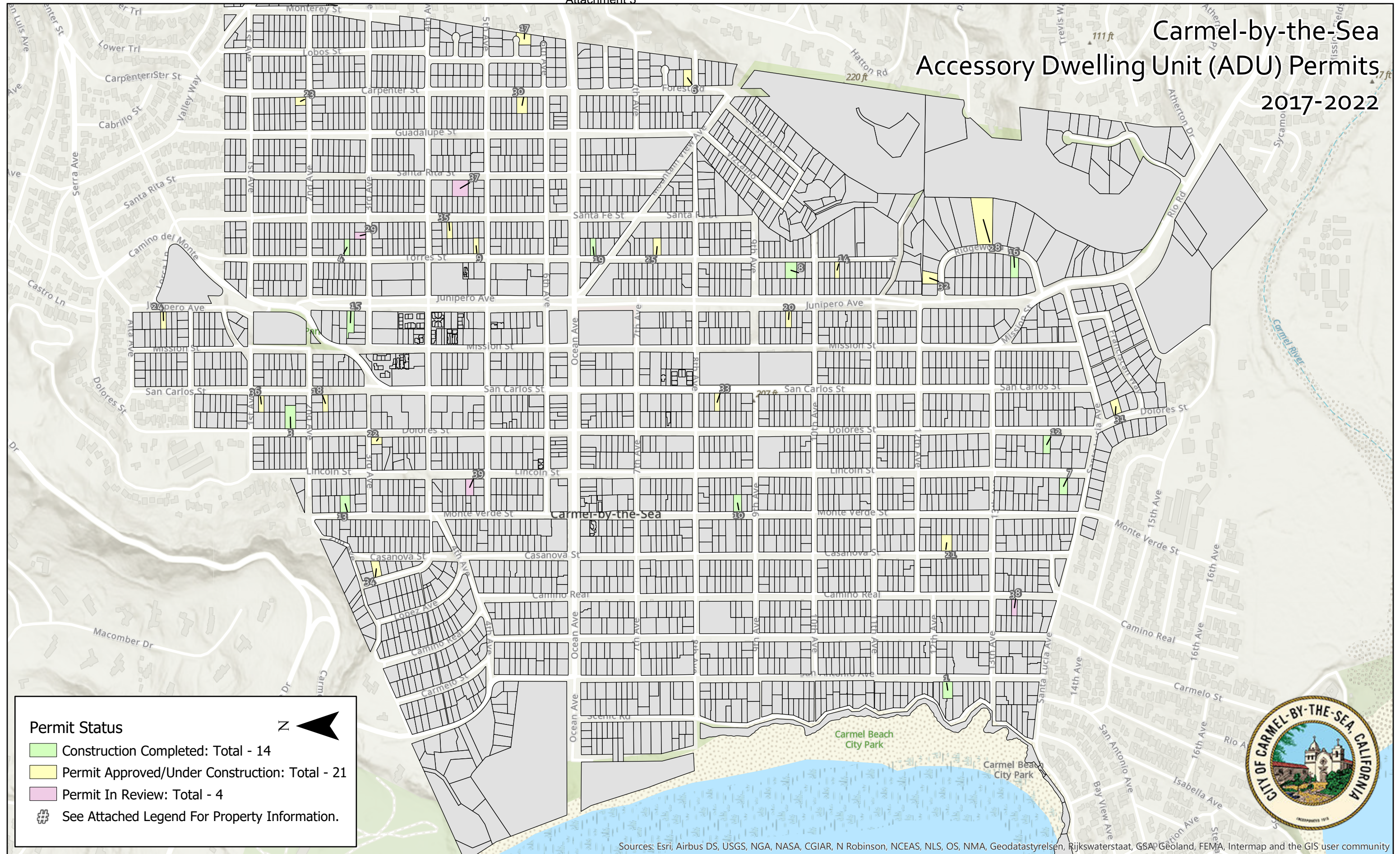
Attachment 1

Original Level 1 & 2 Priorities
Level 3 & 4 Priorities Elevated by Council

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21	Develop a Facilities Maintenance Plan	No	In Progress	45%	PW	Portions of Plan prepared piece-meal. Need to compile comprehensively. This will become an ongoing working document once completed. On hold until spring. Anticipated assignment for new Analyst and/or Project Manager hire.					Target Analyst on board	
22	Underground Utilities Rule 20A	No	Not Started	0%	PW	Notified by PG&E that approx. \$900k allocation for City project may be re-assigned in 2023+ without an identified project and establishment of an Underground Utilities District. On hold until spring. Anticipated assignment for new Project Manager hire.					Target Analyst on board	
23	Explore reinstatement of Design Review Board	No	Not Started	0%	CPB				Discuss with City Council at strategic retreat; Suggest hold on creation of DRB until after Design guidelines are adopted			
24	Explore redevelopment of the north lot at Sunset Center	No	Not Started	0%	CPB	On hold until hire of Associate Planner (Long Range Planning)		Anticipate Associate Planner starts February or March - To begin work on this project ASAP	Associate Planner starting in April; Assignment of this project pending direction from Council at March 10th strategic planning meeting.	Associate planner starting in April		
25	Explore opportunities for Flanders Mansion & Scout House	No	Not Started	0%	Assist. City Admin.	On hold until spring. Anticipated assignment for new Administration Analyst hire.					Target Analyst on board	
26	Develop and implement Social Media Plan	No	Not Started	0%	Clerk	On hold until hire of City Clerk; Position being re-posted at higher salary range			Anticipate Clerk starts March or April - To begin work on this project ASAP			

COMPLETED PROJECTS - FY2021-22 Strategic Priority Projects					
Item #	Description of Project	Regulatory Req.?	Current Status	Percentage Complete	Responsible Department
1	Develop a multi-pronged financial strategy to address pension liability	No	Complete	100%	Finance
2	Restructure Peninsula Messenger Service for at-home letter delivery	No	Complete	100%	Finance
3	Develop Organics/Recycling Ordinance	Yes	Complete	100%	PW

Carmel-by-the-Sea Accessory Dwelling Unit (ADU) Permits 2017-2022



Permit Status

- Construction Completed: Total - 14
- Permit Approved/Under Construction: Total - 21
- Permit In Review: Total - 4
- See Attached Legend For Property Information.

N



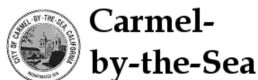
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Attachment 3

ID	Permit Number	Parcel Number	Property Location	Accessory Dwelling Unit Type	Permit Status	Date Permit Issued	Project Description
1	170047	010292003000	San Antonio 2 SW of 12th	Accessory Structure Conversion	Construction Completed	5/22/2017	Residential remodel of existing single-family residence and guesthouse (ADU) including kitchen, bathrooms, exterior finish, new/reconfigured deck.
2	170090	009202010000	Forest 2 SE of 8th	Accessory Structure Conversion	Construction Completed	8/8/2017	Residential. Convert existing detached studio to ADU. Add shower to existing powder room, add laundry and add kitchen area.
3	170106	010126007000	Dolores 2 NE of 2nd	New Construction	Construction Completed	8/25/2017	Residential addition of a new ADU. RV01 - Increase roof height, ad fireplace, change windows, delete "bench" and add a bay window.
4	170136	010102013000	Torres 4 NE of 3rd	Accessory Structure Conversion	Construction Completed	9/14/2017	Residential remodel of (E) ADU.
5	170138	009122008000	2nd Ave 2 NW of Lincoln	New Construction	Construction Completed	7/6/2017	Residential. New ADU - new kitchen & window, move bath door.
6	170211	009202015000	NE Corner of Forest & 8th	New Construction	Permit Approved/Under Construction	11/28/2017	Residential. Addition of new ADU.
7	170297	010173007000	Lincoln 3 NW Santa Lucia	New Construction	Construction Completed	12/12/2017	Residential. Remodel existing SFR and construction of new square footage and new attached garage. ADU within SFR footprint
8	170396	010071016000	Torres 3 NW of 10th	New Construction	Construction Completed	4/13/2018	Residential. Remodel and addition of 21.5 sf floor area, bay windows, doors and windows to garage and accessory dwelling unit.
9	180179	010091009000	Torres 2 NE of 5th	Residential Conversion	Permit Approved/Under Construction	7/26/2018	Residential. Interior remodel to include garage, elevcator addition, select windows and door replacements, electrical, plumbing & mechanical improvements. Installation of site drainage and new roof.
10	180511	010193011000	Monte Verde 3 NE of 9th	Accessory Structure Conversion	Construction Completed	2/6/2019	Residential. Remodel and addition to an existing SFD including addition of new attached garage, new terrace, and conversion of existing garage to ADU.
11	180563	010127023000	SE Corner Lincoln & 1st	Accessory Structure Conversion	Construction Completed	3/4/2019	Residential. Convert 282 s.f. of existing 2 car garage into an ADU.
12	190032	010172029000	Dolores 7th SW of 13th	Accessory Structure Conversion	Construction Completed	3/25/2019	Residential. Remodel and addition of guest house on property.
13	190096	010221012000	Monte Verde 3 NE of 3rd	Accessory Structure Conversion	Construction Completed	3/25/2019	Residential. Convert existing guest house to an ADU. Expanding existing unfinished space to habitable area.
14	190189	010072004000	Torres 4 SW of 10th	New Construction	Permit Approved/Under Construction		Residential. Addition of 329.6 sf ADU
15	190646	010108012000	Junipero 2 NW of 3rd	Accessory Structure Conversion	Construction Completed	1/30/2020	Residential. Interior remodel of guest house to convert to an ADU.
16	200118	009352008000	26040 Ridgewood Road	New Construction	Construction Completed	9/22/2020	Residential. Addition of new 366 sf ADU in rear yard.
17	200181	009162023000	Sterling Way 2 SE of Perry Newberry	Accessory Structure Conversion	Permit Approved/Under Construction	9/16/2021	Residential. Convert (e) garage into (n) A.D.U.
18	200200	010125012000	San Carlos 2 SW of 2nd	New Construction	Permit Approved/Under Construction	9/28/2020	Residential. Construct new 268 SF ADU over an (e) 325.5 SF garage. Construct new wood exterior stairs up to ADU.
19	200205	010081008000	Torres 3 SE of Ocean	Residential Conversion	Construction Completed	11/9/2020	Residential. Conversion of an attached bedroom suite to an ADU.
20	200283	010076007000	Junipero 4 NW of 10th Carmelo	Residential Conversion	Permit Approved/Under Construction	2/4/2021	Residential. Conversion of an existing lower level and attached garage to a new ADU. Changing the existing garage door to new pair of french doors with sidel lites/ and Adding a new window on the south elevation. Moving water heater to crawl space.
21	200308	010175016000	Casanova 5 SE of 12th	New Construction	Permit Approved/Under Construction	12/4/2020	Residential. Addition of 296 sf Accessory dwelling unit.
22	200311	010129022000	SW Corner Dolores & 3rd	New Construction	Permit Approved/Under Construction	12/30/2020	Residential. Add 130 sf to lower (e) 275 sf apartment & 150 sf to (e) 827 sf main house on (e) deck foundation.
23	200330	010021016000	Carpenter 1 NW of 2nd	New Construction	Permit Approved/Under Construction		Residential. Addition of a 400 sf ADU with bath and shower. Remove shower at main house.

Attachment 3

24	200337	010111003000	Junipero 4 NW of Vista	Accessory Structure Conversion	Permit Approved/Under Construction	12/3/2020	Residential. Convert 402 sf Guest House to ADU by adding stove. 335 sf interior remodel of main house. Install outdoor shower.
25	200503	010082011000	Torres 5 NE of 8th	New Construction	Permit Approved/Under Construction	3/3/2021	Residential. Addition of new ADU.
26	200515	010251003000	Casanova 7 NW of Ocean Lot 1	New Construction	Permit Approved/Under Construction	10/6/2021	Residential. ADU addition. Exterior remodel, window replacement, new siding, new roof, 31 sf addition. Interior remodel with new bathroom and kitchen to replace existing.
27	200536	010251035000	Casanova 7 NW of Ocean, Lot #3	Accessory Structure Conversion	Permit Approved/Under Construction	10/6/2021	Residential. Repairs and improvements to an (e) detached 330 sf cottage, conversion to an ADU.
28	210022	009351007000	26011 Ridgewood Road	New Construction	Permit Approved/Under Construction		Residential. Interior remodel of subordinate unit. Convert storage area to bedroom with 48 sf addition.
29	210023	010102009000	Santa Fe 2 NW of 3rd	New Construction	Permit In Review		Residential. Addition of a new ADU which includes the remodel of the (e) garage.
30	210097	010032006000	Carpenter 4 NW of 6th	New Construction	Permit Approved/Under Construction		Residential. Build (n) 294 sf ADU over (e) 1 car garage. Remove tub in (e) master bathroom.
31	210112	009382019000	26185 Dolores Street	Residential Conversion	Permit Approved/Under Construction	10/5/2021	Residential. Remodel of Existing Single Family Residence.
32	210125	009351002000	25921 Ridgewood Road	Accessory Structure Conversion	Permit Approved/Under Construction	8/13/2021	Residential. Convert Guesthouse to Accessory Dwelling Unit (ADU). CODITION: KITCHEN MUST REMAIN IN ORDER FOR UNIT TO BE CONSIDERED AN APPROVED ADU.
33	210147	010144004000	San Carlos 4 SW of 8th	Accessory Structure Conversion	Permit Approved/Under Construction	6/25/2021	Residential. Convert separate guest unit into an ADU.
34	210239	010224002000	Palou 2 SE of 2nd	New Construction	Permit Approved/Under Construction		Residential. Creation of new ADU.
35	210241	010091019000	Santa Fe 3 SW of 4th	New Construction	Permit Approved/Under Construction		Residential. Construction of new 1200sf ADU and construction of new JADU
36	210301	010126017000	San Carlos 2 SW of 1st	New Construction	Permit Approved/Under Construction	10/8/2021	Residential. New 745sf accessory dwelling unit with one bedroom, one bathroom, and kitchen. Existing house to receive minor non-structural remodel to make two bedrooms into one for egress requirements.
37	210422	010037003000	Santa Rita 3 SW of 4th	Accessory Structure Conversion	Permit In Review		Conversion of work studio to ADU.
38	210425	010284003000	Camino Real 3 SW of 13th	Accessory Structure Conversion	Permit In Review		Remodel & Addition of Existing Residence. Convert Existing Garage Into ADU. New Detached Garage
39	220008	010211004000	Lincoln 2 NW of 5th	New Construction	Permit In Review		New 680 sq.ft. ADU unit at the rear of the property.



Yashin Abbas <yabbas@ci.carmel.ca.us>

Input for Strategic Planning Meeting 3/10/22

2 messages

Jill Petker <Jill.Petker@sbcglobal.net>
To: cityclerk@ci.carmel.ca.us

Wed, Mar 9, 2022 at 1:56 PM

Hello Yashin. I plan to go to the meeting tomorrow, but in order to save time, I'm sending my input in advance. Can you please provide this input to the city council members?

My highest priority for the city is wildfire prevention. In addition to helping us avoid the fate of Paradise and Santa Rosa, reducing wildfire risk will help keep homeowners insurance available and affordable. The related priority items are #3, #7, and #22. My thoughts are below.

#22, Underground Utilities: I am glad to see this on the priority list. I realize how expensive this is, but if we make a plan to bury the power lines gradually over the next 20 years, I believe the cost will be manageable. If we had started this 20 years ago, we'd be done by now. If we start now, our city will be much safer in 20 years, with incremental increases in safety each year.

#3, Develop a plan to ensure that the City's natural areas, as well as private property, are properly maintained to reduce fire risk: I don't think Monterey Fire's inspections are adequate. My own house passed inspection last time and got a "green" status on the fire map. But we have a tree hanging over our roof, so we should not have passed. In order to be effective, these inspections need to be more rigorous and we need to reconsider our rules around tree pruning and removal, which brings us to ...

#7, Develop Forest Management Plan (FMP) and Update Tree Ordinance: I love our city's abundance of trees and support restrictions on tree removal. However, I think we need to tip the scales a bit in favor of wildfire risk reduction. Certainly if trees are hanging over roofs, and really even if they are within five feet of our houses, we should be allowed to prune or remove those trees in order to create a safety buffer zone.

In addition, there are many dead trees on both public and private property. I think that efforts need to be stepped up to remove those dead trees. I don't know if this falls under #3 or #7.

Regarding two of the other issues:

I'm OK with paid parking, as long as residents with stickers are exempt. Maybe we could designate the proceeds towards burying the power lines!

I am in favor of having real street addresses. This will make residents' lives easier in many ways, regardless of whether we start mail delivery.

Thank you,
Jill Petker

Re: Strategic Priority Session tonight

1 message

Chip Rerig <crerig@ci.carmel.ca.us>

Thu, Mar 10, 2022 at 12:50 PM

To: Wanda Vollmer <wanda@peaceofmindpreparedness.com>

Cc: Dave Potter <dpotter@ci.carmel.ca.us>, Bobby Richards <brichards@ci.carmel.ca.us>, Carrie Theis <ctheis@ci.carmel.ca.us>, Jeff Baron <jbaron@ci.carmel.ca.us>, Karen Ferlito <kferlito@ci.carmel.ca.us>, Yashin Abbas <yabbas@ci.carmel.ca.us>, Maxine Gullo <mgullo@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>, Ashlee Wright <awright@ci.carmel.ca.us>, Leslie Fenton <lsfenton@ci.carmel.ca.us>

Duly received. Thank you, Ms. Vollmer.

Take good care.

Chip Rerig, City Administrator
City of Carmel-by-the-Sea
831.620.2058

On Thu, Mar 10, 2022 at 11:32 AM Wanda Vollmer <wanda@peaceofmindpreparedness.com> wrote:

Good Morning Mayor Potter and Carmel City Council members-

Thank you. I appreciate the opportunity for our community to be part of this conversation. I would love to be at this meeting however, have a prior commitment. Here is my input on the priorities:

- Paid Parking:

I recall this attempt years ago as being a way to generate revenue for the City. I also remember the controversy although I did not agree with it. This is a fantastic idea to generate revenue and believe this is a good time to move this project forward.

- Filling Vacant Positions:

I am happy that this is a priority for the City. Listening carefully to City staff over the past couple of years it is clear that a strain has been put on the team. A well run City thrives with a full staff and is so key in retaining good people.

- Develop a plan to ensure the City's natural areas (plus private property) are maintained to reduce fire risk. Now, did you really expect me not to add this as a priority? :) I am glad Carmel is being looked at in this area. While most people do not think of Carmel as a fire risk compared to say, Carmel Valley, the need for us to be on board with this is just as important.

Thank you for all you do.

Take care -

Wanda



Wanda Vollmer
Post Office Box 221966
Carmel, CA 93922
831-915-3148
www.peaceofmindpreparedness.com

Thursday, March 10, 2022

Re: item #10 drafting new wireless telecommunications ordinance

Good afternoon Mr. Mayor and City Council Members,

I am a founding member of Stop Cell Towers in Carmel Neighborhoods and I am concerned about item #10, the drafting of the new wireless telecommunications ordinance for Carmel. I'm specifically asking for you to consider to slow the process down and allow the formation of our committee of residents to help draft the ordinance and provide more input.

The process feels very rushed. If there haven't been updates to the ordinance since 2004, extending it by few more months shouldn't be an issue. We want to share our knowledge and find ways to make these ordinances stronger, not weaker, so they protect Carmel and prevent the indiscriminate proliferation of wireless facilities that have ruined other California coastal communities, such as La Jolla.

As Carmel-by-the-Sea only covers one-square mile, it is of the **upmost** importance to have strong wireless telecommunications ordinances so that the town can protect its aesthetics and character and maintain control over where cell phone towers can be placed. It is of **paramount** importance that wireless facilities be strictly kept out of our residential neighborhoods.

We encourage you to look to other California cities with model wireless telecommunications ordinances that are strong and very strong, such as those in Los Altos, Calabasas, Mill Valley, and Sonoma City.

Examples of these communities' ordinances that Carmel should consider include having a buffer zone for towers of at the very least 500 feet away from residences (and schools) (e.g. Petaluma). 1000 feet is better (e.g. Calabasas) and 1500 feet would be best.

Other preferences are restricting wireless facilities to **commercial zones**, mandating **undergrounding** of equipment, **fiber-optics or cable**, enforcing setbacks from street or property lines (see: Petaluma) and requiring 1500 feet distance between towers or each small cell facility. (This is done in Palos Verdes, Petaluma, Suisun City, and Mill Valley.) Mill Valley and Los Altos prohibit wireless facilities in multi-family, R-4 districts *altogether*. Carmel should consider this and must continue to strictly prohibit any wireless facilities in R-1 residential zones.

Another thing Carmel could include in the ordinance is the necessity for the telecom company to construct an **on-site full size mock-up** of the proposed facility for 30 days prior, as the city of Monterey requires. Additionally, some communities (San Anselmo) require the applicant to take part in a community meeting at least two weeks prior to the Planning Commission meeting on a proposed site application.

Now is the time to **strengthen** our ordinances. We cannot undercut them or write weak new ones so that the telecom companies can start the indiscriminate proliferation of cell towers throughout our residential neighborhoods. Remember, with 5G coming up, the towers will need to be about 500 feet apart.

Carmel-by-the-Sea must **maintain local control** first and foremost in its wireless telecom ordinance. The residents of Carmel-by-the-Sea and its elected leaders have steadfastly defended our unique village and kept it a beautiful, distinctive place for well-over a century. We ask you to maintain and continue that long, storied tradition and protect our residential community.

Thank you for holding this meeting and for seeking the community's input. Once again we ask that a **citizens committee** be part of this important process.

Sincerely,
Alissandra Dramov