



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION

Sarah Berling, Kelly Brezoczky, Tamara Michie,
Gerald Montmorency and Neal Rutta

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

REGULAR MEETING Thursday, February 13, 2025

MEETING 2:30 PM

THIS MEETING HAS BEEN CANCELED.

THIS MEETING WILL BE HELD IN PERSON AND VIA TELECONFERENCE. The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may watch the Youtube Live Stream at:

<https://www.youtube.com/@CityofCarmelbytheSea/streams>, or use the link below to view or listen to the meeting via Zoom teleconference:

<https://ci-carmel-ca-us.zoom.us/j/84571036225> Webinar ID: 845 7103 6225 Passcode: 611077 Dial in: 1-253-215-8782

HOW TO OFFER PUBLIC COMMENT: Public comment may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to yculver@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 made part of the record.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

EXTRAORDINARY BUSINESS

- A. Carmel Cares Beach Pick Up Posse Presentation
- B. The Transportation Agency for Monterey County (TAMC) Presentation on e-bikes and e-bike Regulation

C. Alpaca Beach Walks Presentation by Jan Honhold

PUBLIC APPEARANCES - Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act the meeting, then that speaker will be muted.

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 Commission. Matters not appearing on Commission's agenda will not receive action at this meeting but may be referred to staff for a future meeting. Persons are not required to give their names, but it is helpful for speakers to state their names so that they may be identified in the minutes of the meeting.

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Acting Public Works Director's Report for January 2025
2. Approval of Meeting Minutes

ORDERS OF BUSINESS

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

3. Mission Trail Nature Preserve Master Plan Implementation Review
4. January 2025 Forester's Report

FUTURE AGENDA ITEMS

ADJOURNMENT

5. Additional Correspondence
6. Additional Correspondence
7. Additional Correspondence

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Forest & Beach Commission regarding any item on this agenda, received after the posting of the agenda will be available at the Public Works Department located on the east side of Junipero Street between Fourth and Fifth Avenues during normal 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
FOREST AND BEACH COMMISSION
Staff Report**

February 13, 2025
EXTRAORDINARY BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Val Gaino, Environmental Analyst

SUBJECT: Carmel Cares Beach Pick Up Posse Presentation

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 13, 2025
EXTRAORDINARY BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Val Gaino, Environmental Analyst

SUBJECT: The Transportation Agency for Monterey County (TAMC) Presentation on e-bikes and e-bike Regulation

RECOMMENDATION:

BACKGROUND/SUMMARY:

The increased accessibility and use of e-bikes in Carmel and surrounding areas has provided more people of all ages with the opportunity to enjoy outdoor activities in a healthy and eco-friendly way. However, there are growing concerns regarding speed limits, incidents between e-bikes and vehicles, and the regulations governing where and when e-bike riding should take place. In particular, some Carmel residents have expressed concerns about e-bike traffic in the Mission Trail Nature Preserve (MTNP). In response, new signage has been installed to clarify that bicycles are only permitted on service roads, not nature trails within the park.

At today's Forest and Beach Commission meeting, Janneke Strauss, Associate Transportation Planner for the Transportation Agency for Monterey County (TAMC) will present the following:

The transportation sector remains the largest source of greenhouse gas emissions in California, and electric bicycles provide an eco-friendly alternative for more people. This presentation will cover:

- What qualifies as an electric bicycle
- The benefits and challenges of e-bike use
- State and local regulations regarding e-bike riding areas
- E-bike educational programs

FISCAL IMPACT:

ATTACHMENTS:



**CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report**

February 13, 2025
EXTRAORDINARY BUSINESS

TO: Forest and Beach Commissioners

**SUBMITTED
BY:**

SUBJECT: Alpaca Beach Walks Presentation by Jan Honhold

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 13, 2025
CONSENT AGENDA

TO: Forest and Beach Commissioners

SUBMITTED BY: Mary Bilse, Acting Public Works Director

SUBJECT: Acting Public Works Director's Report for January 2025

RECOMMENDATION:

Receive the Acting Public Works Director's Report for January 2025

BACKGROUND/SUMMARY:

The Acting Public Works Director's Report will include:

- A. City Council actions related to Forestry, Parks, and Beach issues
- B. Forestry, Parks, and Beach-related Capital Improvement Projects
- C. Climate Committee meetings and Climate Action Plan Implementation
- D. Update on Volunteer Organizations
- E. Misc. Forestry, Parks, and Beach-related Public Works items.

Environmental Evaluation

This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and therefore, does not require environmental review.

FISCAL IMPACT:

None

ATTACHMENTS:

Attachment #1 Acting Public Works Director's Report for January 2025



CITY OF CARMEL-BY-THE-SEA

Public Works Department January 2025 Report

| | |
|----------------------|--|
| TO: | Honorable Mayor and City Council Members |
| SUBMITTED BY: | Mary Bilse, Acting Public Works Director |
| SUBMITTED ON: | February 13, 2025 |
| APPROVED BY: | Chip Rerig, City Administrator |

City Council Meeting of January 7, 13, and 14, 2025

- Appointed Council Member Bob Delves the Mayor Pro Tempore for 2025.
- Council agreed to terminate all existing ad hoc committees, and create new ones as needed.
- Council approved a resolution to approve the mid-year budget adjustments.
- Council directed staff to schedule a community meeting to discuss the Police Department Building Project (meeting is scheduled for February 10, 2025).
- City Administrator announced that the City will have a presentation on the City's wildfire prevention strategies on February 3rd City Council meeting. He announced that the audiovisual (AV) system in Council chambers will be upgraded.

Forest and Beach Commission Meeting of January 16, 2025

- Announced Earth and Arbor Day Scheduled for April 26, 2025.
- Provided a status update and revised the Interim Pickleball Rules.
- Approved a recommendation to the City Council regarding adoption of an Artificial Turf Policy prohibiting the installation of artificial turf/synthetic grass in the City.
- Staff presented the revised Community Engagement Survey for the Carmel Coastal Engineering and Adaptation Study.
- City Forester presented the Forester's Report for December 2024.
- The Acting Public Works Director presented the Public Works Department Report for December 2024.

Volunteer Groups

- Volunteers from Carmel Cares lead over 230 weekly cleanup sessions along the Scenic Pathway.
- Carmel Cares volunteered with Santa Lucia Conservancy at the North Dunes and Forest Theater on Martin Luther King Day. They removed over 300 pounds of invasive species at the North Dunes and two pickup truck loads of trimmings at Forest Theater.
- The Carmel Cares Downtown Detail have 20 regularly scheduled volunteers who deadheaded the median along Ocean Avenue and cleaned up the landscaping in Downtown Carmel.
- The Garden Club is working to maintain and beautify the North Dunes and the City Hall gardens.
- Friends of Mission Trail Nature Preserve will present their Work Effort Overview to the Forest & Beach Commission in February 2025.

Environmental Programs

Attachment 1

- Submitted and received grant funds reimbursement for the Coastal Engineering Study, Phase 2 Project from the California Coastal Commission.
- Reviewed and scheduled a time to present the Coastal Engineering Study Adaptation Strategies for the March Forest & Beach and Planning Commission meetings.
- Modified the Community Survey associated with Sea Level Rise based on feedback received at the January 16th Forest and Beach Commission meeting.
- Reviewed and conducted final stormwater plan checks for private construction sites.
- Researched grant opportunities for electric vehicle chargers for Vista Lobos and Sunset Center parking lot.
- Coordinated with Carmel Cares regarding the Carmel Beach Cleanup presentation to the Forest & Beach Commission.
- Attended regional agency meetings (Monterey Regional Stormwater Management Program and ReGen Monterey).
- Issued new waivers in accordance with SB 1383 for recycling/organics program's collection services.
- Continued to coordinate with vendors for the Earth/Arbor Day on April 26, 2025.

Facility Maintenance

- Upgraded the heating, sump system, and coordinated with the roof repairs at City Hall.
- Successfully resolved a plumbing issue at the Vista Lobos facility
- Meetings to review the Sunset Center elevator repairs.
- Discussed Fire Station improvements for the large engine.
- Reviewed ADA railing proposal at Devendorf Park.
- Coordination with Vista Lobos office improvements for carpet installation.
- Coordinate the Fire Station roll-up door and construction project in garage.
- Upgraded the vault epoxy at the Harrison Memorial Library and Children's Library.
- Coordinate the Norton Court roll up door and security system.
- Initiated surveys of City Facilities for maintenance review.
- Coordinated locking/unlocking pickleball nets at Forest Hill Park.

Project Management for the Capital Improvement Program

4 Leaf Projects:

- For the Police Building Project, Council received a Status Report and reviewed the Conceptual Design. Council directed staff to schedule a community meeting (February 10, 2025) to discuss the Police Department Building project further and receive public input.

Ausonio, Inc. Projects:

- For the City Hall Roof Replacement Project, contract was awarded to California Constructors in the amount of \$175,340, which includes a 10% contingency, is complete. Construction is 99% complete and Contractor is working through their final punch list items.
- The Sunset Center Cottage Window Repairs Project contract in the amount of \$161,040, which includes a 10% contingency, to Pro-Ex Construction was awarded at the August City Council Meeting. Construction is 99% complete and Pro-Ex is working through their final punch list items. The Notice of Completion has been filed with the County of Monterey.
- For the San Antonio Pathway Repair Project, Second to Fourth Avenues, contract was awarded at the October 2024 City Council meeting to Sharp Engineering and Construction in the amount of \$503,470. Construction on this project began in December 2024 and is now 75% complete. Construction paused on January 28th for the ProAm and will restart construction on February 5, 2025.

- For the Sunset Center Retaining Walls Repair Project, ZFA submitted 90% plans and technical specifications. An extra work authorization was issued to ZFA for repairs of two large cracks in another wall in the north parking lot. This project is being reviewed by Public Works staff and will go to Council for additional funding in March 2025.

Wallace Group Projects:

- For the FY 2023/2024 City-wide Paving Project, staff is reviewing a proposed contract amendment for the creation of the FY 2024/25 conglomerate paving project approved by Council with a budget of 2.8 million. The design for this project is 95% complete and is expected to go out to bid in spring 2024.
- For the Shoreline Infrastructure Repair Project, the Request for Proposal was issued seeking coastal engineering and environmental firms to design and acquire environmental permitting for the repair of two structurally-damaged beach access stairs, reconstruction of the Fourth Avenue seawall/outfall, and to assess, prioritize, and provide cost estimates for all other shoreline infrastructure identified in the Coastal Engineering Study, Phase 1 Condition Assessment Report. The City selected Moffett and Nichol and will go to Council in March 2025.

Additional Capital Improvement Projects:

- For the MTNP 3 Drainage Projects, which includes drainage piping near the Rio Road entrance, an 85-foot boardwalk over a bog, and reconstruction of a large swale. This project was awarded to Monterey Peninsula Engineers in the summer of 2024, and construction was completed by the end of 2024.
- For the four City-wide Drainage Improvement Projects, Neill Engineering completed plans and technical specifications. The project was advertised in September 2024 and the contract was awarded to Coastal Paving & Excavation in January 2025. The start of construction is February 2025.

Street Maintenance

- Continued maintenance of potholes, sign maintenance, and placing decomposed granite in tree wells.
- Painted curbs in Downtown Carmel.
- Prepared and posted 160 No Parking signs for Pro Am Golf Tournament.
- Constructed a rock-lined drainage channel at San Carlos and Second Avenue to prevent further erosion.
- Repaired the split rail fence on Camino Del Monte.
- Initiated the sidewalk and gutter survey for tripping hazards in Downtown Carmel.
- Replaced mutt mitts and cleaned up trash receptacles.
- Repaired plywood at Scenic Avenue and Twelfth beach stairs.
- Picked up massive piles of debris at Mission Trail Nature Preserve.
- Removed exposed gabion rocks and overlay a lift of decomposed granite in Mission Trail Nature Preserve.
- Constructed and installed new signs at Carmel Plaza along Junipero Street.
- Constructed and installed new signs at Forest Hill Park tennis courts.

Forestry, Parks, and Beach

- Refer to City Forester's Report.



**CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report**

**February 13, 2025
CONSENT AGENDA**

| | |
|----------------------|--------------------------------|
| TO: | Forest and Beach Commissioners |
| SUBMITTED BY: | |
| SUBJECT: | Approval of Meeting Minutes |

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Approval of Meeting Minutes

City of Carmel-by-the-Sea
Forest and Beach Commission
Regular Meeting
Thursday, December 12, 2024

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Michie, Montmorency

ABSENT: Brezoczky

STAFF PRESENT: Bob Harary, Public Works Director
Rob Culver, Public Works Superintendent
Justin Ono, City Forester
Mary Bilse, Environmental Manager
Javier Hernandez, Project Manager
Yvette Culver, Commission Secretary
Tom Ford, Administrative Analyst
Val Gaino, Environmental Administrative Analyst
Jesse Garibay, Public Works Streets Supervisor
Rene Aldama, Maintenance Worker
Jaime Aquino, Maintenance Worker
Leo Hernandez, Maintenance Worker
Gilbert Tamayo, Maintenance Worker
Cleve Waters, Facilities Maintenance Supervisor

PLEDGE OF ALLEGIANCE

Vice Chair Michie led the public in the Pledge of Allegiance

PUBLIC COMMENT

Dale Byrne

ANNOUNCEMENTS

Director Harary announced the following:

Commissioner Buder has been sworn in as a City Council Member this past Monday.

The City as a whole will be closed for the holidays from December 24, 2024-January 2, 2025, with the exception of Public Safety. Public Works will have a skeleton crew available if needed.

This will be Director Harary's last Forest and Beach Commission Meeting, as he will be retiring next week.

EXTRAORDINARY BUSINESS

Item A: Receive a Report from the Director of Public Works regarding Public Works Department Services, Key Accomplishments over the past seven years, and the 2024 Infrastructure Report Card.

Mr. Harary thanked the men and women of Public Works that have been working hard for the past 7 years to help get projects done in the Village.

Mr. Harary presented the staff report to the Commission regarding Public Works Department Services, Key Accomplishments over the past seven years, and the 2024 Infrastructure Report Card. Mr. Harary compared the infrastructure with hardscape to landscape from 2017 baseline year to the current year, and to celebrate the achievements of Public Works, current and past employees and all that has been done collectively as a team.

CONSENT AGENDA

Item 1: Approval of November 14, 2024, Meeting Minutes

Commissioner Berling moved to approve the Meeting Minutes for November 14, 2024, seconded by Commissioner Montmorency, and carried by the following roll call vote:

AYES: Berling, Buder, Michie, Montmorency
NOES: None
ABSENT: Brezoczky
ABSTAIN: None

ORDERS OF BUSINESS

Item 4: Proposed Forest and Beach Commission Meeting Dates for 2025
(Item was moved on the Agenda)

Commissioner Berling moved to approve the Forest and Beach Commission Meeting dates for 2025, for the second Thursday of each month with the exception of January 2025 to be moved to the third Thursday, January 16, 2025, as well as the month of August, moved to the third Thursday, August 21, 2025, due to Car Week. Seconded by Commissioner Montmorency, and carried by the following roll call vote:

AYES: Berling, Buder, Michie, Montmorency
NOES: None
ABSENT: Brezoczky
ABSTAIN: None

Item 3: Adoption of Interim Pickleball Rules in Forest Hill Park
(Item was moved on the Agenda)

Tom Ford, Administrative Analyst, presented the Staff Report to the Forst and Beach Commission. Commissioners discussed and asked questions of this item.

Mr. Ford and City Staff recommend that the Commission vote to adopt one or a combination of the following options for an interim period of three months.

- Option A: Eliminate pickleball from the Forest Hill Park courts.
- Option B: Limit the days and/or hours of play.
- Option C: Require the use of USA Pickleball recommended “quiet” equipment (balls and/or paddles).
- Option D: Reduce the number of pickleball courts.

City Staff recognized the sport of pickleball for its enjoyment, camaraderie, community engagement, and physical benefits. At the same time, Staff determined that the current play of pickleball likely does not comply with the City's noise standards in two key ways:

1. **Decibel Levels:** The noise generated may exceed acceptable thresholds.
2. **Annoyance Factor:** The repeated, unnatural, and loud sound produced by the contact of plastic balls with paddles creates ongoing disturbances to the neighborhood.

While the Noise Element of the City's General Plan does not specifically address pickleball, Staff believes the noise produced by the sport, especially when located within 100 feet of residential homes, is inconsistent with the following aspects mentioned in the Noise Element of the General Plan:

- Preserving Carmel's "village character."
- Maintaining Carmel's "overall quiet environment."

Staff did not recommend the option of the installation of acoustic fencing at this time due to:

- High cost (\$60,000–\$70,000 or more).
- Doubts about its effectiveness in fully resolving noise issues/complaints.
- Concerns from the Police Department regarding reduced visibility.

Staff will continue to investigate noise-reducing options.

The only direct foreseeable cost for implementing Options A, B, C, or D is creating signage, or modifying court striping. Sufficient funding is available in the Public Works Department operating budget for such costs.

PUBLIC COMMENT

- Susie Crary
- Patricia Sosa
- John Jaramillo
- Maryanne Weaver
- Rita Patel
- Chris Patchel
- Didier Diaz
- Resident (Name not given)
- Kimberly Edwards
- Grahm Norton
- Krista Ingles
- Todd Muck
- Resident (Name not given)
- Monty
- Allan Skully
- Barbara Lang
- Paul B.
- Nancy Hubby
- Cynthia Douglas
- Michael Lang

John Kratchmner
Martin Kamsey
Anthony

Commissioner Montmorency motioned to adopt Tuesdays, Thursdays, and Saturdays from 9:00 am to 5:00 pm to be the allowable days/hours for pickleball play, for an interim period of 90 days from the date the signs are posted at the courts. Seconded by Commissioner Berling and carried by the following roll call vote:

AYES: Berling, Buder, Michie, Montmorency
NOES: None
ABSENT: Brezoczky
ABSTAIN: None

Item 2: Mission Trail Nature Preserve Work Effort Overview
(Item was pulled from the Agenda and postponed to a future date)

Item 5: City Forester's Report for November 2024

Mr. Ono presented the Foresters Report to the Commission for November 2024 and answered questions of the Commission.

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

• Based on a selection committee’s review of eight Statements of Qualifications received from environmental firms, three firms were short-listed for informal interviews in early December. The selected firm will conduct the CEQA analysis of the final CFMP when it is ready.

Contractors:

• Landscape maintenance contractor Town & Country began to provide landscape maintenance services along the Scenic Pathway previously funded by Carmel Cares. This contractor also continues their landscape maintenance throughout the city with new task orders issued for the watering of newly planted trees and relocation of an irrigation box on the Scenic Pathway.

• City Contractor Tope’s Tree Service began work on a task order including 40 dead or dying trees for removal or pruning.

• New task orders are being compiled for West Coast Arborists and Community Tree Service and will be sent by late December/early January.

City Staff and Crews:

• City Forester Justin Ono earned certification as a Parks and Recreation Professional from the National Recreation and Parks Association.

• Administrative Analyst Tom Ford conducted an informal sound survey around the Upper Forest Hill Park pickleball courts and also researched acoustical fencing information.

• In November, Forestry crews planted 6 new trees, pruned 32 trees, removed 8 dead or dangerous trees, and ground or removed 6 stumps.

• Installed landscaping around the retaining wall planter in the south City Hall parking lot. Plantings included Ceanothus: Ray Hartman and Carmel creeper, Flannel bush, Emerald carpet manzanita, and Red flowering currant.

• Continued to prune overgrown acacia at the North Dunes Habitat Restoration site. • In preparation for construction on the San Antonio Pathway Reconstruction Project, crews trimmed trees and landscaping from Fourth Avenue northwards. The process will be repeated in

the section south of Second Avenue as the construction contractor completes work in the first section.

- Forestry and Environmental staff attended Stevenson Lower School to launch the National Oceanic and Atmospheric Administration's "Ocean Guardians Program." Students will be supporting this initiative by ongoing cleanup efforts in Forest Hill Park.

Item 6: Public Works Director's Report for November 2024

Mr. Harary presented the Public Works Directors Report to the Commission for November 2024 and answered questions of the Commission.

City Council actions related to Forestry, Parks, and Beach issues

On the December 3, 2024, the Council Meeting, Carmel Area Waste Water District (CAWWD) made a presentation called the Bridge to Everywhere, a long-term program to tie in trails to ten different locations, including Misson Trail Nature Preserve, Palo Corona, and the Pint Lobos Trail, as well as to reconstruct the bridge over the Carmel River.

Forestry, Parks, and Beach-related Capital Improvement Projects

For the MTNP 3 Drainage Projects, City Councilmembers and Forest and Beach Commissioners toured the site on November 4th. The Contractor previously completed all three projects in the MTNP, and the urgent repair of a drainage sink hole located near Eighth Avenue and Scenic Road. Using the remaining \$12k left in the contract, the Contractor also repaired a large pavement patch on Ladera Drive. All field work is now complete. A Notice of Completion was prepared and recorded.

For the Shoreline Infrastructure Repair Project, which is combined with Reconstruction of the Fourth Avenue Outfall Wall Project, negotiations were concluded with the selected firm, Moffat & Nichol. The scope of work, fees (approximately \$400,000), schedule, and contractual terms have all been agreed to, and the documents are currently being converted into a Professional Services Agreement. The Agreement is anticipated to be submitted to Council for award in January.

Environmental Programs

For the Coastal Engineering Study, Phase 2 Project, Staff worked with the consultants to modify the draft Community Survey associated with Sea Level Rise based on feedback received at the November 14th Forest and Beach Commission meeting.

Carmel Cares and Other Volunteer Groups

Cindy Lloyd once again improved the flowers and plantings in the WWI Memorial Arch located at Ocean Avenue and San Carlos Street.

Administration

The Public Works Director updated the 1995 Job Description, and the position was posted in early December. Director Harary will be retiring on December 23rd. Environmental Programs Manager Mary Bilse will be Acting Director and is well underway in getting up to speed on key Public Works projects, programs, and challenges.

A second final candidate withdrew from further consideration for the vacant Project Manager position, and the position was reposted

Removed Halloween decorations around Devendorf Park and installed white year-end holiday lighting along the Ocean Avenue medians and lighted reindeer in Devendorf Park.

Street Maintenance

Supported the Veteran's Day event (although eventually canceled due to weather) and the Craft Fair by setting up no parking and detour signs, barricades, and providing additional staffing.

At Rio Park, site cleanup continues by removing old bollards, discarded pipes and lumber, and debris. In addition, the metal beach fire cauldrons were sold at a public auction.

PUBLIC COMMENT

Cindy Lloyd

FUTURE AGENDA ITEMS

Respectfully submitted,

Yvette Culver, Administrative Coordinator, Commission Secretary

Approved by: _____

Tamara Michie, Vice Chair



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 13, 2025
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Justin Ono, City Forester

SUBJECT: Mission Trail Nature Preserve Master Plan Implementation Review

RECOMMENDATION:

Receive a presentation from the Friends of Mission Trail Nature Preserve (FOMTNP) and the City Forester about the previous year's work effort in the Preserve.

BACKGROUND/SUMMARY:

The FOMTNP is a City recognized volunteer support group who focus their time and energy on the 34-acre Mission Trail Nature Preserve. They describe themselves as a "group of devoted residents committed to conserving and restoring the Mission Trail Nature Preserve to its highest natural condition". The group works with City staff to achieve the objectives set forth in the Park's Master Plan and focuses on removal of invasive species, trail maintenance, and habitat restoration amongst many other duties. This presentation shows the cooperative relationship and efforts put forth both by the Friends and the City. The areas the Friends and the City have mainly coordinated on have included:

1. Clearing of downed tree slash and obstructed trails
2. Removing tree hazards
3. Invasive Vegetation Removal
4. Other ecological forestry and wildfire mitigation
5. Reforestation of areas cleared of invasive trees
6. Trail, Bridge, and Sign Maintenance
7. Lester Rowntree Native Plant Garden maintenance
8. Planning and Management

Outside of routine maintenance activities, the City and the FOMTNP have completed projects of varying scope and complexity. Staff hopes to continue the fruitful partnership well into the future.

FISCAL IMPACT:

None at this time

ATTACHMENTS:

MTNP Master Plan Implementation Review



FRIENDS OF
MISSION TRAIL
NATURE PRESERVE



CITY OF CARMEL-BY-THE-SEA

Attachment 1

Mission Trail Nature Preserve

Master Plan Implementation Review

February-2025

Mission Trail Nature Preserve Master Plan

Mission Trail Nature Preserve Master Plan

1996 plan adopted by the City Council and incorporated into the City's ^{Attachment 1} LCP.

- * ***Protect, maintain, and enhance the rare coastal habitats (includes ecological forestry wildfire mitigation)***
- * ***Preserve the forested, tranquil atmosphere of the property and provide reasonable low-impact access for the enjoyment of the natural surroundings***



Citizen Action

Friends of Mission Trail Nature Preserve formed (2009)

MTNP Yesterday, Today & Tomorrow (2010)

MTNP history, initial project needs assessment, annual work program (see appendix), and a call to action

“This narrative is our tribute to a unique canyon and, hopefully, it will initiate a dialogue about how to restore, manage and utilize the Mission Trail Nature Preserve”

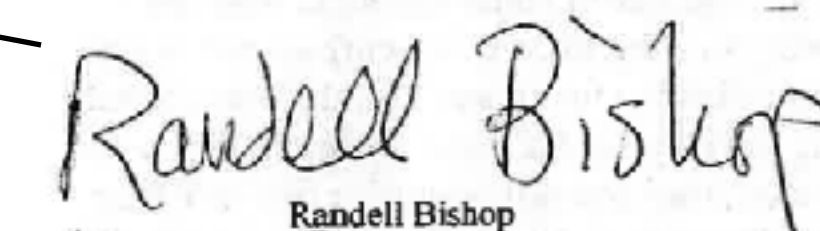

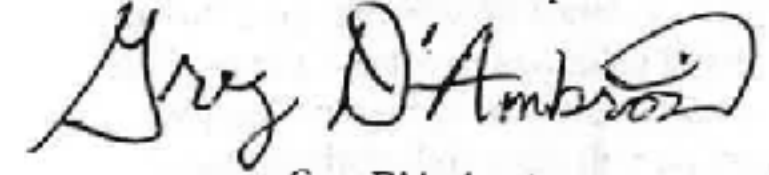
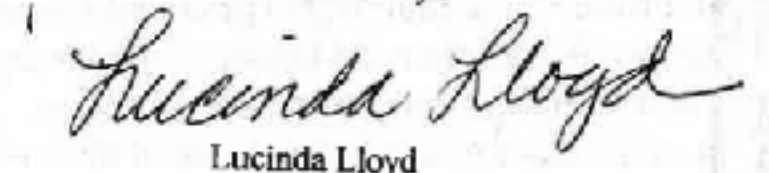
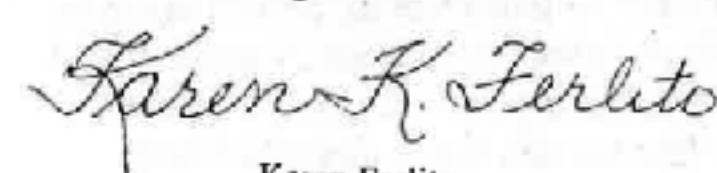
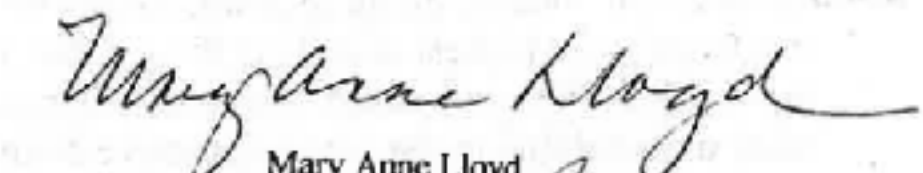


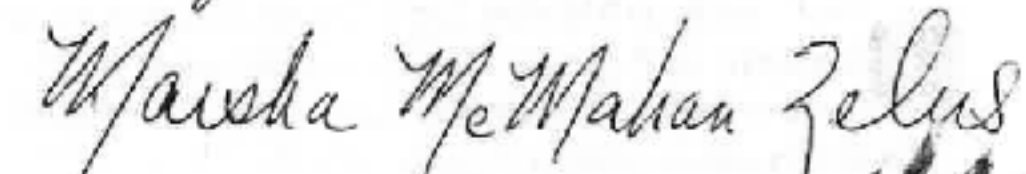
Friends of MTNP incorporated as a 501c3 (2012)

Friends of MTNP Blue Book (2013)

Proposed projects to further implement the MTNP Master Plan



Signatures of Carmel Parkland Advocates

| | |
|--|---|
|  Randell Bishop |  Francis P. Lloyd |
|  Greg D'Ambrosio |  Lucinda Lloyd |
|  Karen Ferlito |  Mary Anne Lloyd |
|  Gary Girard |  Joyce Stevens |
| |  Marsha McMahan Zelus |



Other Guiding Documents

Baseline Biological Assessment (BBA; Nedeff 2016)

A comprehensive biological overview of the Preserve

Attachment 1

Renewable 5-Year Coastal Development Permit

Re-approved by the Planning Commission in 2021; next approval 2026

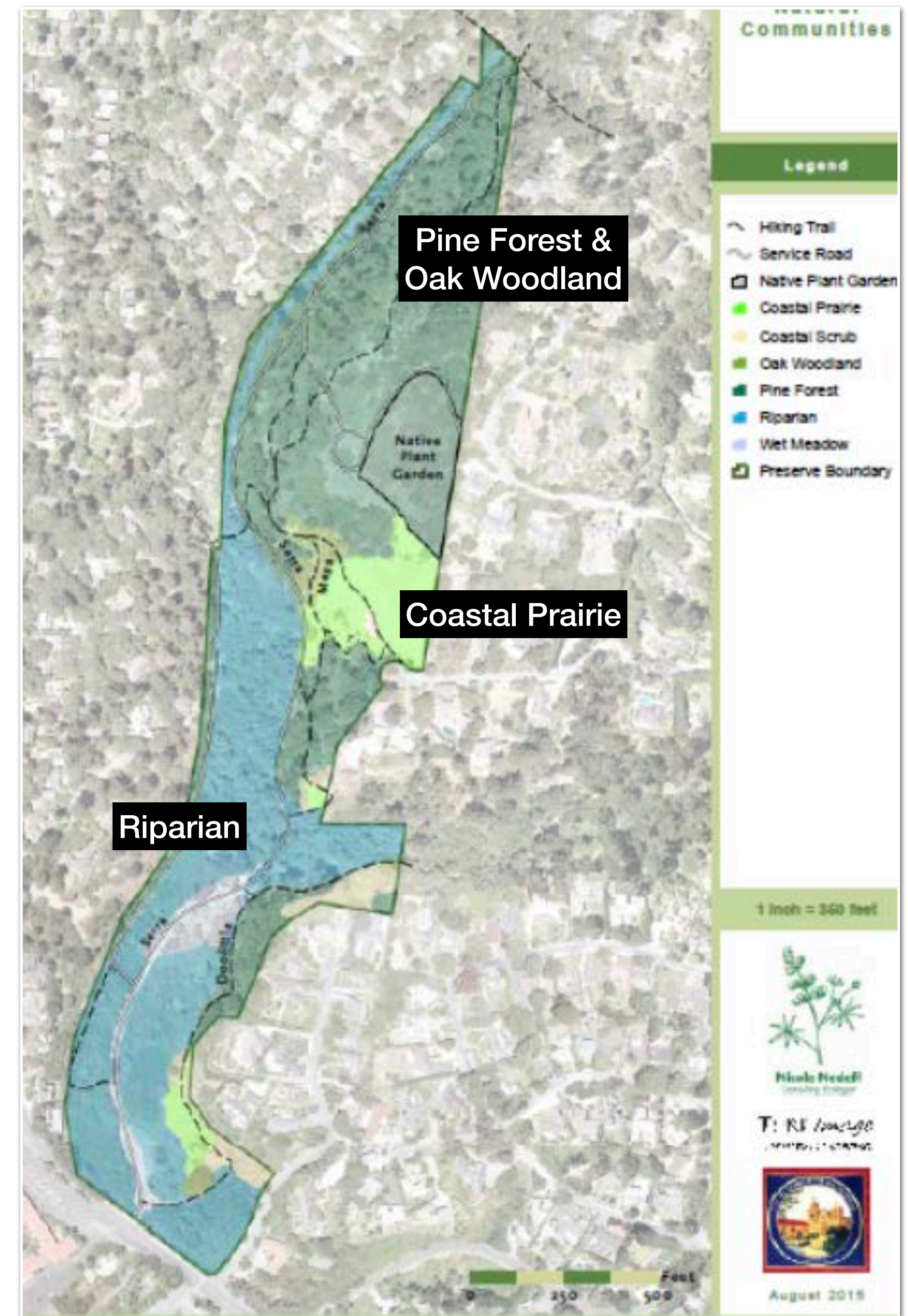
Stream Stability Study (Dudek 2019)

Invasive Plant Action Plan (Burleson 2019)

Expands on invasive plant management techniques outlined in the BBA

Community Wildfire Protection Plan (CWPP; MFD 2023)

An assessment of wildfire risk and identification of priority mitigation projects.



Other Guiding Documents

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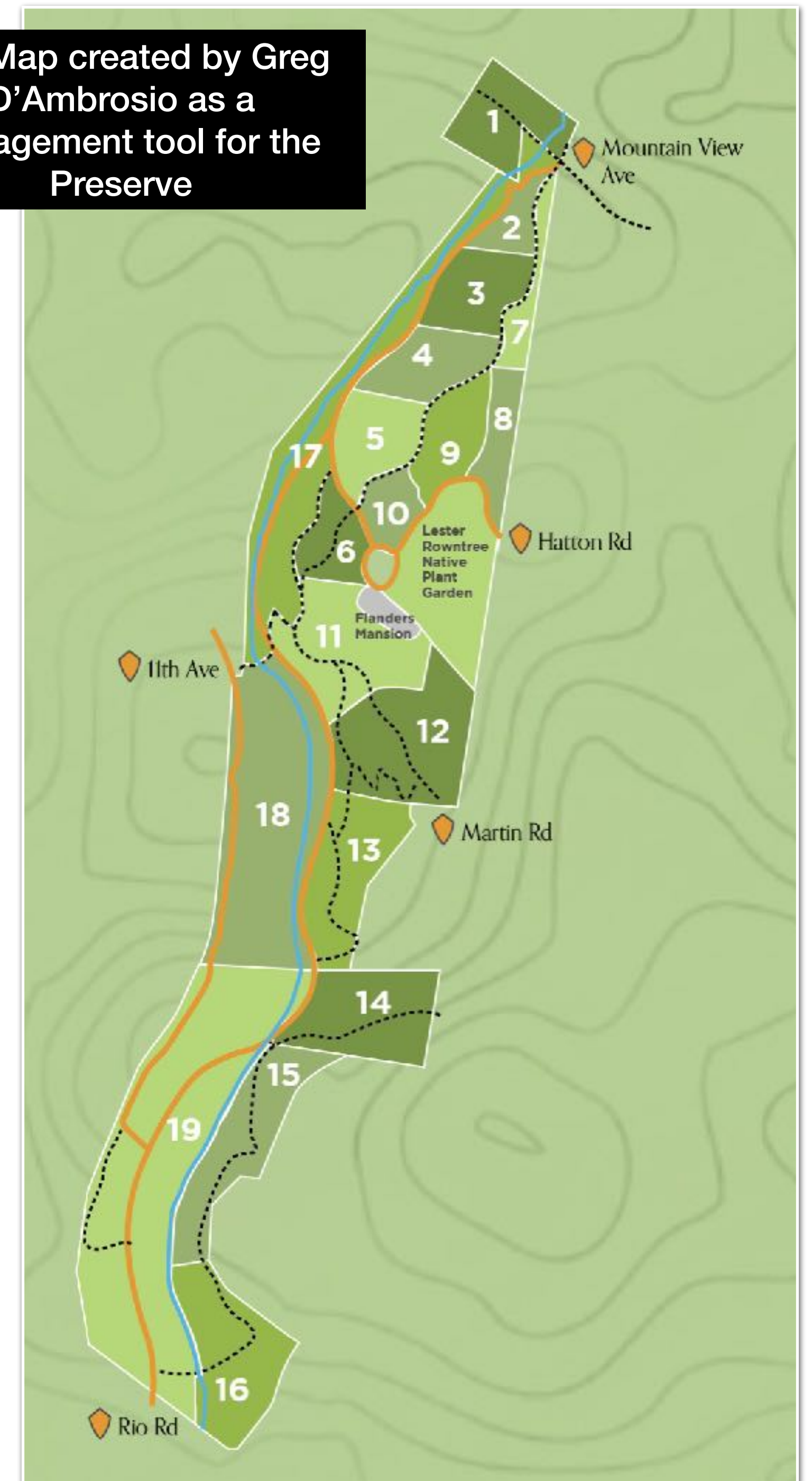
Invasive Plant Action Plan (Burleson 2019)

Expands on invasive plant management techniques outlined in the BBA

Community Wildfire Protection Plan (CWPP; MFD 2023)

An assessment of wildfire risk and identification of priority mitigation projects

Plot Map created by Greg D'Ambrosio as a management tool for the Preserve



MTNP 15 Year Accomplishments

- 2009 through 2024

Master Plan

Protect rare coastal habitats

Invasive Eradication Programs Completed

- * Initial invasive tree eradication program completed
- * Initial genista eradication program completed

Annual Maintenance

- * Clearing of downed trees
- * Plot sweeps and invasive vegetation removal
- * Meadows mowed and ladder fuel reduction
- * Reforestation of areas cleared of invasive trees

Other Habitat Improvements

- * Removed water tank, PG&E pole, pump house, and decommissioned the well
- * Stream Stability Study Projects #1 through #3

Master Plan

Provide low-impact access

Trail & Amenity Improvements

- * Single-track trails developed, restored, and rerouted
- * Mountain View entrance stairs and ramp installed
- * Entrance & trail signage, and benches installed
- * Doolittle & Willow Trail raised boardwalks installed
- * Pine root point-of-interest display installed
- * Two Forks overlook installed

Annual Trail & Amenity Maintenance

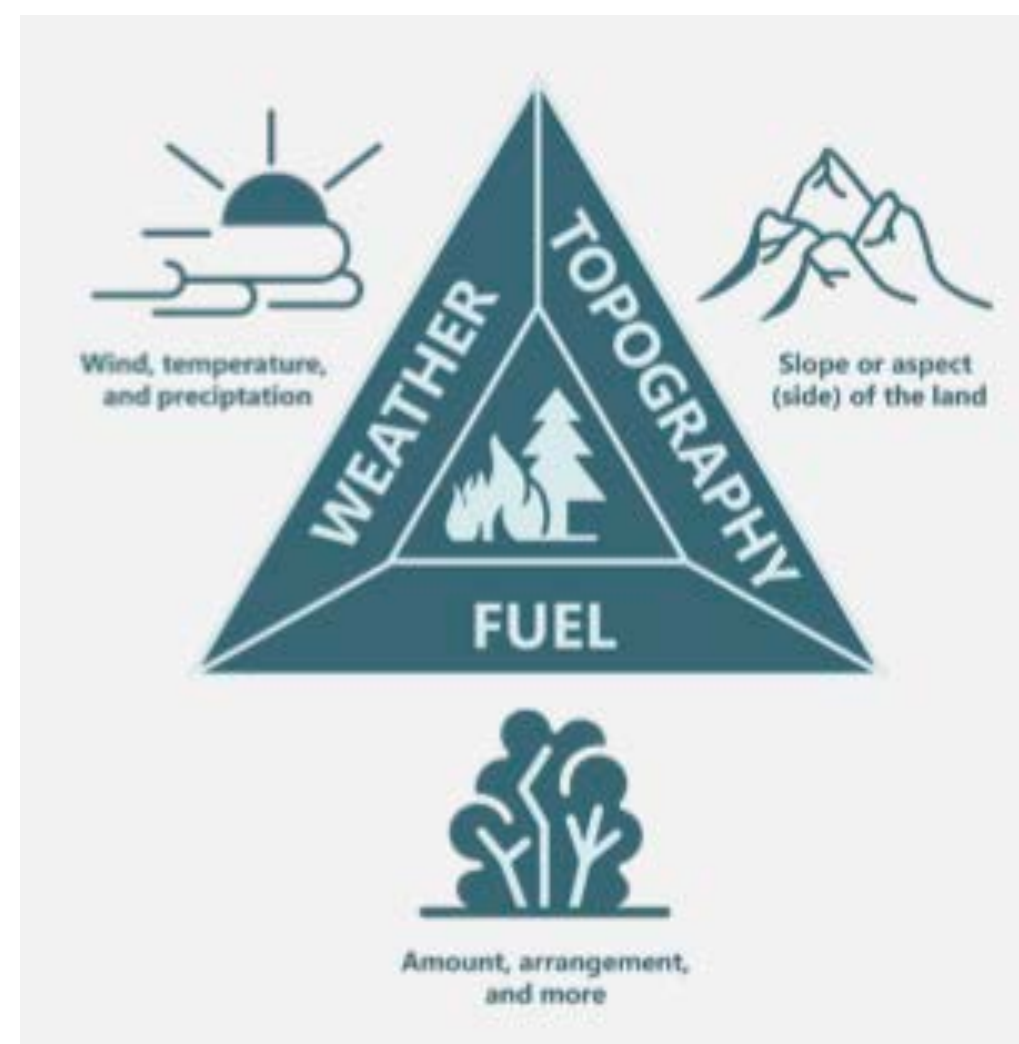
- * Trail, bridge, and signs maintained
- * Trees blocking trails or posing hazards removed

Protect Rare Coastal Habitats

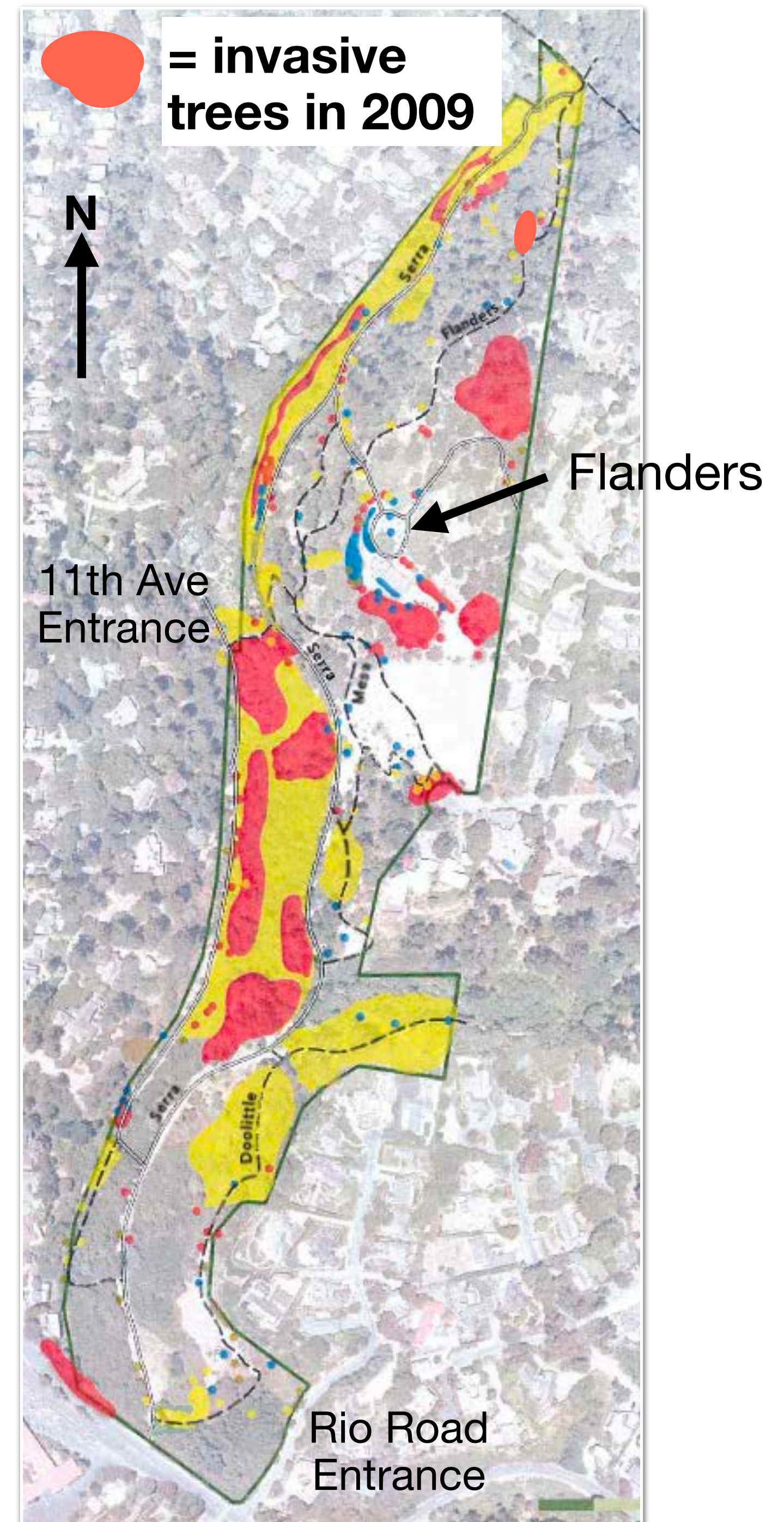
- *Protect, maintain, and enhance*

In a huge win for both habitat restoration and wildfire mitigation, the initial eradication programs recommended by the BBA for invasive eucalyptus, acacia, and pittosporum trees, and genista plants have been completed

Regular plot sweeps and a continuous maintenance removes other invasives and fire fuels



A healthy native forest is more fire resistant



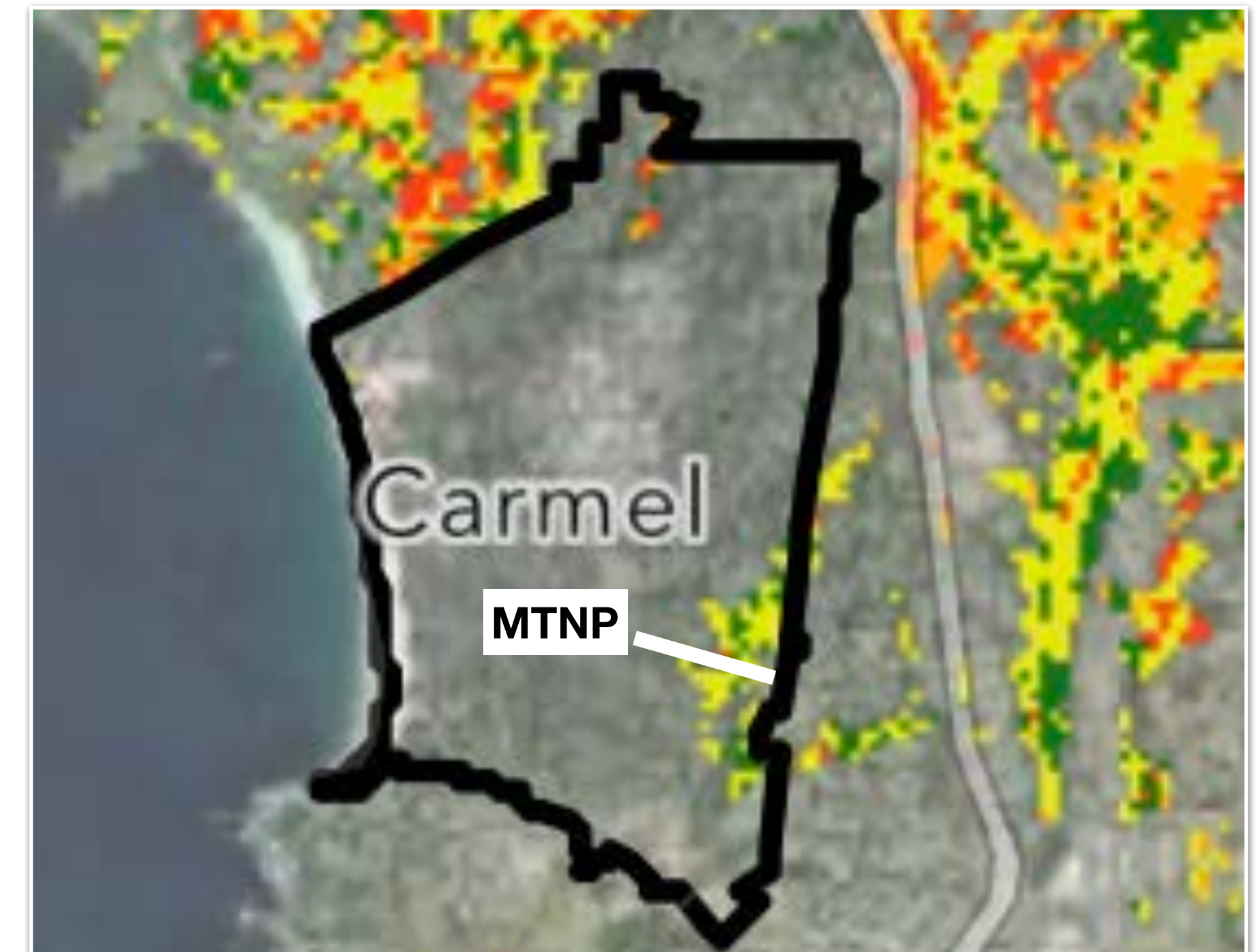
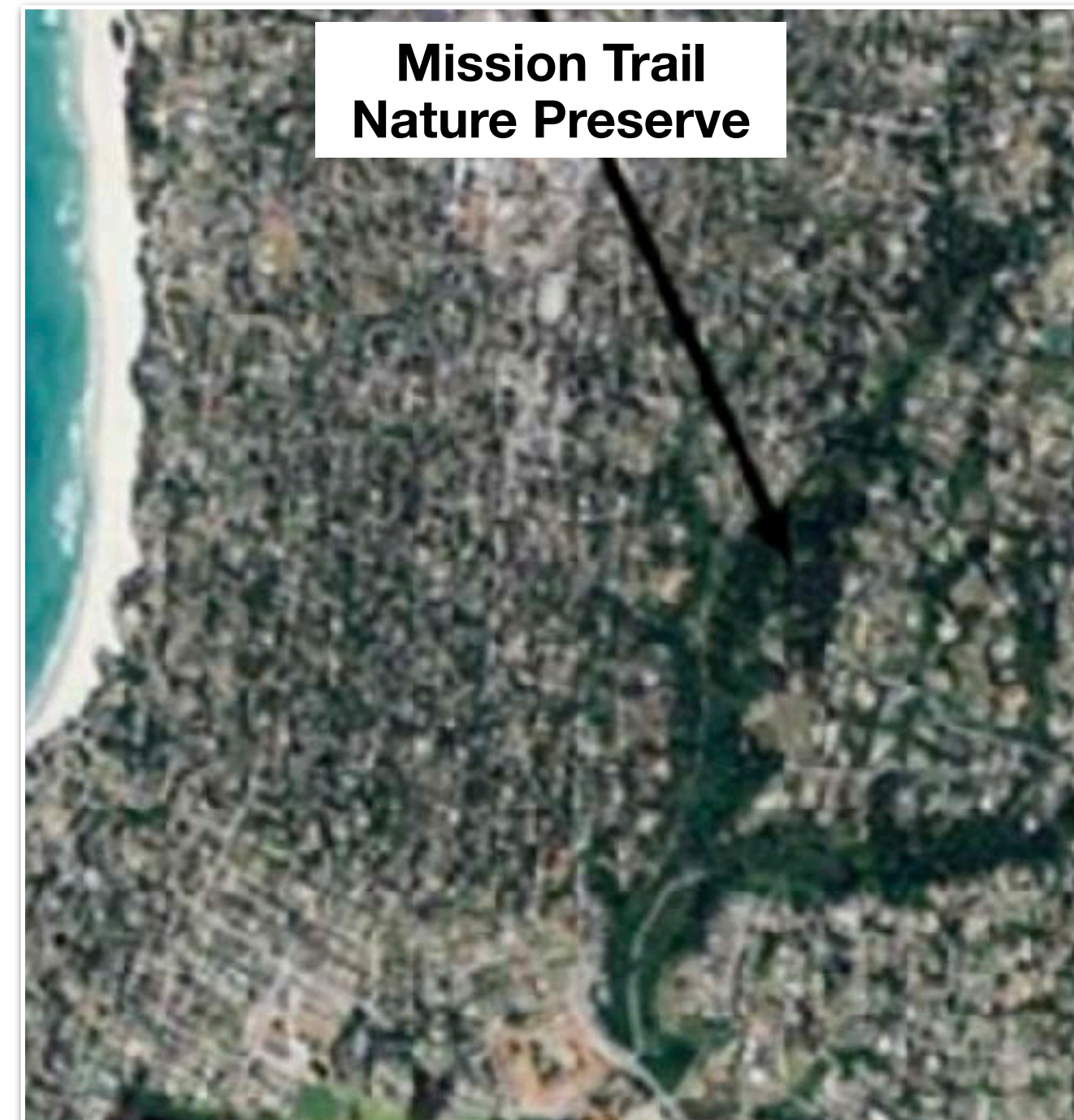
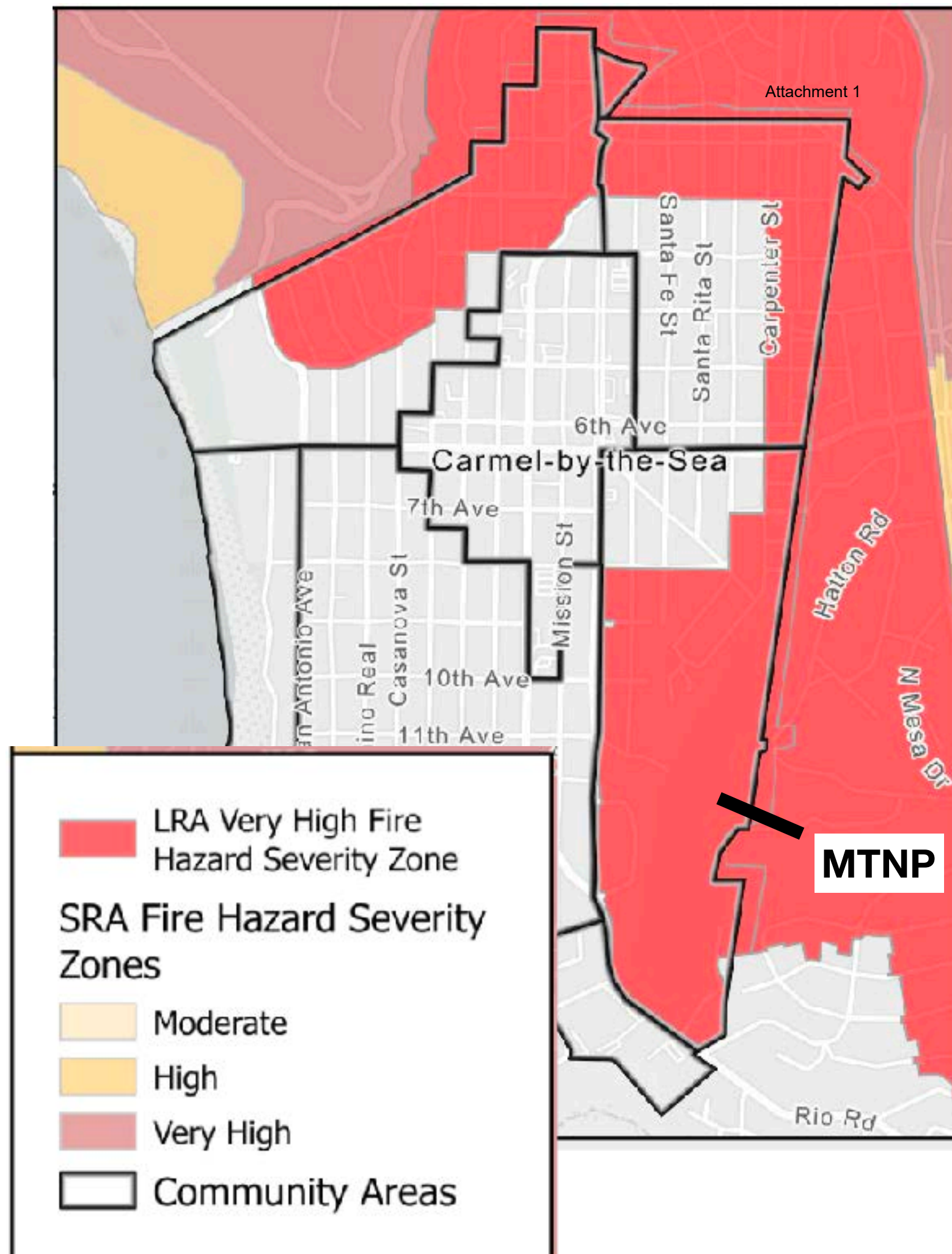
Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

Significant fire fuel removal over the past 15 years has mitigated wildfire risk in the Preserve

CWPP, Nov-2023

Continuous maintenance is critical



Wildfire intensity under peak weather conditions (CWPP, Nov-2023)

Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

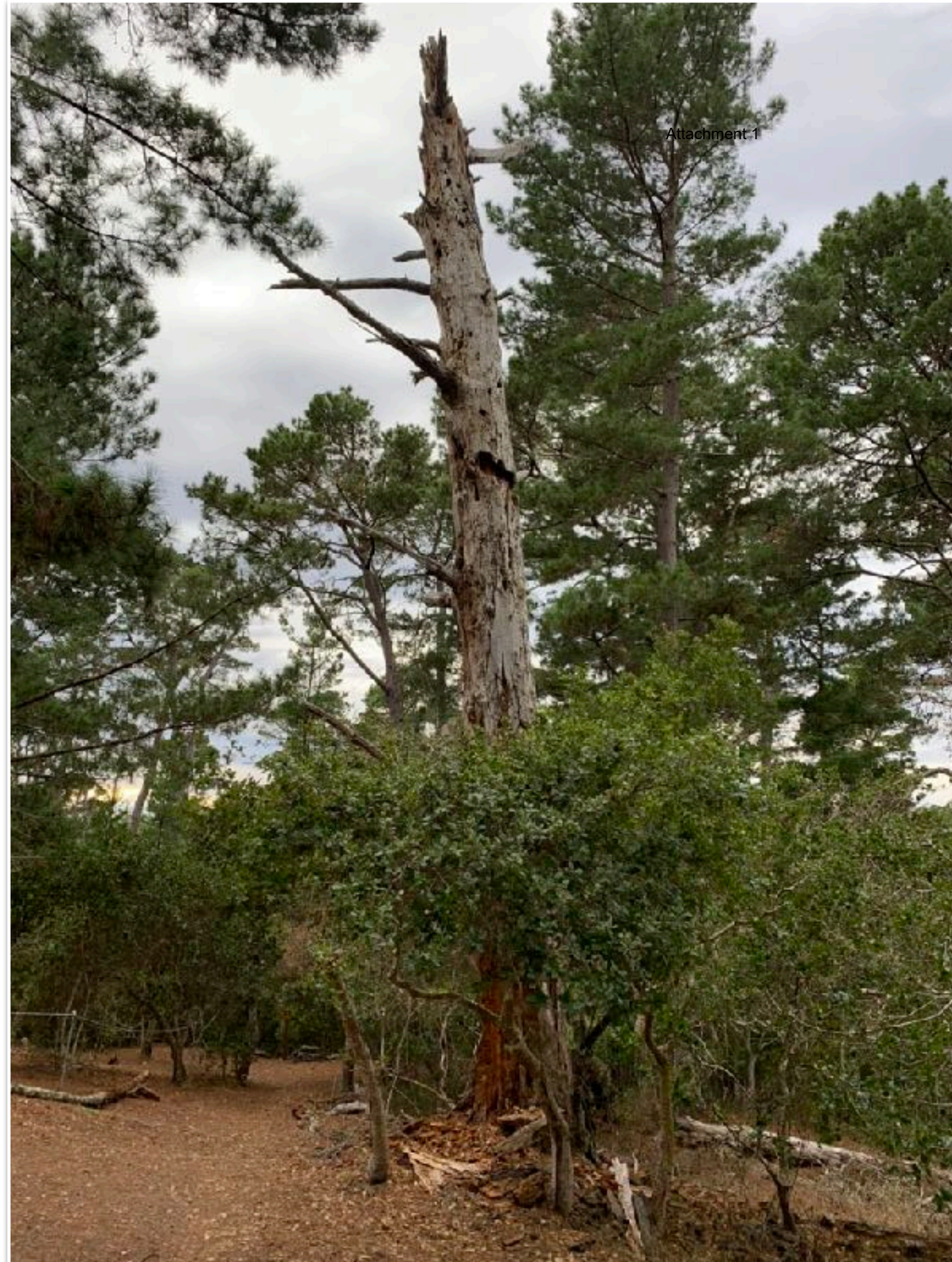
Attachment 1

Tree slash (branches < 4" in diameter) from downed trees is removed to reduce the fire fuel and wildfire risk, while the larger limbs and trunks are left for ecological benefits



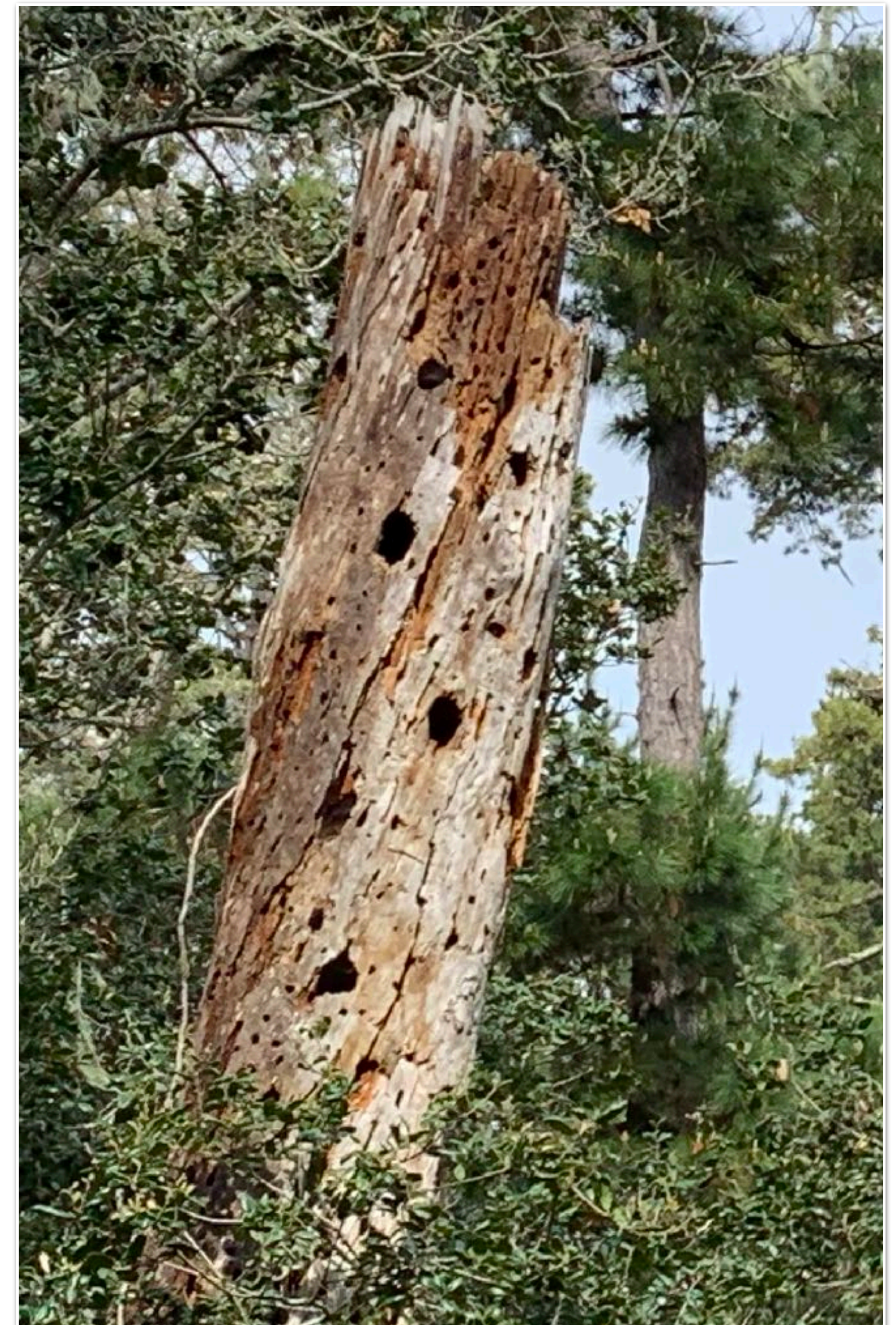
Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*



Wildlife tree trunks are left in place at a safe height for habitat

Wildlife tree used as a woodpecker nesting site and acorn granary



Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

Hand pulling invasive plants is an important method for maintaining the Preserve's ecological integrity and biodiversity

Regular plot sweeps identify new hot spots

Monthly Weed Pull events coordinated

Weekly contractor (Town & Country Landscaping) work coordinated



Protect Rare Coastal Habitats

Some of the most frequent invasive plant targets in recent years



Genista (French broom)



English ivy



Cape ivy



Poison Hemlock



Pittosporum



Acacia



Eucalyptus

Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

Native Monterey Pine forest near Flanders

Attachment 1

Close to a hundred large invasive eucalyptus trees (many > 24") on either side of these pines were removed

Ecological forestry entails careful and targeted removal of forest fuels



Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

Area cleared of invasive eucalyptus near Flanders led to a significant water table rise and a rapid recolonization by natives



Invasive acacias removed and native saplings planted in 2024 near 11th Ave; a multi-year invasive resprout control program is required



Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

Attachment 1

**Native cottonwood grove near
recent clearings south of 11th
Avenue**



Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

Removing dense low-moisture fuels and fire-prone invasives creates space for healthy natives with improved plant and soil moisture retention, fire resistance, and habitat

Attachment 1

Dried poison Hemlock



Dried and woody Genista



Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

The Martin Meadow ESHA mowing schedule is timed to allow native flowers (e.g Hickman's Onion) to set seed

The lack of a beneficial fire regime has maintenance implications



ESHA: Environmentally Sensitive Habitat Area

Monterey Pine serotinous cones



Serotinous cones are an adaptation to thrive and survive in environments with frequent wildfires

Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

Justin Ono & Mary Bilse (Public Works), and Greg D'Ambrosio (FOMTNP) tour the Preserve with Monterey Fire in May 2024



Community Wildfire Protection Plan

Monterey, Carmel-by-the-Sea, and Pacific Grove

NOVEMBER 2023

Table D-1. Priority Vegetation Management Projects

| Project Description | Coordinating Agencies / Entities |
|---|---|
| <p>Develop a Forest Management Plan for the Mission Trail Preserve with a focus on forest health and ladder fuel reduction</p> | <p>MFD, CBTS, Friends of Mission Trail Nature Preserve</p> |

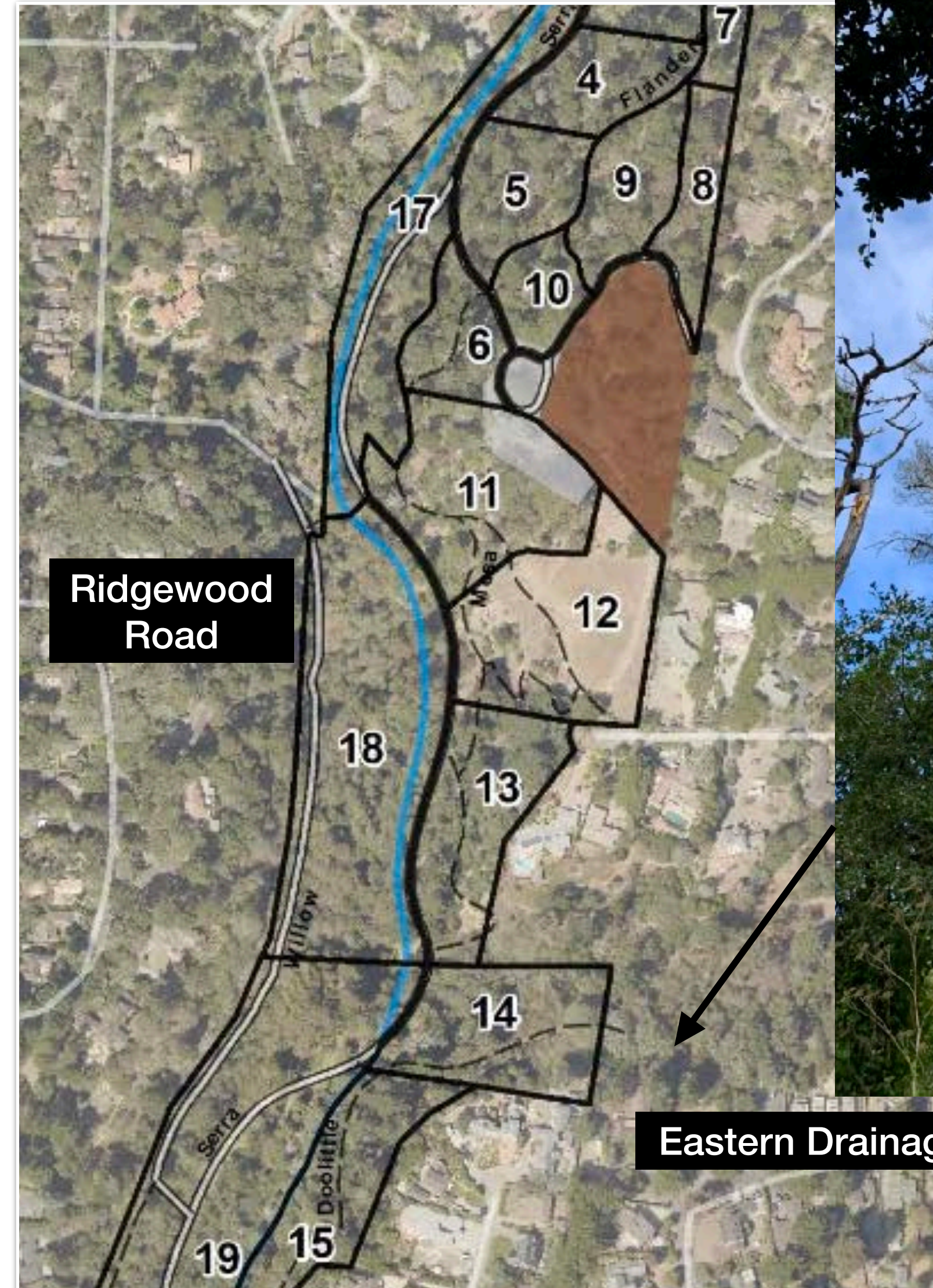
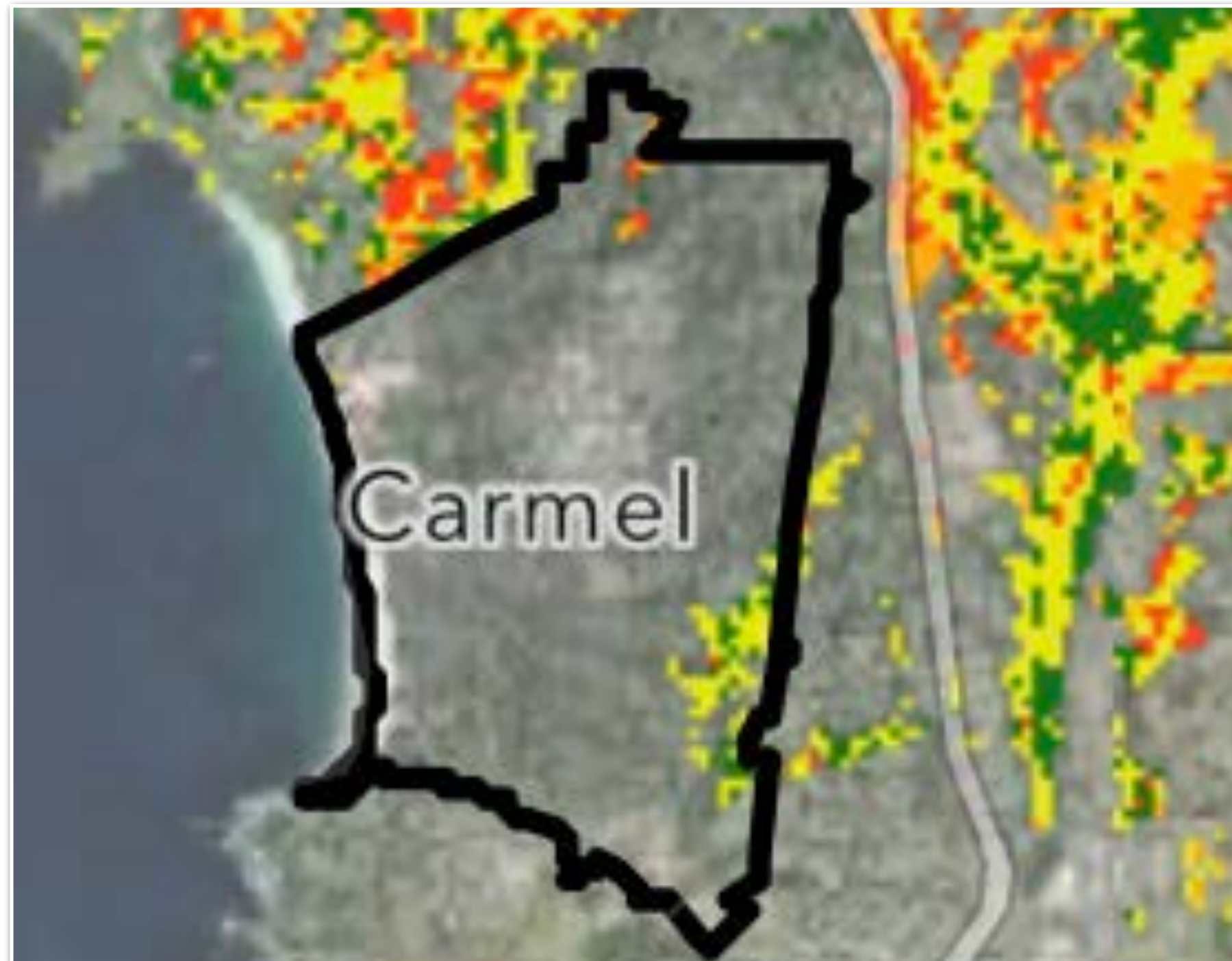
Protect Rare Coastal Habitats

- *Protect, maintain, and enhance*

Outreach to neighbors with forested parcels outside the Preserve boundaries is needed

Attachment 1

Wildfire intensity under peak weather conditions (CWPP, Nov-2023)



Dead pines snag, brush thickets, and other ladder fuels



Mission Trail Nature Preserve Master Plan

Mission Trail Nature Preserve Master Plan

1996 plan adopted by the City Council and incorporated into the City's LCP. ^{Attachment 1}

- ✓ ***Protect, maintain, and enhance the rare coastal habitats (includes ecological forestry wildfire mitigation)***
- * ***Preserve the forested, tranquil atmosphere of the property and provide reasonable low-impact access for the enjoyment of the natural surroundings***



MTNP 15 Year Accomplishments

- 2009 through 2024

Master Plan

Protect rare coastal habitats

Invasive Eradication Programs Completed

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Master Plan

Provide low-impact access

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- * Pine root point-of-interest display installed
- * Two Forks overlook installed

Annual Trail & Amenity Maintenance

- * Trail, bridge, and signs maintained
- * Trees blocking trails or posing hazards removed

Provide Low Impact Access

- *Preserve the forested, tranquil atmosphere*

Maps and posting boards located at each entrance



A place of solitude and quiet contemplation

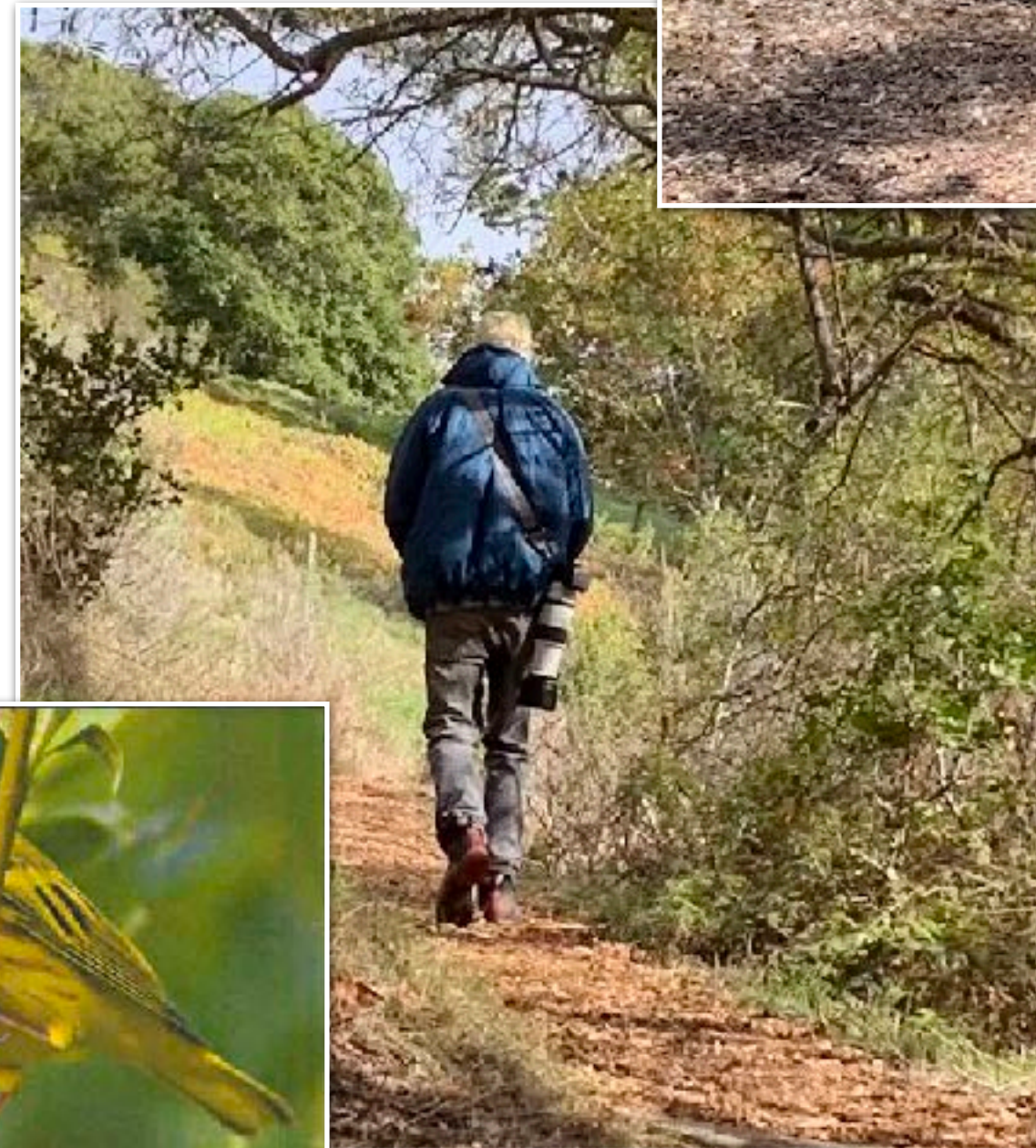
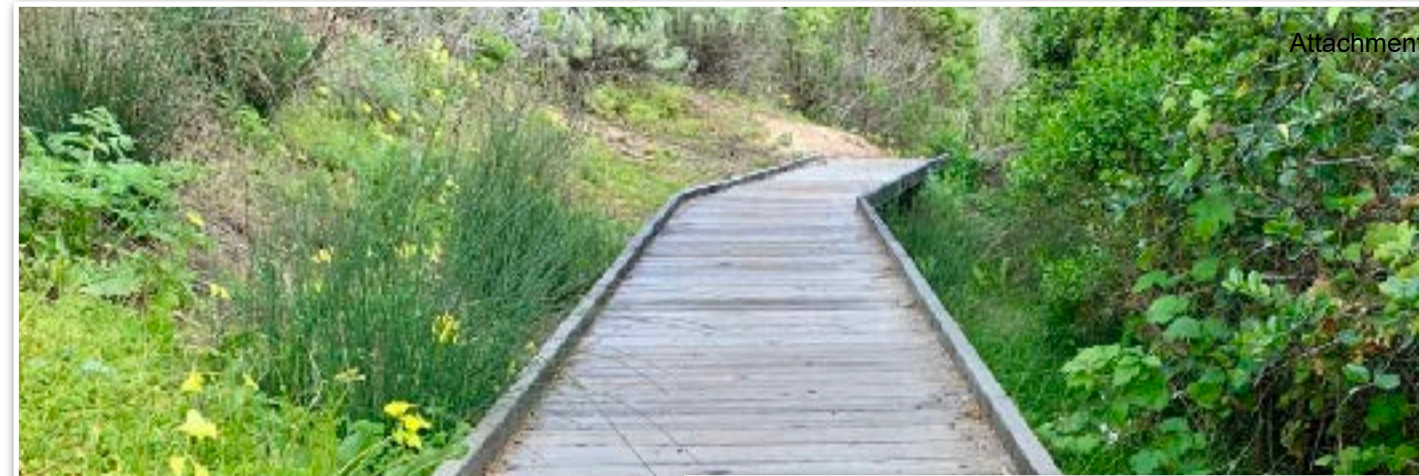


Provide Low Impact Access

- *Preserve the forested, tranquil atmosphere*

Boardwalks installed over bogs

The Preserve is used by birders, and the young and old alike



Provide Low Impact Access

- *Preserve the forested, tranquil atmosphere*

Trail maintenance includes preventing trail cuts, erosion control, leveling, wood chipping, and split-rail fencing



11th Ave bridge rebuilt in 2024 as s Public Works in-house project



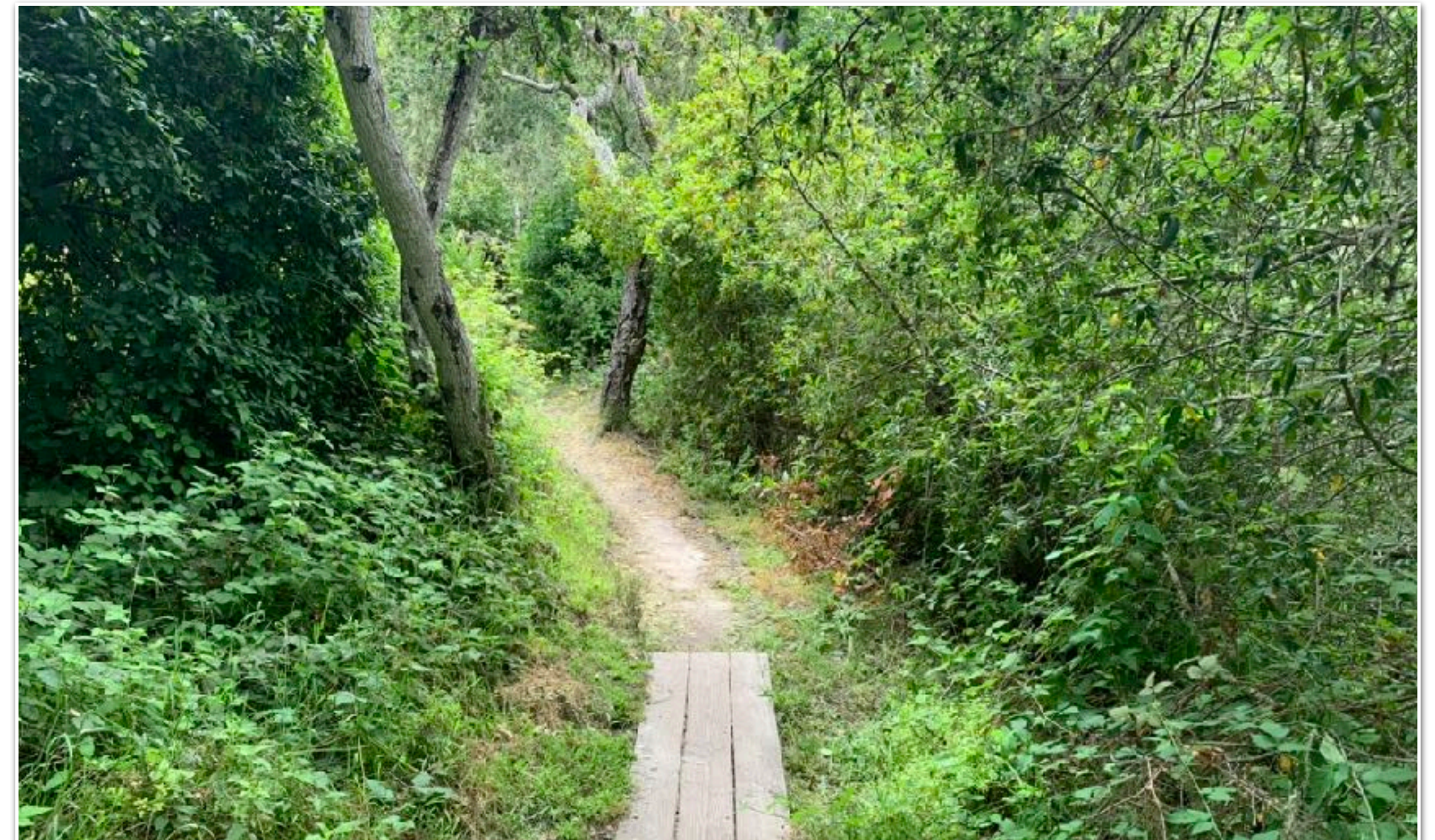
Provide Low Impact Access

- *Preserve the forested, tranquil atmosphere*

Beginning in spring of each year, nearly all four miles of trails, including the single-track and the main service trails are cleared of excessive vegetation



A main service trail cleared of tree limbs to a sufficient height to maintain fire brush truck and other service vehicle access



Cleared single-track trail

Provide Low Impact Access

- *Preserve the forested, tranquil atmosphere*

Natural materials and a rustic aesthetic appropriate for a nature preserve is used

Attachment 1



Provide Low Impact Access

- *Preserve the forested, tranquil atmosphere*

Response to a downed pine along the Flanders driveway

Attachment 1

Rootball used as a point of interest display



Trail moved to the side of downed tree



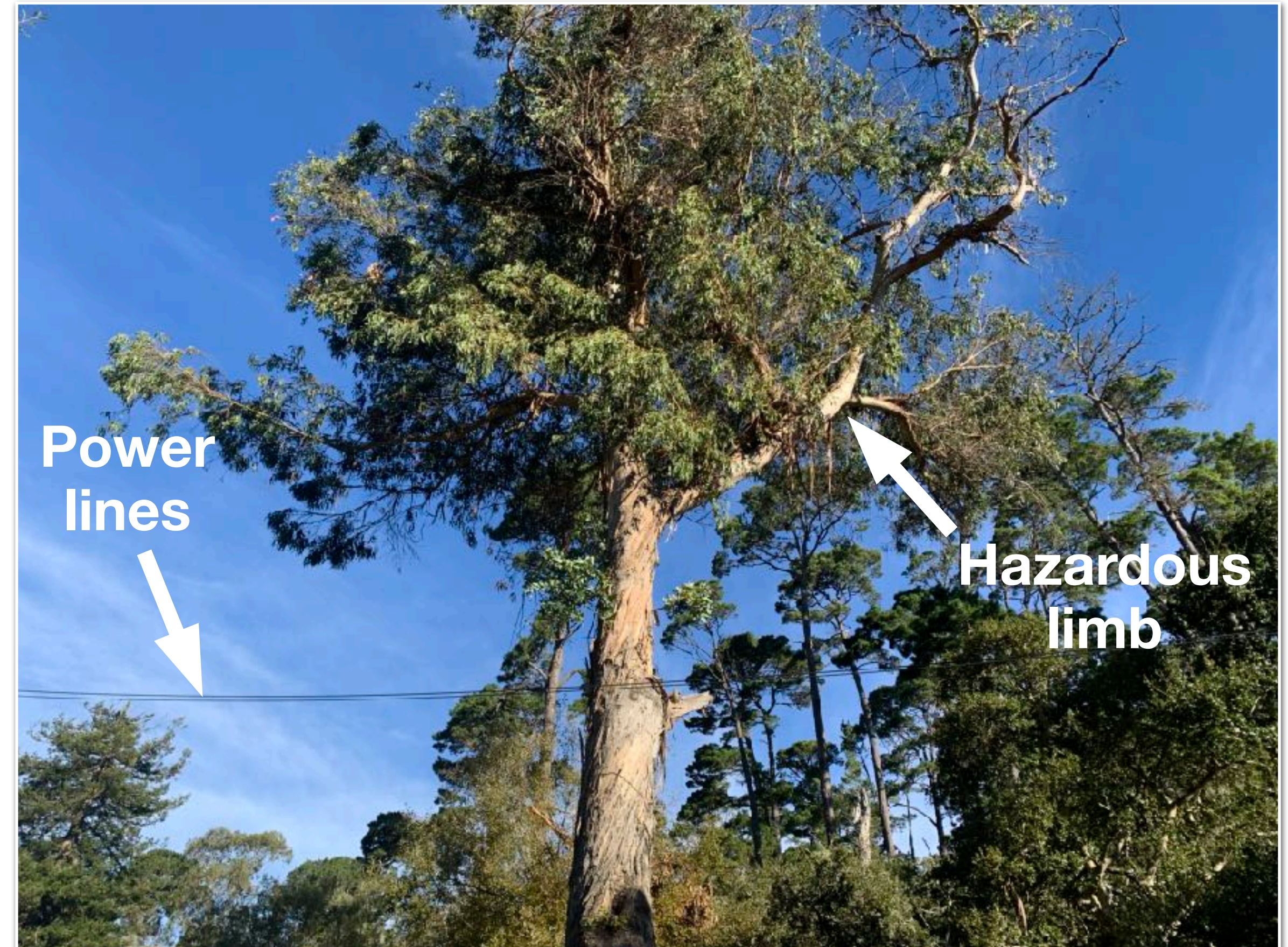
Provide Low Impact Access

- *Preserve the forested, tranquil atmosphere*

Trees are monitored for safety hazards throughout the year



Dead pine along Flanders Trail slated for removal



Limb at risk of failure above power line near 11th Ave entry

Provide Low Impact Access

- *Preserve the forested, tranquil atmosphere*

Attachment 1

Flanders, an integral part of the Preserve



Mission Trail Nature Preserve Master Plan

Mission Trail Nature Preserve Master Plan

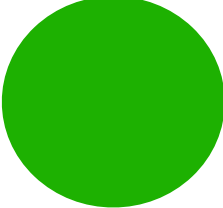
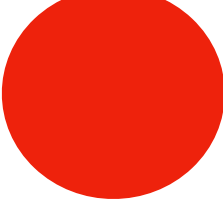
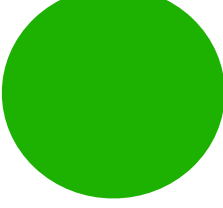
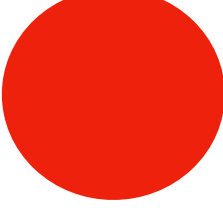
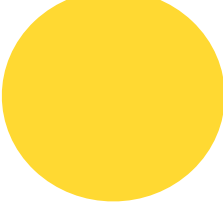
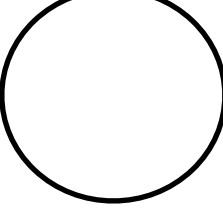
1996 plan adopted by the City Council and incorporated into the City's LCP. Attachment 1

- ✓ *Protect, maintain, and enhance the rare coastal habitats (ecological forestry wildfire mitigation)*
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Master Plan Implementation Status Summary

- 2009 through 2024

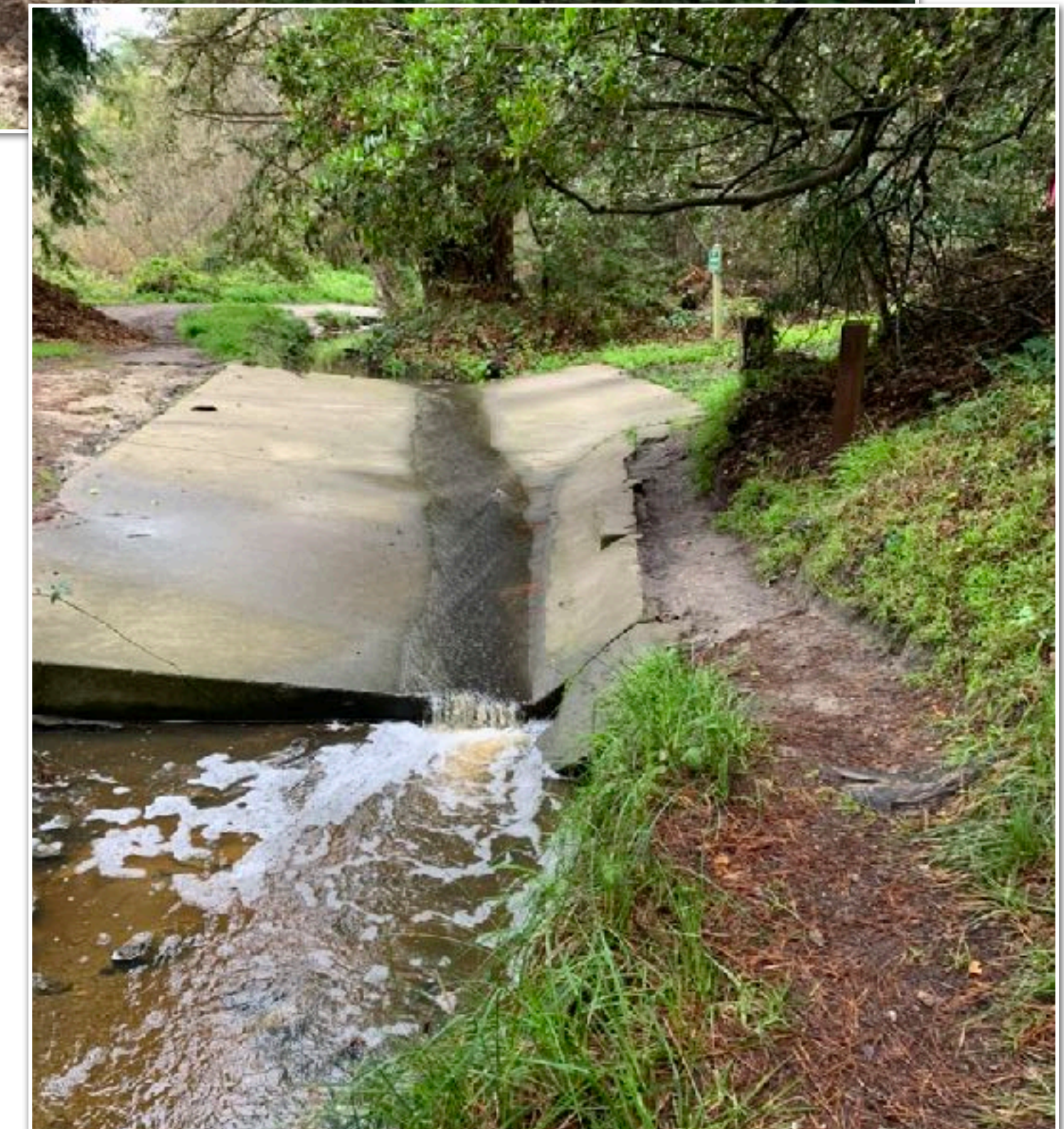
| | | |
|---|---|---|
| <p>Habitat enhancement & wildfire mitigation <small>Attachment 1</small></p> |  | <p>Initial eradication programs completed; annual seasonal work plan developed and implemented</p> |
| <p>One-time habitat improvement / wildfire mitigation projects</p> |  | <p>Stream Stability projects underway. PG&E power lines in the Preserve a wildfire risk</p> |
| <p>Trail & amenity installation and maintenance</p> |  | |
| <p>One-time MTNP access projects</p> |  | <p>Crossing Rio Road at entry a safety issue; Carmel 4-mile walking loop linkage through Rio Park a gap</p> |
| <p>Lester Rowntree Native Plant Garden</p> |  | <p>Restoration needed</p> |
| <p>Flanders</p> |  | <p>Use consistent with the Preserve not yet implemented i.e. residence for an MTNP conservation partner</p> |

Project Priorities

Project Priorities

- * *Stream Stability Project #4 (ford reduction, Doolittle Trail bridge at Redwood Grove and trail realignment)*
- * *Stream Stability Study Projects #5 - #8*
- * *Serra Trail French drain installations (2)*
- * *Rowntree Native Plant Garden restoration*
- * *PG&E power line removals*
- * *Rio Road entry safety improvements, B2E , & Carmel 4-mile walking loop link*

Area of Stream Stability Projects #4 & #5



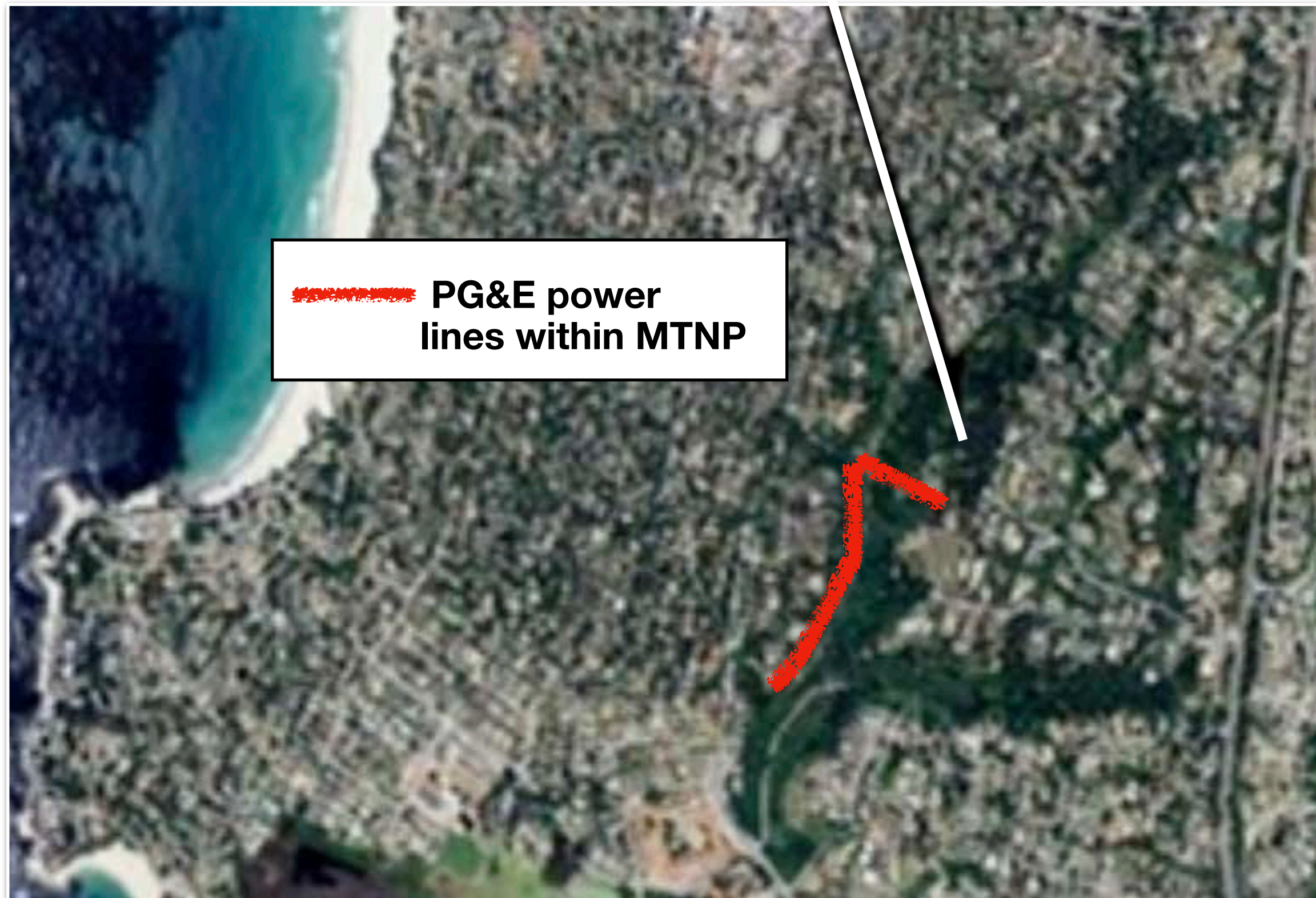
CAWD bridge and old CAWD road (future trail)



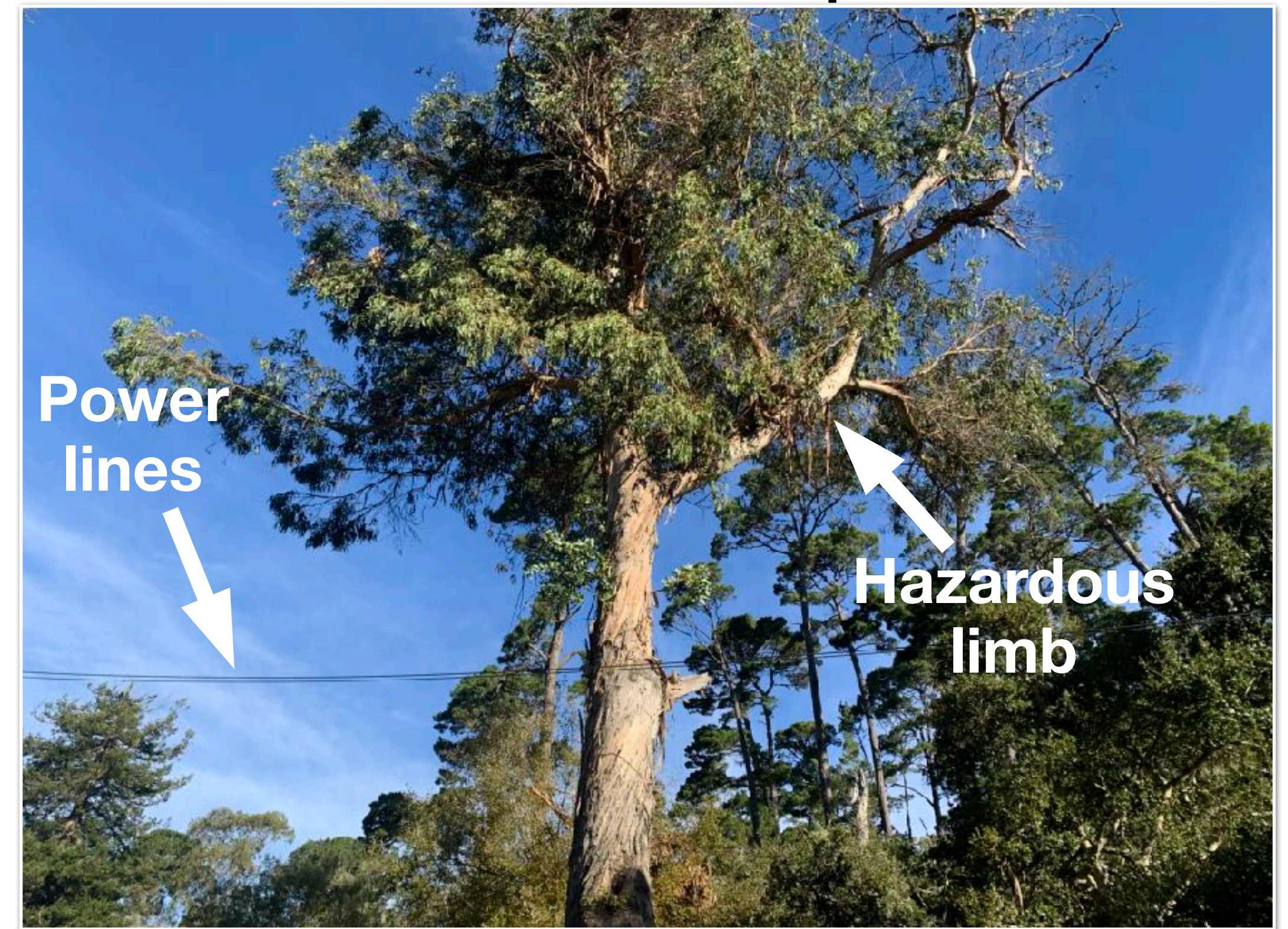
PG&E Power Lines in the Preserve

Since 1992, more than 3,600 wildfires in California have been related to power generation, transmission and distribution, according to data from the U.S. Forest Service

Attachment **Mission Trail
Nature Preserve**



**Hazardous limb above the 11th
Avenue to Flanders PG&E power lines**

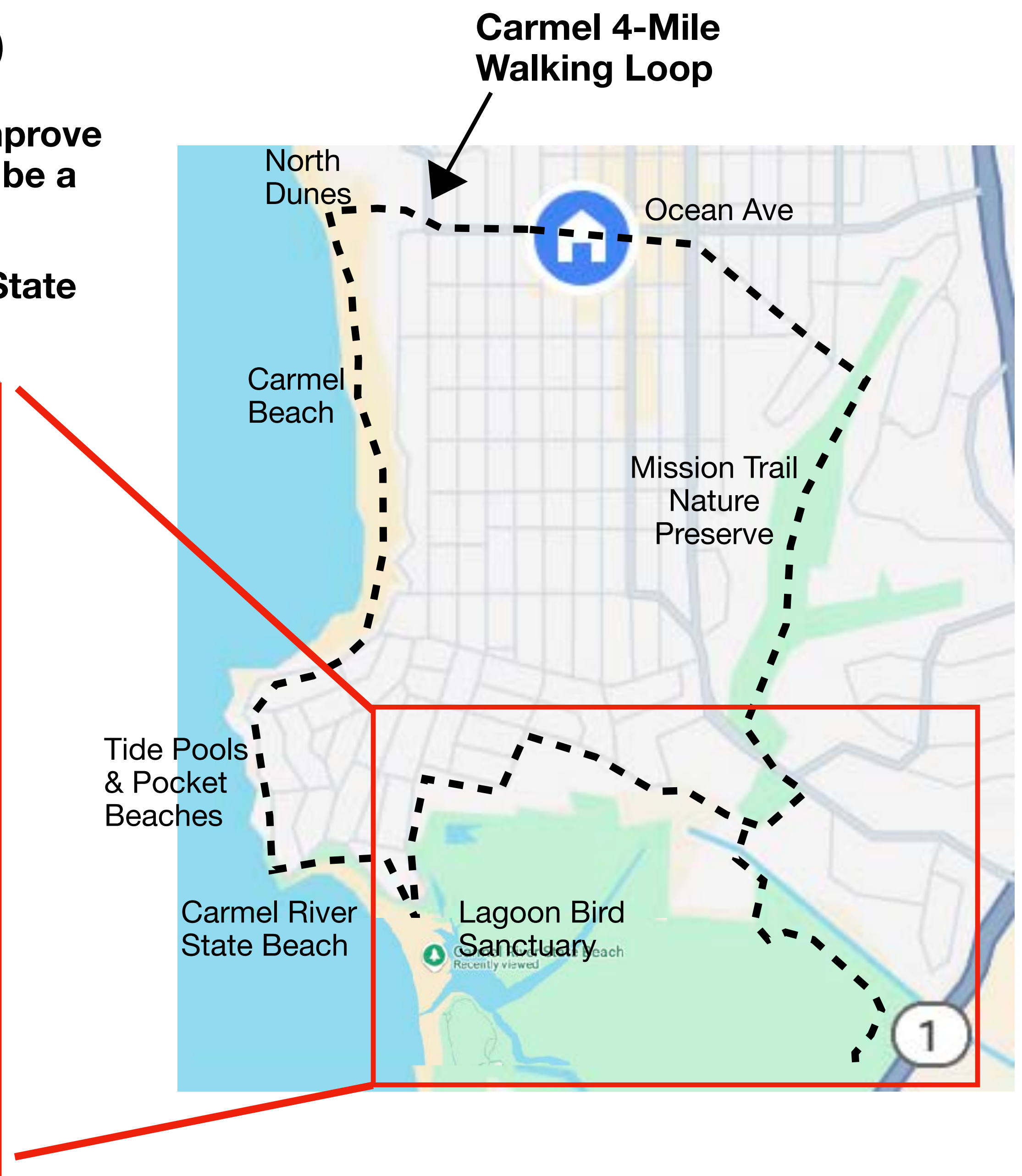
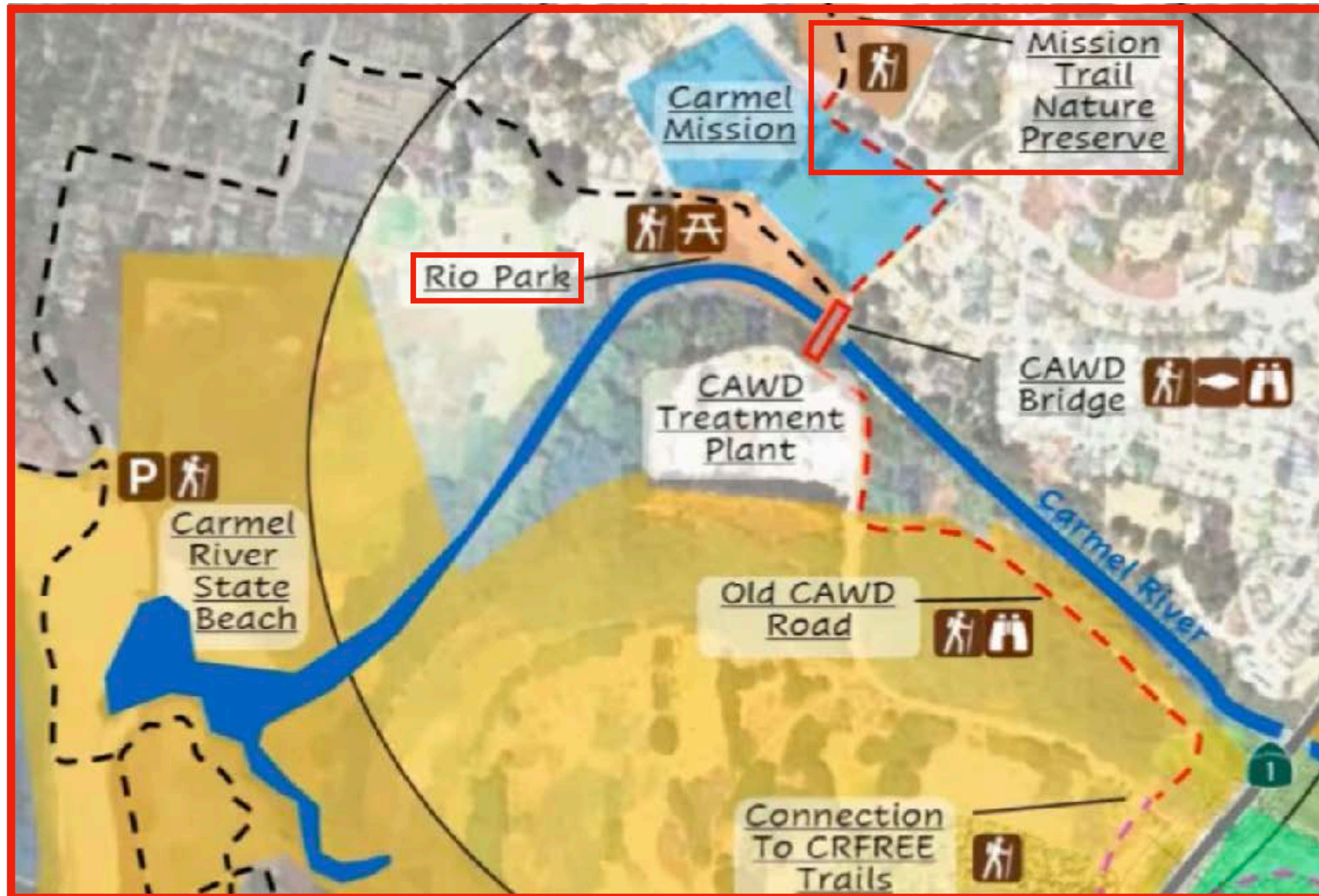


Carmel 4-Mile Walking Loop

Rio Park, a missing link on the Carmel 4-mile walking loop would improve MTNP access as a walk-in passive park and its development would be a good time to address Rio Road entry safety

The CAWD bridge (B2E) would add walking access to regional and State park trails

Attachment 1



Friends of MTNP Asks to City

Ask 1: Continue funding the Public Works MTNP maintenance work, at levels similar to this past year, plus an additional \$10K to defer half the annual cost of FOMTNP contractor (Town & Country Gardening and Landscaping) as a direct grant for reduction of fuel loads.

Ask 2: Have Public Safety officials conduct outreach to neighbors with parcels that border or extend into open space contiguous with the Preserve to address any gaps in fire fuel management.

Ask 3: Underground power lines running through the MTNP. The highest priority power line segment within the MTNP extends from the Eleventh Avenue entrance to Flanders, where the two poles, including a transformer, are smack in the middle of the pine-oak forest, and the power lines run under a hazardous limb near the bridges.

A Successful Citizen-City Partnership



Acknowledgments

Public Works

Friends of Mission Trail Nature Preserve

Attachment 1

Donors, Volunteers & Other Supporters



View from Martin Meadow



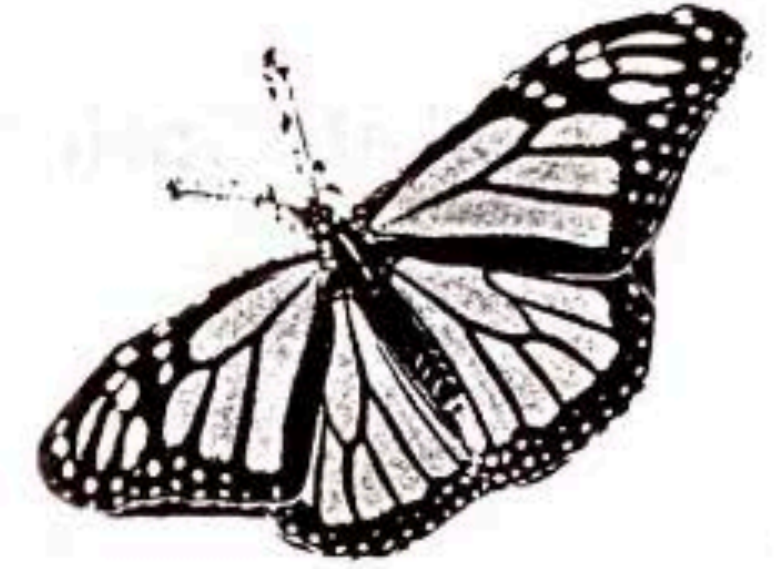
Attachment 1

Appendix

MISSION TRAIL NATURE PRESERVE



MTNP Annual Work Program



Guiding Principle:

“Active management is essential if resource values of the Preserve are to be protected and restored”

Attachment 1

This means establishing an action plan for the Mission Trail Nature Preserve that includes:

- * Working with the staff of the City of Carmel
- * Working with volunteers and contract workers
- * Following an annual work plan (below) for maintenance, eradication, planting, and restoration
- * Creating an action plan for ongoing financial support from the City of Carmel, nonprofit foundations, grant resources, and donors

MTNP Annual Work Program

Winter/Spring Projects:

- * **Focus volunteers and contract workers on the removal of invasive non-native fire fuel species**
Genista, eucalyptus, acacia, cotoneaster, and other woody brush
- * **Maintain the urban-wildland interface**
Thin or remove excessive brush/grass. Create a fire-fuel-free perimeter buffer
- * **Clear or remove storm-damaged trees and other hazards**
- * **Plant native plants**
Harvest and propagate local seed stock and cuttings
- * **Plant Monterey pine native seedlings**
Plant seedlings grown from locally harvested seed stock
- * **Maintain five Preserve entrances**
Maintain overhead clearance, remove debris and invasive plants, inspect operational effectiveness of gates, and repair trailhead surfaces

MTNP Annual Work Program

Late Spring/Summer Projects: (Dry Season - April/September)

- * **Grade and restore foot trails and service trails**
- * **Resurface service trails with wood chips**
Serra Trail, Willow Trail, and Flanders Spur
- * **Selectively remove invasive species**
Remove ivy, periwinkle, hemlock, succulents, cotoneaster, and other invasive plants
- * **Thin dense public/private native vegetation to reduce fire fuel**
Schedule and manage annual thinning programs in conjunction with private property owners adjacent to the Preserve to reduce the build-up of fire fuels and improve the health and vigor of remaining native vegetation
- * **Remove hazardous or dead upper-story pine trees**
- * **Regularly monitor and remove trees that are a threat to visitors and private property owners**
- * **Remove encroaching willows and poison oak to restore the “Wet Meadow”**
The “Wet Meadow” has been a classic feature of the Rio Road entry to Mission Trail Nature Preserve. As such, it is essential that it be open and inviting to the public. As willows and poison oak naturally encroach, remove new sprouts
- * **Clear brush and vines from bridge structures**

MTNP Annual Work Program

Late Spring/Summer Projects: (Dry Season - April/September) Continued

- * **Monitor, manage, and clear ravine drainage**

- * **Improve and maintain amenities**^{Attachment 1}

Repair and upgrade bridges, signage, trail steps, benches, trash containers, gate entries, and the Rowntree Native Plant Garden

- * **Remove invasive tree species**

Numerous non-native invasive tree species require constant vigilance. Acacia and eucalyptus are of primary concern

- * **Mow grasses in selected areas to reduce fire fuels and control invasive species**

Schedule work at the optimum time to encourage the spread of native species

- * **Remove invasive seedlings in sites cleared of invasive trees**

Bi-monthly culling of new invasive seedlings is required for the first few years while natives recolonize

- * **Remove English and Cape ivy from tree trunks**

Late Summer/Fall Projects (September/November)

- * **Repair stream bank erosion and clear debris to facilitate drainage**

Remove obstructions and loose materials that would block drainage channels

- * **Maintain culvert pipes and box inlets to prevent flooding**

Baseline Annual Maintenance Expenditures

| MTNP Baseline Maintenance Expenditures (2023/24) | | <i>(a)</i> FMT \$'s | <i>(b)</i> City \$'s |
|---|--|---------------------|----------------------|
| | <small>Attachment 1</small> | | |
| 1 | Clearing of Downed Tree Slash and Obstructed Trails | \$4,415 | \$41,106 |
| 2 | Removing Tree Hazards | \$3,483 | \$3,802 |
| 3 | Invasive Vegetation - Hand Pulling and Grubbing | \$3,428 | |
| 4 | Other Ecological Forestry Wildfire Mitigation | \$5,238 | \$33,810 |
| 5 | Reforestation of Areas Cleared of Invasive Trees | \$6,922 | |
| 6 | Trail, Bridge, and Sign Maintenance | \$6,432 | \$22,814 |
| 7 | Lester Rowntree Native Plant Garden Maintenance | \$5,720 | \$7,906 |
| 8 | Planning and Management | \$4,281 | |
| | TOTAL | \$39,919 | \$109,438 |

(a) FMT \$'s includes \$18,964 direct expenditure and 1,371 volunteer labor hours converted to \$20,565 at a labor rate of \$15 per hour

The Friends of MTNP (FMT) has provided \$176,000 in direct expenditures and 11,531 volunteer hours life to date

(b) Tree crew blended burden rate: \$39.61 per hour



**CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report**

February 13, 2025
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

**SUBMITTED
BY:**

SUBJECT: January 2025 Forester's Report

RECOMMENDATION:

Receive a presentation on the January 2025 Forester's Report

BACKGROUND/SUMMARY:

FISCAL IMPACT:

None at this time

ATTACHMENTS:

Forester's Report



CITY OF CARMEL-BY-THE-SEA Monthly Report

City Forester's Report

TO: Forest and Beach Commissioners
FROM: Justin Ono, City Forester
SUBJECT: January 2025 Forester's Report

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- Selected consultant (Dudek) to lead the environmental review of our draft update to the Carmel Forest Management Plan. Currently working on their contract.
-

Contractors:

- Met with West Coast Arborists and issued task orders for them to remove all logs from Rio Park, as well as to clean up Forest Theater.
- Tree contractors are finishing up current task orders and will receive large task orders for the remainder of the fiscal year.

City Staff and Crews:

- City Tree Crew removed 15 dead, dying, or dangerous trees and pruned 27 trees providing clearance for roads and stop signs.
- City staff and contractors started locking pickleball nets on off-days.
- Staff held interviews for an unfilled tree crew position that was created through Council action this for fiscal year.
- City Forester and Administrative Analyst Met with the Friends of Carmel Forest to discuss trees along Scenic as well as planting throughout town.

Permit Information

| 2025 Permitted removals, pruning, and required planting | | | | | | | | | | | | |
|---|-----------------------|---------------------|----------------------------|----------------|----------------|------------------|------------------|-------------------------|-------------------------|----------------------|--------------------|--------------------------------|
| | Tree permits received | Tree permits Issued | Site Inspections Performed | Total Prunings | Total Removals | Removal of Upper | Removal of Lower | Required to Plant Upper | Required to Plant Lower | No room for new tree | Meets Density Rec. | Total Number of Trees Required |
| January | 43 | 26 | 9 | 10 | 18 | 12 | 6 | 7 | 9 | 0 | 2 | 16 |
| February | | | | | | | | | | | | |
| March | | | | | | | | | | | | |
| April | | | | | | | | | | | | |
| May | | | | | | | | | | | | |
| June | | | | | | | | | | | | |
| July | | | | | | | | | | | | |
| August | | | | | | | | | | | | |
| September | | | | | | | | | | | | |
| October | | | | | | | | | | | | |
| November | | | | | | | | | | | | |
| December | | | | | | | | | | | | |
| 2024 Totals | 43 | 26 | 9 | 10 | 18 | 12 | 6 | 7 | 9 | 0 | 2 | 16 |

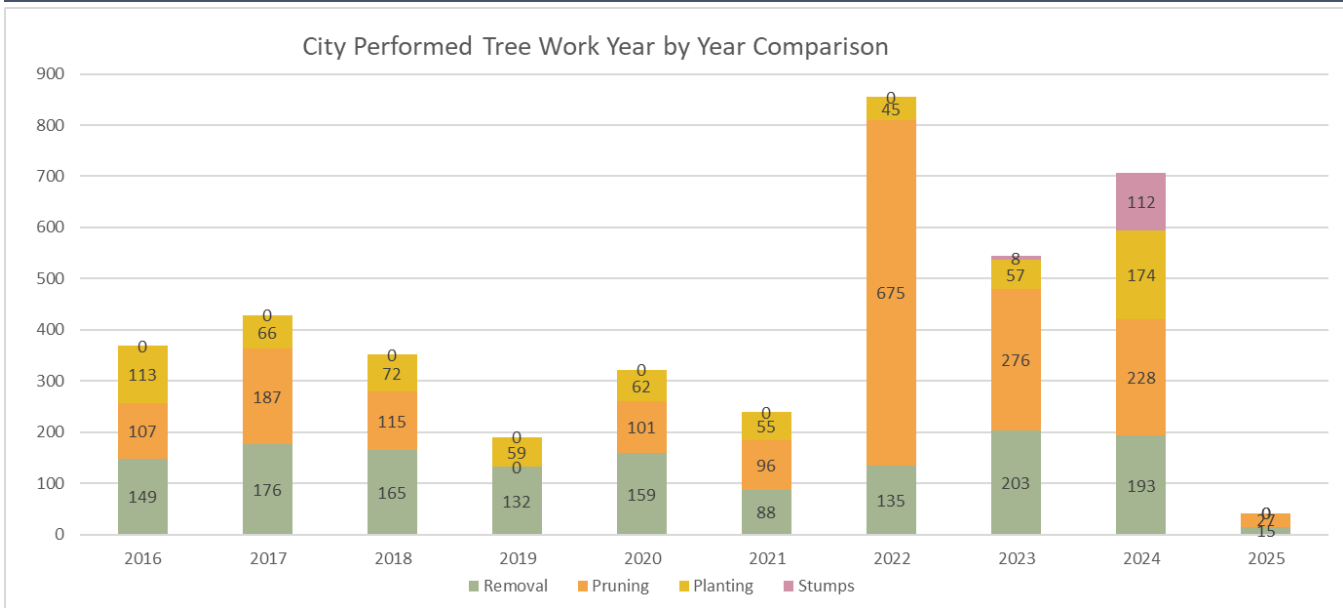


| Historic permitted removals and required planting | | |
|---|----------------------|----------------------|
| | Re-planting of upper | Re-planting of lower |
| 2013 | 31 | 29 |
| 2014 | 35 | 20 |
| 2017 | 15 | 28 |
| 2018 | 1 | 18 |
| 2019 | 53 | 63 |
| 2020 | 70 | 28 |
| 2021 | 81 | 54 |
| 2022 | 48 | 37 |
| 2023 | 164 | 72 |
| 2024 | 118 | 113 |
| 2025* | 7 | 9 |

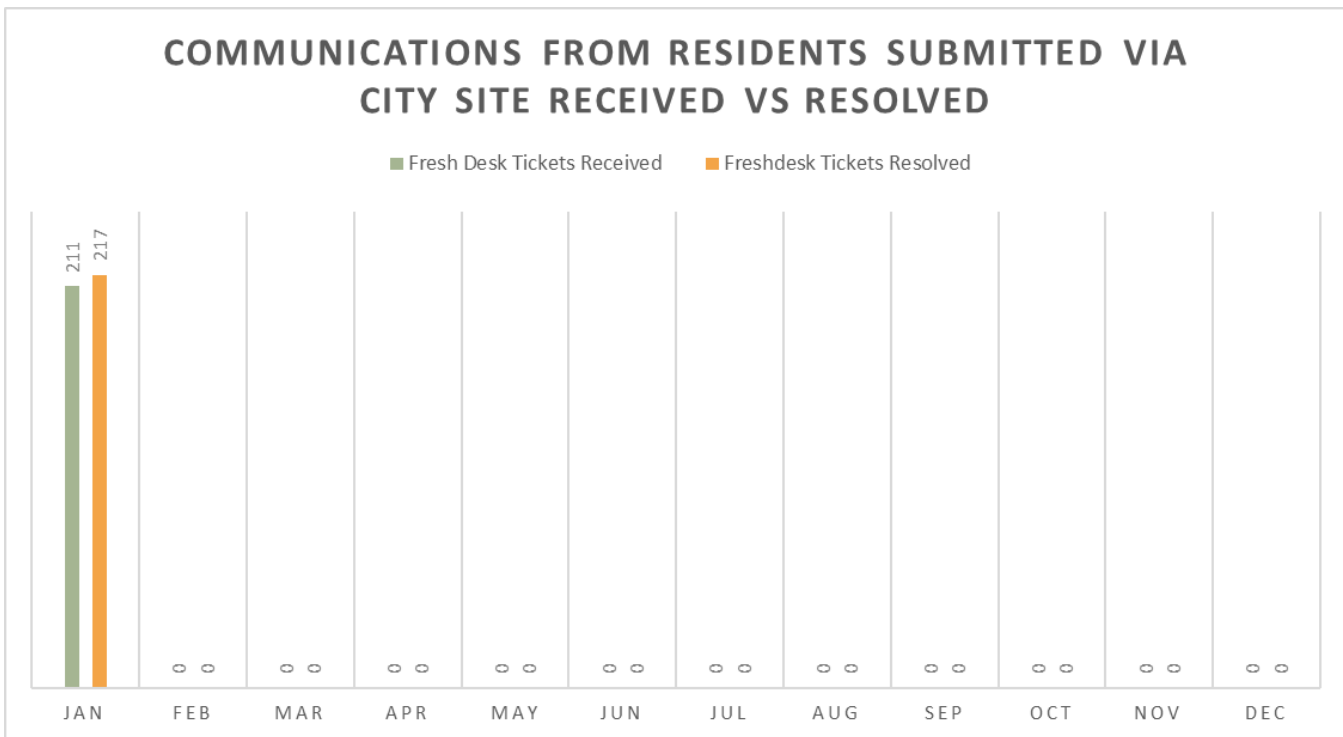
*Year to date

| Historic permitted removals and required planting | | | | | | | | |
|---|--------------------|------------------|------------------|---------------------|---------------------|---------------------|--------------|------------------------|
| Year | Permitted removals | Removal of upper | Removal of lower | Replanting Required | Replanting of upper | Replanting of lower | Replanting % | Applications processed |
| 2021 | 204 | 81 | 123 | 135 | 81 | 54 | 66.18% | 213 |
| 2022 | 149 | 82 | 67 | 85 | 48 | 37 | 57.05% | 155 |
| 2023 | 324 | 211 | 113 | 223 | 164 | 72 | 68.83% | 336 |
| 2024 | 231 | 110 | 121 | 231 | 118 | 113 | 100.00% | 391 |
| 2025 | 18 | 12 | 6 | 16 | 7 | 9 | 88.89% | 43 |





Year to date – Includes work performed by City crew as well as on call tree contractors.



*Numbers only represent correspondences received via the City’s website and do not include live calls, voicemails, drop-in visitors, and emails sent directly to employees from residents, nor return calls and emails from staff.

Master Plan Inventory Catch up

| ORIGINAL LIST PRESENTED TO COUNCIL (2024) | | | | | | | |
|---|------------------|----------------|----------------|-------------|------------------|--------------|-------------------|
| | <u>Excellent</u> | <u>Good</u> | <u>Fair</u> | <u>Poor</u> | <u>Very Poor</u> | <u>Dead</u> | <u>Totals</u> |
| <u>PROW</u> | 119 | 4,827 | 4,886 | 726 | 127 | 186 | 10,871 |
| <u>Median</u> | 17 | 44 | 15 | 2 | 3 | 5 | 86 |
| | | | | | | | |
| FEBRUARY 2025 | | | | | | | |
| | <u>Excellent</u> | <u>Good</u> | <u>Fair</u> | <u>Poor</u> | <u>Very Poor</u> | <u>Dead</u> | <u>Totals</u> |
| <u>PROW</u> | 119 | 4,904 (+77) | 4,915 (+29) | 718 (-8) | 124 (-3) | 162 (-24) | 12813 (+1,942) |
| <u>Median</u> | 17 | 182 (+138) | 180 (+165) | 24 (+22) | 6 (+3) | 6 (+1) | 456 (+370) |



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 13, 2025
ADJOURNMENT

| | |
|----------------------|--------------------------------|
| TO: | Forest and Beach Commissioners |
| SUBMITTED BY: | |
| SUBJECT: | Additional Correspondence |

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Additional Correspondence - MP Forest Historic Documents

E360 DIGEST

FEBRUARY 27, 2014

Pine Forest Aerosols Play Significant Role in Climate, Study Says

Pine forest vapors form small aerosol particles that may significantly cool the climate by reflecting the sun's energy back into space, according to new findings. Scientists have known for decades that gases from pine trees can form particles that



Hyytiälä pine forest in Finland

grow from just 1 nanometer in diameter to 100 nanometers in about a day. The new research, published in *Nature*, shows the rapid growth of these particles relies on a chemical chain reaction among pine-scented molecules and atmospheric ozone and oxygen. The growing particle then grabs others like it, eventually snowballing into a 100-nanometer

particle – one that's large enough to condense water vapor, prompt cloud formation, and, ultimately, influence climate. Boreal or pine forests give off the largest amount of these compounds, so the finding is especially relevant for the northern parts of North America, Europe, and Russia. But other types of forests emit similar vapors, and the scientists think these may undergo similar rapid chemical reactions.



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 13, 2025
ADJOURNMENT

TO: Forest and Beach Commissioners

**SUBMITTED
BY:**

SUBJECT: Additional Correspondence

RECOMMENDATION:

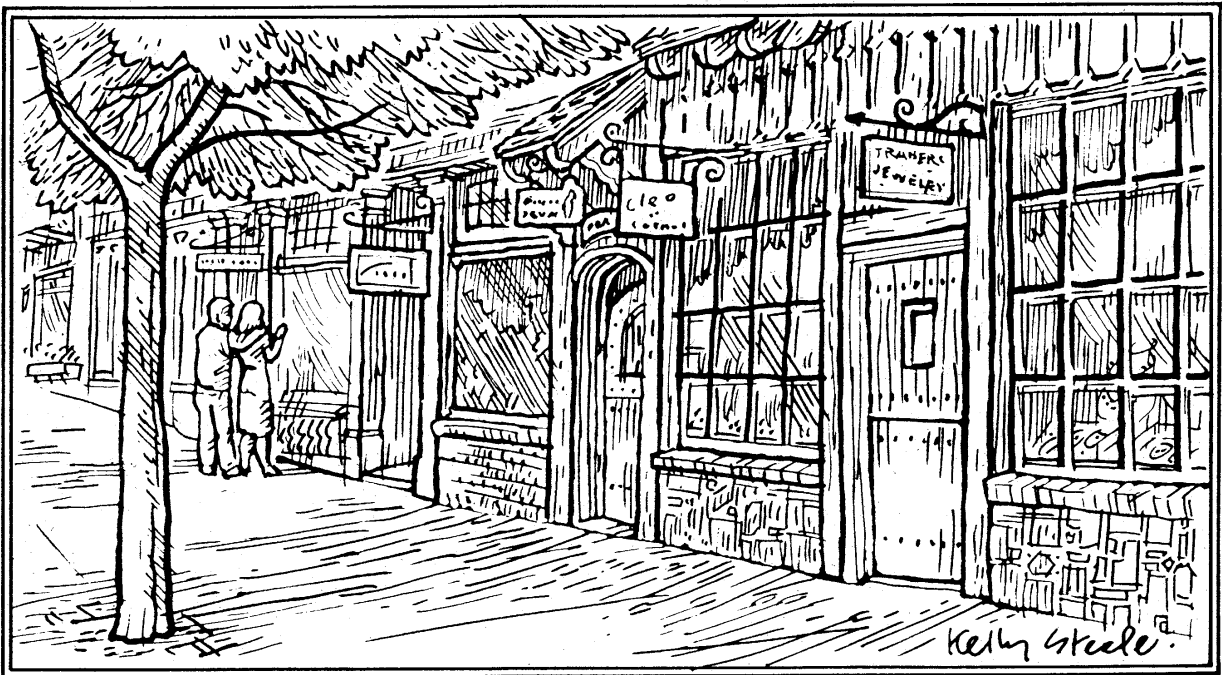
BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Additional Correspondence

Land Use and Community Character Element





LAND USE AND COMMUNITY CHARACTER ELEMENT

Introduction

Carmel-by-the-Sea is internationally recognized as a unique small coastal community with a residential village character. Early development was predominantly residential. Commercial development began as small-scale village enterprises designed to serve the needs of the local residents. Through the years, these commercial uses have expanded to cater largely to visitors. (LUP)

Located adjacent to Carmel Bay with gently rising slopes, the City has conscientiously retained its residential village character in a forest setting, dominated by Monterey Pines. The special character of this residential coastal community is considered a unique asset of statewide and national significance that should be maintained as a resource both for local residents and for visitors. The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics. (LUP)

Scope and Purpose

This Chapter of the General Plan includes topics typically covered a in Land Use Element. The Land Use Element has the broadest scope of the seven required General Plan Elements and has been required by California law in all General Plans since 1955. It relates to many of the community issues in the other elements and plays a major role in synthesizing all land use issues, constraints and opportunities. According to State guidelines, the Land Use Element should:

- “Promote a balanced and functional mix of land uses consistent with community values,
- Guide public and private investment, and
- Reflect the opportunities and constraints affecting land use identified in the other elements of the General Plan.”



This Element discusses existing land uses, analyzes existing and potential conflicts between land uses and offers recommendations in the form of policy statements concerning specific issues unique to Carmel. The term “land use” refers generally to broad categories such as residential or commercial. The term describes physical improvements on land such as a house, motel, or retail outlet. Land use also describes the human activities that take place. Carmel's land use policies must be linked with the overriding social, economic and community values in Carmel. This Element integrates land use policies with issues of design, aesthetics and historic preservation as part of the Coastal Land Use Plan for the City.

Issues of Local Significance

The preservation of the residential character in Carmel is central to all land use issues that are addressed in this Element. The General Plan Advisory Committee evaluated land use issues for over six months. Based on the input from that Committee, the feeling of Carmel residents is that there tends to be too much commercial use in Carmel and that this could be detrimental to the character and residential focus of the community. The mix of commercial uses for Carmel should be carefully considered and effort should be made to encourage a mix that is beneficial to the city. This effort should also promote and encourage more resident serving commercial uses, and in general high quality businesses. The issues can be summarized as follows.

- Maintaining a predominantly residential village character.
- Encouraging land uses which provide goods and services for local residents.
- Managing the commercial areas and tourist related businesses and activities in Carmel in a manner that is economically sound for the community and not detrimental to Carmel's residential character.
- Evaluating the existing mix of businesses in the City and encouraging a mix appropriate to the needs of the community.
- Providing land use policies, which define the appropriate level of commercial activity within the existing boundaries of the commercial district.
- Limiting land uses that consume excessive amounts of water, but with the understanding that the severity of water shortages will vary from year to year and may be mitigated by new supplies.



- Pre-zoning of County lands within the City's Sphere of Influence to assure compatibility with Carmel's land use policies.
- Providing adequate housing opportunities for Carmel residents in the residential and commercial areas, and other land use provisions necessary to implement the policies of the Housing Element.
- Preserving the unique character of the residential district through design approval of new structures, additions and exterior remodels.

Providing land use policies to ensure implementation of the policies in the other General Plan Elements and the Local Coastal Plan.

Community Character and Development Background

Community Character

Incorporated in 1916, Carmel-by-the-Sea is a relatively young city by historical standards. Prior to 1888, there was no commercial center and few residences. The City's development pattern evolved from its natural setting and from the subdivision and construction activity that took place over a relatively short time period during the City's first half century. This activity established a unique city with a strong residential focus, a respect for the natural environment, a compact development pattern and a wide variety of architectural designs. (LUP)

The natural setting of Carmel is dominated by a southwest-facing slope, which rolls gently towards the Pacific Ocean. This slope is intersected by several drainages resulting in a variety of hills, cross slopes and other topographic challenges. Within these drainages and on the upper slopes of the City, a natural Monterey Pine forest existed. These trees formed an upper canopy. A lower canopy of Coast Live oaks also was part of the forest. On the lower slopes (approximately west of present day Casanova Street) were sand dunes and coastal scrub. The beach along Carmel's shore is made of fine, white sand. These natural features are part of the community character and attracted settlers and visitors to Carmel, just as they do today. (LUP)

The first subdivisions were filed before incorporation beginning in 1888 forming the basis for subsequent development and the City's road system (see Figure 1.1 Chronology of Major Subdivisions). These subdivisions established a grid of streets and avenues with virtually no respect for topography or other natural constraints. Blocks of 20 lots each



(ten lots per block face) were created by most of these subdivisions. Each lot typically measured 40 feet by 100 feet with the long axis of the lot running east-west. This represents a potential residential density of 11 units per acre. Streets were established on paper at 50 to 60 feet in width. In Carmel's early days these streets were unpaved or nonexistent. (LUP)

The combination of the City's natural setting and these subdivision patterns is responsible for much of the City's character. The keys to making this marriage of a grid subdivision and a constrained environment work were to avoid over-building and to recognize the natural constraints at each location. For example, most roads were not paved to their full, dedicated width. Instead, the minimum width necessary for access and safety was the standard. This allowed roads to follow the best topography within the rights-of-way and to avoid significant trees. This also reduced road-building costs and the number of engineering improvements required. The unused rights-of-way could then be left in natural vegetation, giving the adjacent building sites the appearance of a larger size and more open space. As lots were sold and re-sold, the original lots were combined into larger holdings and often re-divided. This activity created a mix of lot sizes that responded more rationally to the unique site constraints in each block. Early homebuilders also planted and protected trees as an asset to the property and the community. The subdivision's east-west lot axis proved beneficial. Most lots have a long southern exposure providing maximum access to the sun's light and heat. This increased the popularity of outdoor living in garden and patio spaces and influenced residential building design. The subdivision orientation also maximized the number of lots with a potential ocean view. (LUP)

The aftermath of the 1906 earthquake sent a stream of refugees down from San Francisco. Others came from East coast communities in New York and New Jersey where the Arts & Crafts movement and Bohemian lifestyle had already taken hold. Development in Carmel-by-the-Sea was rapid in the 1920s and 1930s. By 1922, nearly the whole village was subdivided. This coincided with the arrival of artists, poets, writers, photographers, musicians, actors, and professors—the first of the Bohemians. (LUP)

From simple beginnings, the City quickly developed a residential community and a strong, centralized business district. By 1940, just 24 years after incorporation, Carmel had a population of 2,837 and a housing stock of 1,575 units. This developmental period was critical in establishing community character. The dominant themes that continue to shape the City today were formed in these early years:



- Meeting the full range of local human needs, including health, safety shelter, social interaction, culture, commerce and growth, while accommodating the needs of coastal visitors;
- Designing buildings, infrastructure, and other improvements to a human scale;
- Enhancing and protecting the Monterey Pines, Coast Live oaks and other species of the natural environment that contributes to the high quality of life;
- Respecting the past as a continuing legacy that challenges each citizen to preserve the City's character in spite of on-going change;
- Preserving Carmel's primarily residential character with business and commerce subordinate to its residential character. (LUP)

Residential Development

Early Influences

The single-family residential district is characterized by its architectural diversity, its informal roads and by its forest of pines and oaks. Residential neighborhoods surround the business district and display a wide architectural variety due to age, aesthetic and architectural preferences, lot size and through each building's response to site conditions. No tracts of similar homes were constructed in Carmel, and no one block was constructed in a single period of time. See Figure 1.1: Chronology of Major Subdivisions. (LUP)

Carmel City was the vision of Santiago Duckworth who purchased part of the Las Manzanitas Rancho from Honoré Escolle in 1888. Duckworth subdivided 164 acres bounded by Monte Verde, Pescadero Canyon and First Street, Monterey Street, and Ocean Avenue. In 1902, James Devendorf and Frank Powers took over the unsold land from Duckworth and formed the Carmel Land Company. (LUP)

Although Devendorf inherited Duckworth's County-approved map of Carmel City with its conventional grid pattern, he did not hesitate to curve roads around trees or topographical features in later additions. His respect for the natural environment was in contrast to many developers who flattened hills and cleared trees. Devendorf encouraged the planting of trees so much that an illusion has been created of an area more wooded than it was originally. When he sold a lot, he threw in a few trees for good measure. If he actually got cash for the lot—which rarely happened—the buyer might have had a whole grove presented to him as a bonus. Early photographs show open meadows or coastal scrub with few trees west of Monte Verde except in natural canyons or near

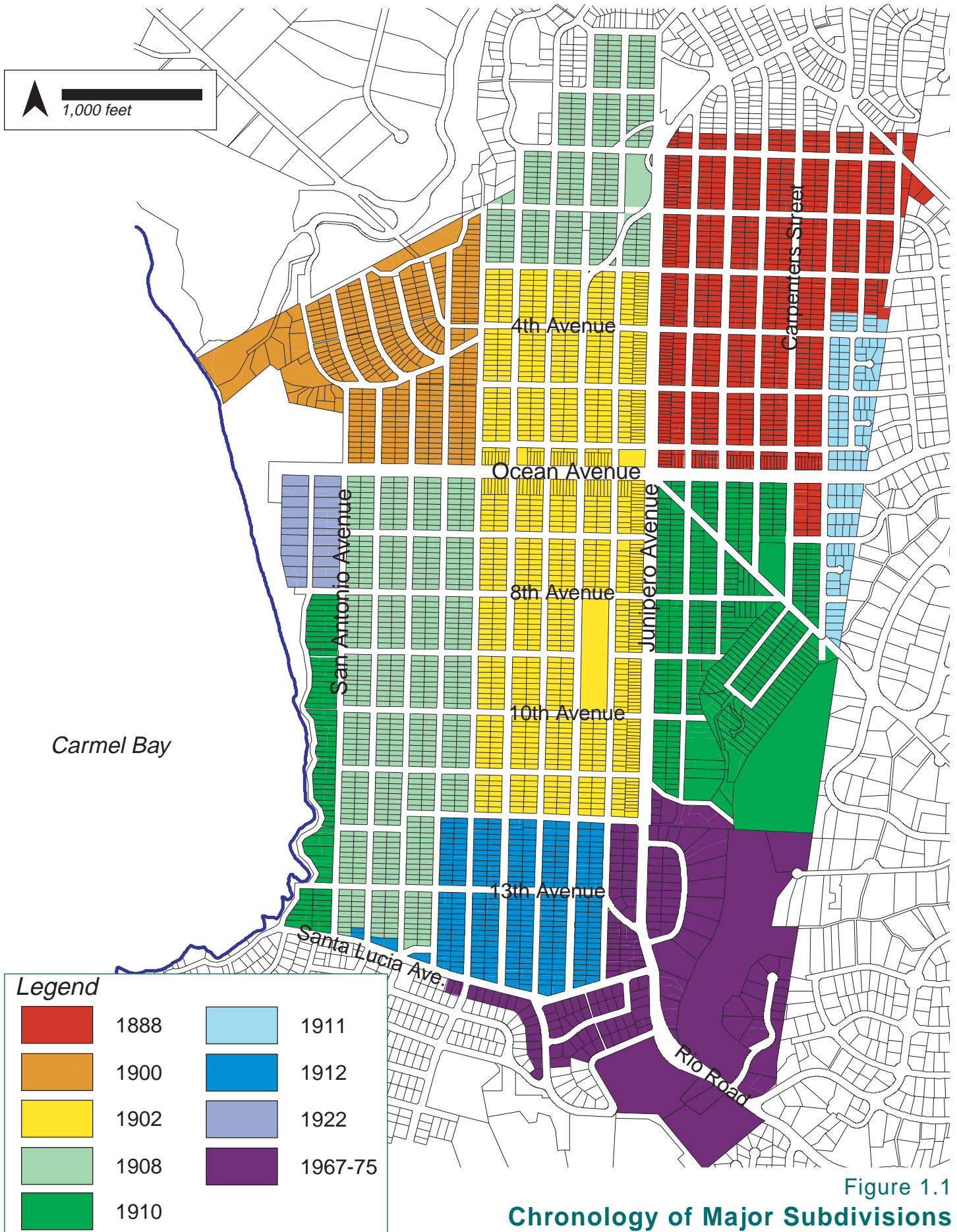


Figure 1.1
Chronology of Major Subdivisions



watercourses. The efforts of Devendorf and others who followed have created a more forested character for Carmel-by-the-Sea. (LUP)

Many of the earliest homes built in Carmel-by-the-Sea were one-story cottages typical of turn of the century housing elsewhere in the country. Details of such cottages related them either to the Queen Anne style, the Colonial Revival style or the Craftsman style. Cottages of these types were built through the first decade of the twentieth century. (LUP)

As Carmel continued to develop, its architecture was strongly influenced by the Arts and Crafts Movement. A reaction against the impersonal production of the Industrial Revolution and the loss of pride of craftsmanship, the movement had its roots in England but gained momentum in the United States after the 1893 Colombian World's Exposition in Chicago. After 1893 dozens of arts and crafts societies were formed across the nation, including one in Carmel. Both the aesthetic characteristics of the Craftsman style, and its philosophic underpinnings, which linked it to progressive political, social, and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary, and artistic residents. (LUP)

Craftsman homes were characterized by horizontal proportions seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick, and stone; the use of undisguised structural elements such as exposed beams, braces, and rafters for architectural beauty; and the enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands. The architectural precedents for Craftsman homes were the wood traditions of Japan and India, as well as past styles such as the American Colonial and The English Tudor. M.J. Murphy, Charles Summer Greene and many others worked in Carmel with this style. Typical features of Craftsman homes in Carmel include stucco or shingled siding, "L" or "U" shaped plans which enclose a patio, and windows—either sliding, hinged casement, or double-hung sash in operation—which are framed by extended lintels and sills. The heyday of Craftsman building in Carmel lasted from about 1905 to 1930. (LUP)

In the 1920s the emerging popularity of architectural revival styles set the stage for a burst of individualism and creativity in Carmel during the 1920s and 1930s. The English, French, Spanish, Italian, and other revival styles provided architectural inspiration. This fashion coincided in Carmel with an increase in building of summer homes by the well-to-do, as well as with new demands for traditional amenities by year-round residents. Many of Carmel's early larger homes date from this era. The rich diversity created by this tradition, as well as the earlier periods of Craftsman building, continues to influence each street and neighborhood today. (LUP)



In the decades that followed, Carmel embraced many other architectural traditions such as Modern, the Bay Area Tradition and other styles. The LUP includes policies to update the Context Statement periodically as future amendments to the Plan to document these and other more recent architectural expressions that continue to shape Carmel. (LUP)

Responding to Change

With its aging housing stock, the City is undergoing a remarkable turnover of housing that is likely to continue over the next several decades as older homes are replaced or remodeled to meet the needs of current owners. The City is charged with protecting and preserving the established design character of Carmel as well as its historic resources. The City must plan for this change in a way that preserves the community character. This does not mean that changes should be avoided, but that when change occurs, it should not be out of character and, indeed, can be welcomed as a neighborhood improvement. To achieve this there must be community consensus on the elements essential to the City's character. Citizens must have confidence that building, zoning, and design ordinances will preserve these essential elements through new construction and remodels. (LUP)

Were there a single architectural style that exemplified Carmel's character it would be easy to define and encourage this style in new construction. However, one of the unique strengths of Carmel has been its ability to embrace a multitude of architectural styles—indeed to encourage creativity and invention in its buildings. The result is an eclectic mix of architecture that nonetheless fits well together and with the environmental setting. There are several attributes that serve to bind these different designs together:

Scale. Underlying much of Carmel's design character is a respect for scale. Scale can be defined as a relationship of size among two or more objects. In Carmel, the scale tends to be small and related to human size. The City itself is compact, its lots are small, and its streets are narrow. The character established by existing small homes and cottages reinforces this intimate size relationship. All of these contribute to a human scale and a pedestrian-friendly, built environment. (LUP)

Site Design. Another characteristic that transcends architectural style is good site design. Houses that follow the topography tend to complement the land rather than override its constraints. A respect for trees, preserving natural drainages and carefully integrating new landscaping with belts of existing native vegetation are all examples of the good site design principles that are characteristic of Carmel. (LUP)

Sensitivity. When the City was young, few lots were developed and houses were often smaller. Under these conditions it was easy to avoid crowding neighboring buildings.



However, as each lot develops and as houses grow to maximum allowed floor area it becomes increasingly difficult to preserve a visual separation between houses. This can impact privacy, views, and neighboring properties. (LUP)

These brief descriptions are only a beginning. If the character of the residential districts is to be conserved through the coming years of rebuilding and remodeling, the City's implementing ordinances must guide rebuilding, rehabilitation and remodeling processes to ensure that new construction fits in with the design traditions and historical character that are already established. Policies in this element provide guidance to achieve this result. (LUP)

Public and Quasi-public Uses

Table 1.1 lists land uses that are located in the single-family residential district and are considered as public and quasi-public. Public uses include those lands and structures publicly owned, accordingly zoned, or dedicated to public activities. Quasi-public land uses include nonprofit organizations, churches, and other facilities. Publicly owned and operated facilities are identified and discussed in other elements of the General Plan, while park and open space lands are addressed in discussions of recreational facilities and in the Open Space/Conservation/Scenic Highways Element of this General Plan.

Existing quasi-public uses in the R-1 district such as churches, clubs and membership organizations represent both a service to the community and a potential conflict with the living environment of residential neighborhoods. Policies in the General Plan related to these uses are primarily intended to protect the values of residential neighborhoods when changes to these uses are proposed. While minor alterations or additions to existing structures may be allowed, significant additions or changes in use that would interfere with adjoining neighborhoods should not be allowed.

**Table 1.1: Public and Quasi-Public Uses In the Residential District**

| | USE | LOCATION |
|-----|-------------------------------------|--|
| 1. | Cherry Foundation | NW corner Guadalupe & 4 th |
| 2. | PG&E | NE corner Juniper & 2 nd |
| 3. | Carmel Foundation | E/s 8 th bet. Dolores & Lincoln |
| 4. | Carmel Presbyterian Church | SE corner Junipero & Mt. View |
| 5. | All Saints Church | South of 9 th , Dolores & Lincoln |
| 6. | Library Parking Lot/Murphy Site | NW corner Lincoln & Sixth |
| 7. | Women's Club | W/s San Carlos bet. 8 th & 10 th |
| 8. | Carmel Red Cross | SE corner Dolores & 8 th |
| 9. | American Legion Hall | E/s corner Dolores, 8 th & 9 th |
| 10. | Christian Science Church | North of 6 th bet. Lincoln & Monte Verde |
| 11. | Carmel Mission/Juniper Serra School | Rio Road |
| 12. | Segal Foundation | W/s Monte Verde bet. Ocean & 7 th |
| 13. | Senior Parking/Housing | NW corner Dolores & 5 th |
| 14. | Masonic Hall | W/s Lincoln bet. 7 th & 8 th |

Source: Department of Community Planning and Building, 1990



Commercial Development

Early Influences

Commercial development in Carmel began as small-scale village enterprises designed to serve the needs of the residents. Through the years the commercial activities centered along Ocean Avenue, which serves as the main street of Carmel's commercial area. Residential development continued at a slow pace; homes were constructed by local builders for individual homeowners. Carmel's natural beauty was a primary factor in the developing land use patterns; preservation of a village in a forest was and continues to be an important concern to many of the residents.

Prior to adoption of Carmel's first zoning ordinance and land use regulations, visitor accommodations began to appear in areas primarily intended for small-scale residential development. To avoid expansion of these hotel/visitor accommodations into the residential neighborhood, the community determined that some limitations would have to be placed on such expansion.

Zoning is often considered the primary tool to implement land use regulation within a community. Carmel's first zoning ordinance was adopted in 1924. The ordinance had three zones, the largest being Zone 3: "Family Residential Only". The other two zones, Zone 1 and Zone 2, were directed at limiting the expansion of businesses into the residential area.

Zone 1: "Business" generally was centered within a 16-block core area that is located within today's business district. Zone 2: "Apartments, hotels, art shops, tea rooms, boarding houses, and non-profit theatrical establishments," was located generally west and slightly south of the "Business" zone. This zone allowed a mix of land uses - those which had developed over the years and were somewhat unique to Carmel's cultural heritage. The 1924 zoning ordinance map illustrated in Figure 1.2.

In 1925, zoning was revised to limit commercial development to the boundaries of the present commercial district. The 1925 zoning ordinance map indicated four zones; Zone 1 - "Single Family Residential", Zone 2 - "Business and Multi-Family", Zone 3 - "Industrial/Wholesale", and Zone 4 - "Obnoxious Industrial". Very few, if any, industrial uses were located in the City in 1925, and few existed in 1988. Figure 1.2 illustrates the 1925 zoning ordinance map.

In 1929, Ordinance No. 96 which set the primary direction for future development in Carmel was adopted by the City Council.



“ARTICLE 1 — GENERAL PURPOSE

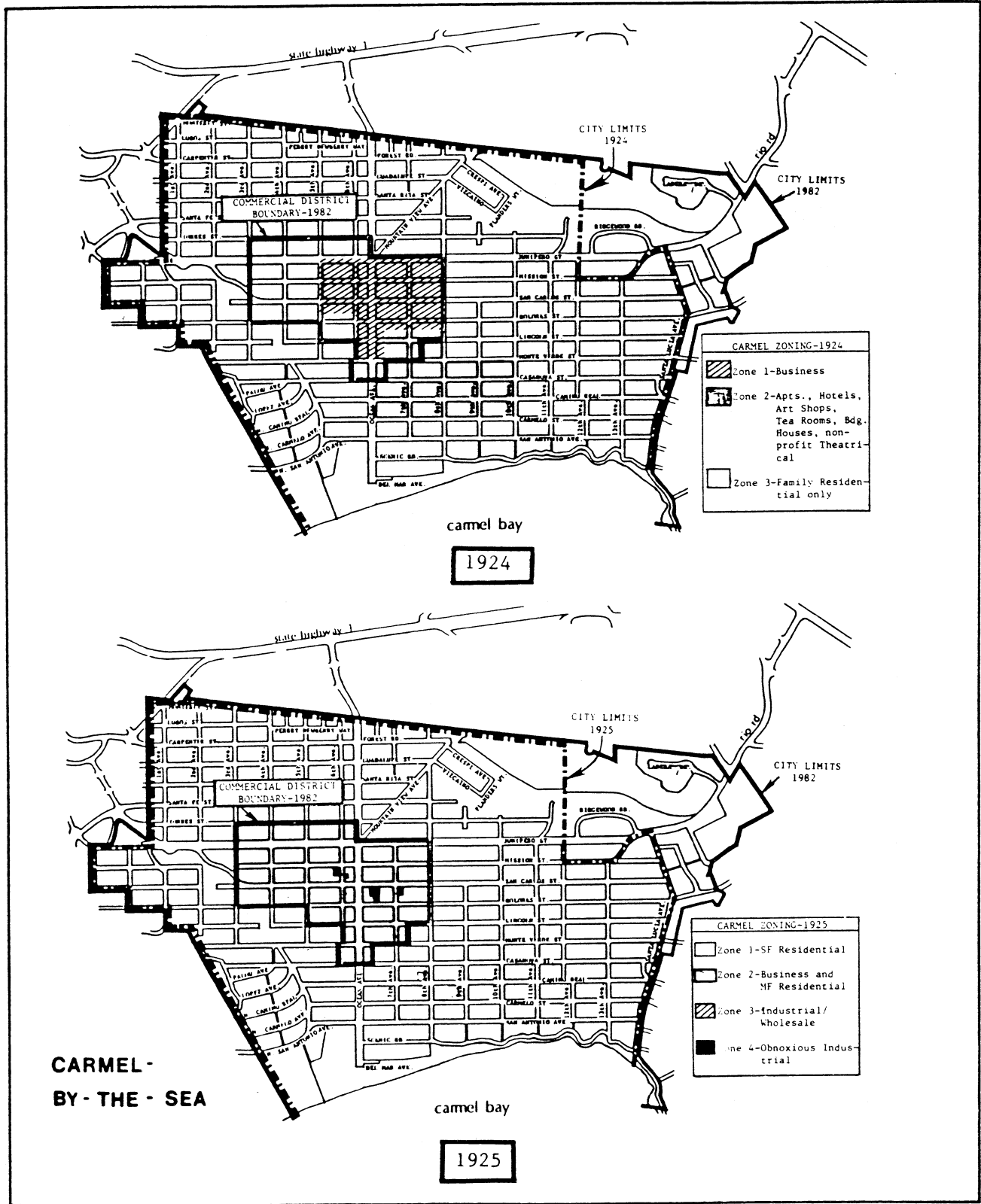
STATEMENT OF INTENT. The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential character; and that said determination is made having in mind the history and the development of said city, its growth and the causes thereof; and also its geographical and topographical aspects, together with its near proximity to the cities of Pacific Grove and Monterey, and the businesses, industries, trades, callings and professions in existence and permissible therein.”

Over the years, there were further refined zoning maps, as illustrated in Figure 1.2. With each successive map, more zones were delineated with increased regulations and land development requirements. From the simple three-zone map in 1924, Carmel had adopted ten specialized zones by 1964 and as revised in 1985 and 1987.

[The Commercial District Today \(2001\)](#)

Carmel’s commercial district is a 39-acre area located near the center of the City and is surrounded by residential neighborhoods. The core of the commercial district (See Figure 1.3) is dominated by ground floor retail activity operating from relatively small shops located in many of Carmel’s oldest commercial buildings. This area supplies goods and services to residents and visitors alike. Unique shops and the design qualities of this core area encourage pedestrian exploration and discovery making the city’s downtown a strong visitor attraction. Architecture in the commercial core is diverse with many of the revival styles typical of the 1920s and 1930s on display. Scattered throughout this area are landscaped courtyards and intra-block walkways that provide important visual breaks and variety in building form and commercial business locations. (LUP)

Surrounding the core area of the commercial district is a less intensively developed buffer area dominated by motels and apartments. This area forms a transition from the busy central core to the relative quiet of the surrounding residential neighborhoods. Since this buffer area is not retail-oriented and most sites are developed to provide a setting for permanent and transient residential uses, the buildings tend to have greater setbacks, more open space, more landscaping and more parking. These characteristics are appropriate for the land uses present in a buffer district. Design regulations for the core and buffer areas should support these differences. (LUP)

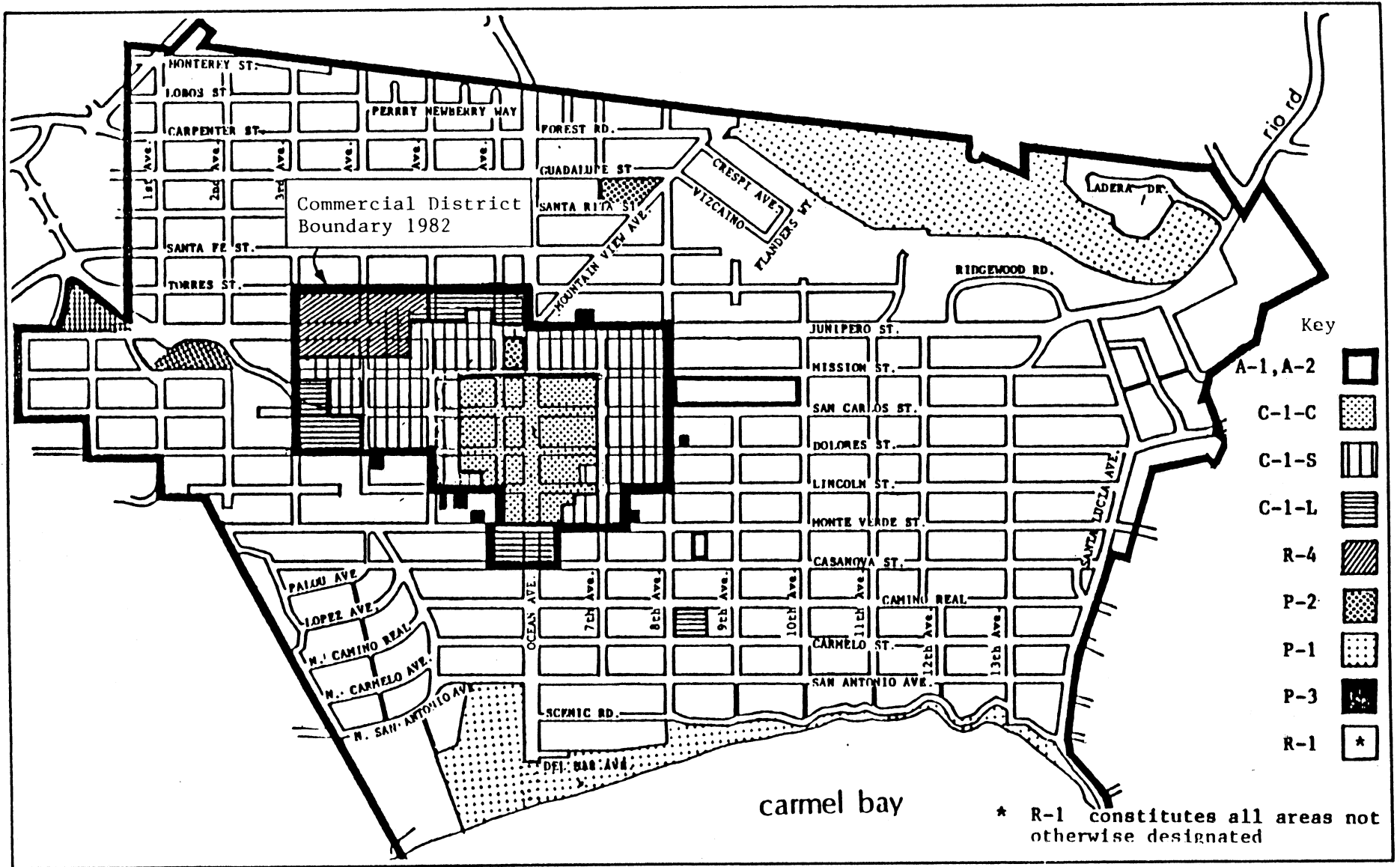


Carmel-by-the-Sea



SCALE
1"=1875'

FIGURE 1.2 CARMEL ZONING: HISTORICAL PERSPECTIVE

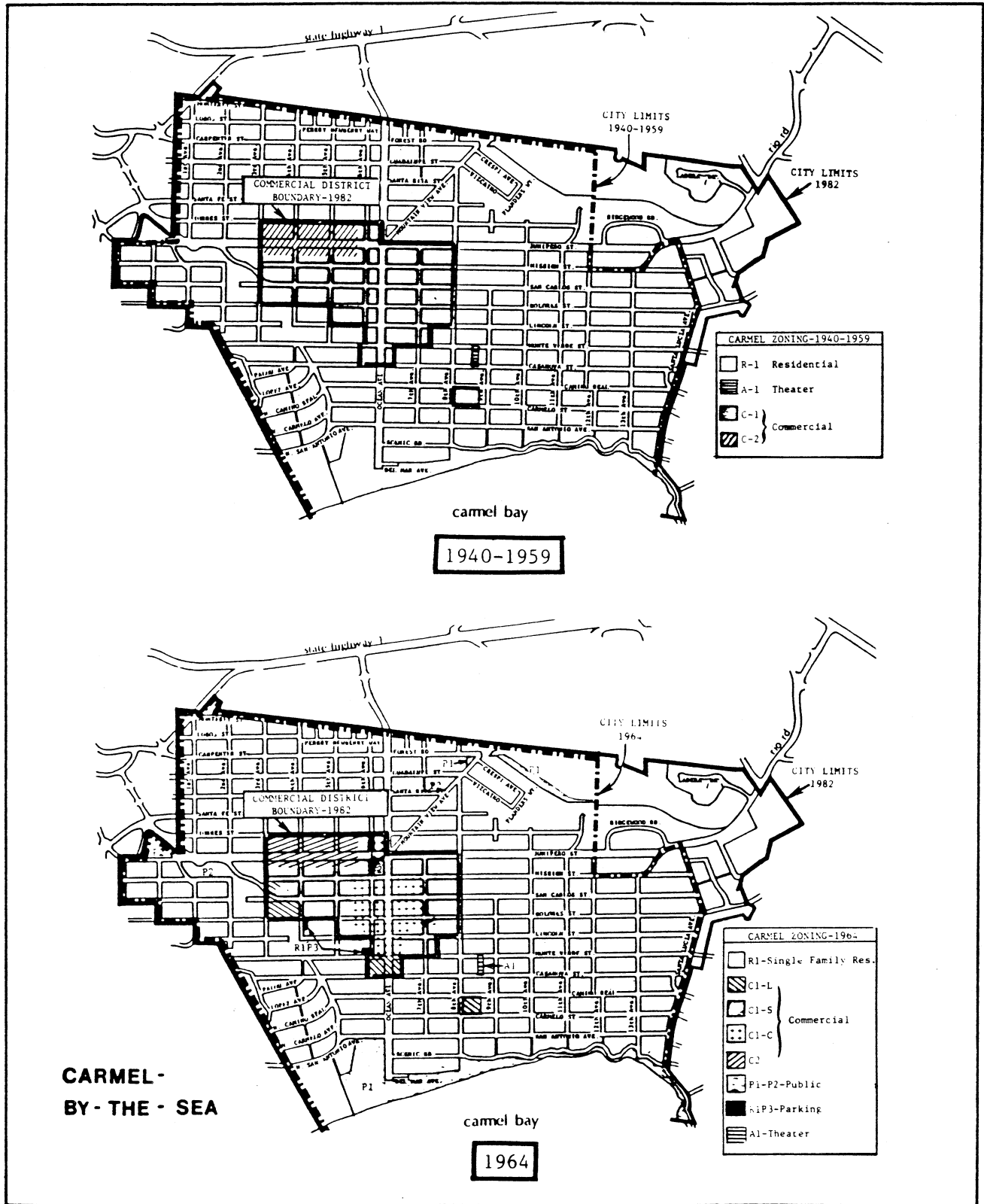


Carmel-by-the-Sea



SCALE
1"=1000'

FIGURE 1.2 CITY ZONING CATEGORIES, 1982



Carmel-by-the-Sea


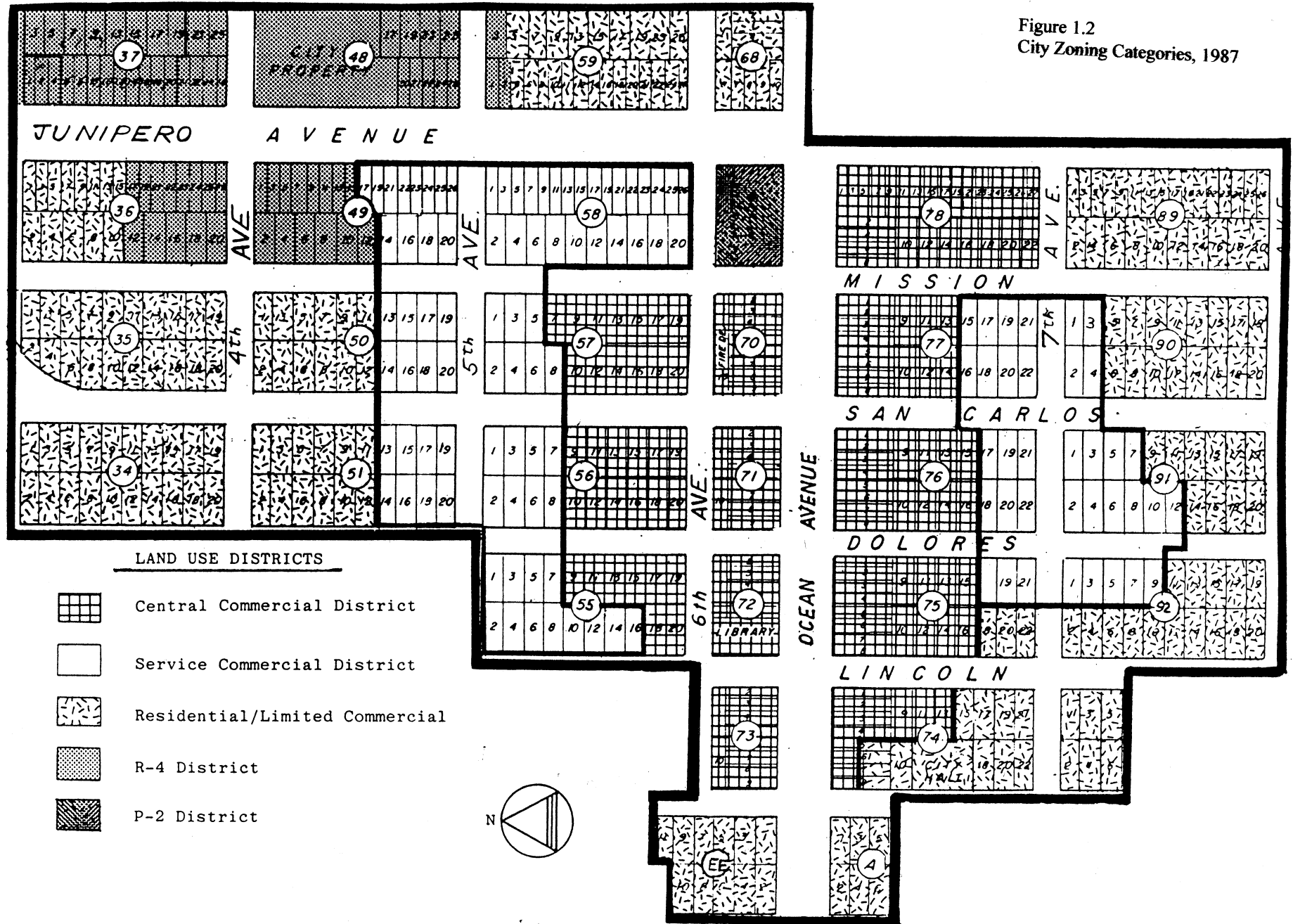
 **SCALE**
1"=1875'

FIGURE 1.2 CARMEL ZONING: HISTORICAL PERSPECTIVE (CONTINUED)

Figure 1.2
City Zoning Categories, 1987





Carmel is host to hundreds of thousands of visitors each year who come to enjoy its unique character, its beautiful beach, its cultural attractions and other amenities. This visitor industry is consistent with the purposes of the Coastal Act and the commercial uses found in Carmel's commercial area reflect a predominance of visitor-serving commercial use. For example, in spite of its small population of 4,081 residents Carmel has:

- 32 jewelry stores;
- 50+ restaurants;
- 120+ art galleries;
- 120+ clothing stores; and
- 50 hostelrys with 948 authorized lodging units. (LUP)

To provide visitors with overnight accommodations, 50 percent of all commercially zoned land in Carmel-by-the-Sea has been developed and occupied by hotel and motel uses. A significant number of single-family residences also accommodate visitors on a monthly rental basis to augment commercial motel and hotel lodgings. Along with the City of Monterey, Carmel-by-the-Sea has the highest ratio of hotel/motel rooms to residential housing units of any City in Monterey County. There is approximately one hotel or motel room for every three residential dwelling units in the City. Table 1 compares the number of hotel/motel rooms to the number of housing units for various cities in northern Monterey County. (LUP)

**Table 1.2: Hotel and Motel Rooms per Dwelling Unit—Northern Monterey County Coastal Cities**

| City | Number of Lodging Rooms | Number of Dwelling Units | Approximate Number of Dwelling Units per Hotel/Motel Room |
|-----------------------|-------------------------|--------------------------|---|
| Carmel-by-the-Sea | 948 | 3,433 | 3.6 |
| City of Monterey | 4462 | 13,448 | 3.0 |
| City of Pacific Grove | 1,087 | 8,071 | 7.4 |
| City of Marina | 543 | 8,699 | 16.0 |
| City of Seaside | 664 | 11,190 | 16.8 |

Sources: Monterey County Convention & Visitors Bureau; California Department of Finance, January 2000; EMC Planning Group. (LUP)

This data demonstrates that Carmel provides more than adequately for visitor commercial uses and is fully consistent with the intent of the Coastal Act. (LUP)

Indeed, there is some risk that further visitor commercial development could unbalance the community in ways that would diminish its character and make it less of an attraction for visitors. Part of what makes Carmel so unique and attractive is the way that it has carefully balanced visitor and local needs over the years. Carmel remains a functioning city where residents live, work, and play as they engage in community life and pursue their dreams and aspirations. The fact that Carmel remains a full-time community, and not just a commercial tourist trap, is not lost on those who visit here. Tourists seek destinations that have unique qualities where they can see new things and have new experiences. The existence of village life is part of Carmel's attraction and needs to be protected if the City is to fulfill the intent of section 30253 of the Coastal Act. For these reasons this Land Use Plan includes well-established policies that support existing hotels and motels, prohibits new units and supports a healthy balance in other resident and visitor commercial uses. (LUP)



Land Use Designations

Preservation of the existing land use pattern is a fundamental policy of this Land Use Plan and is controlled through the City's Coastal Implementation Plan. These two documents work together to provide policy direction and regulations designed to protect the City's unique residential village character. Additionally, the City has prepared several Master Plans and Management Plans on special topics to aid in maintaining the City's character. (LUP)

There are four primary land use designations used in the City of Carmel-by-the-Sea Coastal Land Use Plan, and these correspond with more detailed designations contained in the Implementation Plan. Each is described below, and Figure 1.3 shows the Land Use Plan Diagram. (LUP)

Residential

This land use plan identifies two primary residential land use designations – Single-Family Residential and Multi-Family Residential. Each designation is described below. (LUP)

Single-Family Residential. This area is intended to provide for single-family residential development at densities ranging from two (2) units per acre to eleven (11) units per acre. Assuming an average population of 1.5 to 2.5 persons per unit this allows a maximum population density of 16.5 to 27.5 persons per acre. Public/quasi-public uses and overnight accommodations currently operating under a use permit are also allowed. Above-ground building intensity in this area may not exceed 45 percent floor area ratio and all development requires at least 45 percent open space. Proportionately less floor area and greater open space are required on larger lots. (LUP)

Multi-Family Residential. This area is intended to provide for multiple family residences at a maximum density of thirty-three (33) units per acre or forty-four (44) units per acre when affordable housing is provided. Existing hotel and motel uses are allowed and may be reconstructed. Existing commercial buildings occupied by uses serving residential needs are also allowed, although additional commercial floor space is not. This area is also appropriate for public uses. Assuming an average population of 1.0 to 2.0 persons per unit, this allows a population density of 33 to 66 persons per acre. Maximum building intensity for this area is limited to 80 percent to 90 percent floor area ratio depending on the quality of design. Minimum required open space is 45 percent of each site. (LUP)

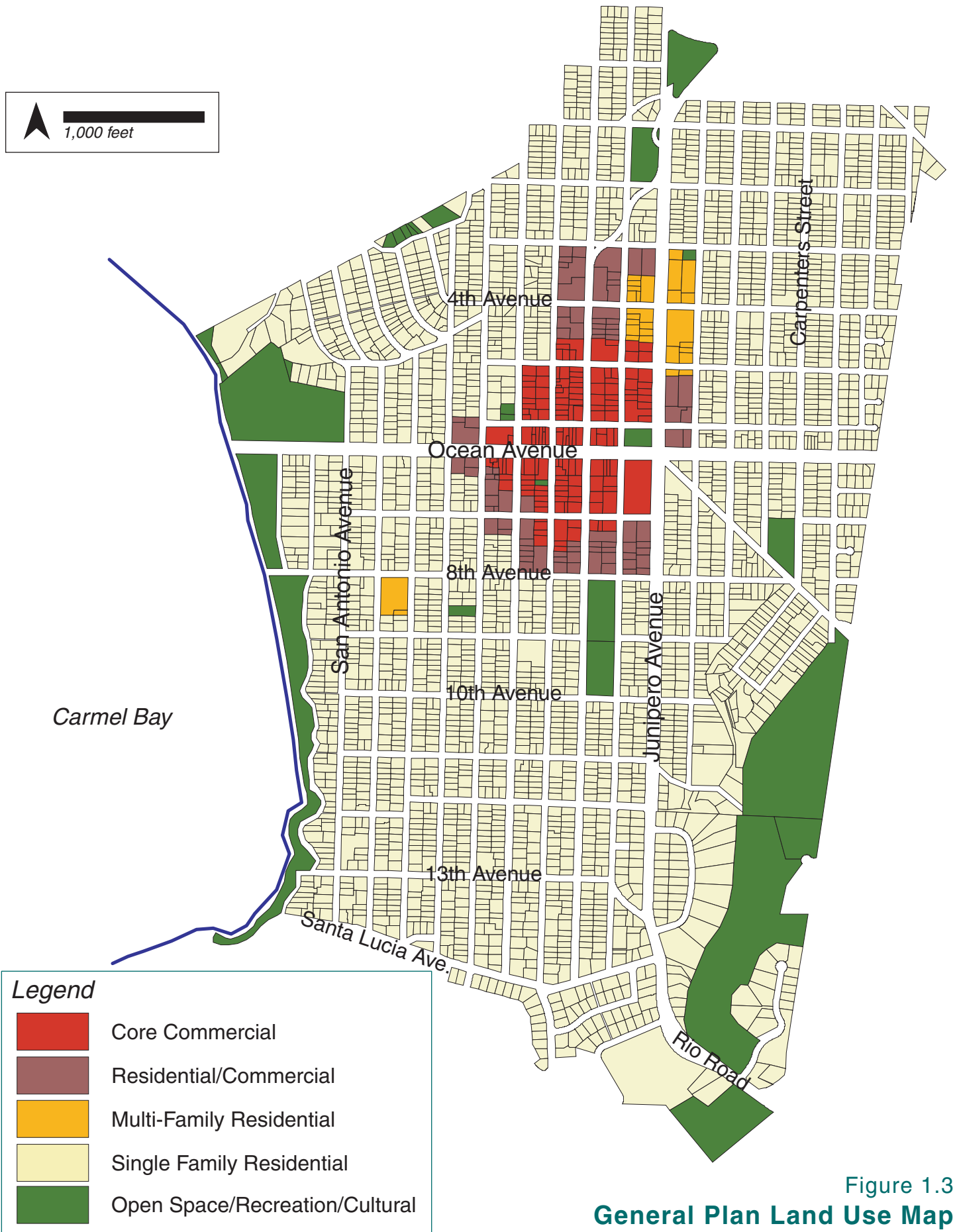
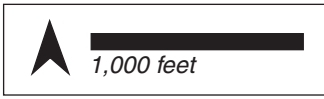


Figure 1.3
General Plan Land Use Map



Commercial

This land use plan identifies two primary commercial land use designations – Core Commercial and Residential/Commercial. Each designation is described below. (LUP)

Core Commercial. This area is intended to provide for a wide range of retail and service uses in scale with the overall residential character of the community. More intense commercial activities such as retail, restaurant and visitor commercial uses are appropriate in this area. Less intensive development may be appropriate to preserve the unique character and ambiance along Ocean Avenue. Mixed-use developments of commercial and multi-family residential uses at a maximum density of thirty-three (33) units per acre are allowed. This area is also appropriate for public service uses. Assuming an average population of 1.0 to 2.0 persons per unit, this allows a population density of 33 to 66 persons per acre. (LUP)

Maximum building intensity in the core commercial area is limited to 95 percent and 135 percent floor area ratio for one and two story buildings, respectively. More open space and less floor area is required on larger sites. Throughout the Core Commercial area, floor area bonuses (up to 15 percent) and density bonuses (up to 35 percent) are allowed as incentives for affordable or senior housing and for special design amenities. (LUP)

Commercial/Residential. This area is intended to provide for a mix of residential dwellings and a limited range of office and service uses in scale with the character of the community. Less intense commercial uses and visitor accommodations are allowed in this area. Mixed-use developments of commercial and multi-family residential uses at a maximum density of thirty-three (33) units per acre are allowed. This area is also appropriate for public service uses. Assuming an average population of 1.0 to 2.0 persons per unit, this allows a population density of 33 to 66 persons per acre. (LUP)

Maximum building intensity in the Commercial/Residential area is limited to 70 percent and 80 percent for one and two story buildings, respectively. More open space and less floor area is required on larger sites. Throughout the Commercial/Residential area, floor area bonuses (up to 15 percent) and density bonuses (up to 35 percent) are allowed as incentives for affordable or senior housing and for special design amenities. (LUP)

Open Space/Recreation/Cultural

These areas are intended to provide for public open space, beach and recreation lands available for public use, and public and quasi-public facilities created to promote cultural and senior-citizen activities. Uses and facilities that are committed to public recreation,



cultural activities, and senior-citizen activities, that are compatible with the natural resources are allowed. (LUP)

**Table 1.3: Land Area Statistics for City of Carmel-by-the-Sea
(Acreage in Various Districts and Use)**

| Zone | Description | Acreage | Subtotal | Percent of Total Acres |
|--------------------------------------|---|----------------|-----------------|-------------------------------|
| Commercial Districts | | | | |
| CC | Central Commercial | 11.71 | | 1.83 |
| SC | Service Commercial | 9.92 | | 1.56 |
| RC | Residential/Commercial | 18.06 | | 2.83 |
| | | | <i>39.69</i> | <i>6.22</i> |
| Cultural Theatrical Districts | | | | |
| A-1 | Theater District | .28 | | .04 |
| A-2 | Community and Cultural Center | 3.90 | | .61 |
| | | | <i>4.18</i> | <i>.65</i> |
| Park and Beach Districts | | | | |
| P-1 | Park | 56.57 | | 8.86 |
| P-2 | Recreation | 9.08 | | 1.42 |
| | | | <i>65.65</i> | <i>10.28</i> |
| Residential Districts | | | | |
| R-1 | Single Family Residential | 344.85 | | 54.01 |
| R-4 | Multi Dwelling | 5.81 | | .91 |
| | | | <i>350.66</i> | <i>54.92</i> |
| | Streets and Public Rights-of-Way | 178.3 | 178.3 | 27.93 |
| | TOTAL | | 638.48 | 100.00 |

(GP Amendment 90-01)

Source: Carmel LCP, 1980; Department of Community Planning and Building, 1987.



Preservation of the Central Business District. Ocean Avenue constitutes a major linear park through the heart of the commercial district. It has for years housed businesses that are attractive to both visitor and resident alike. It has been, and continues to be, the nucleus of visitor attention.

The attraction of the area creates pedestrian congestion on the majority of weekend days throughout the summer and during holiday periods. Pedestrian counts taken during the Memorial Day weekend in 1984 found a peak hour volume of 2,400 persons crossing through the southeast corner of Ocean Avenue and San Carlos Street.

Pedestrian congestion detracts from the shopping and walking experience and the overall economic vitality in the commercial district, especially on Ocean Avenue. The large number of establishments offering food that can be consumed immediately on the sidewalks and litter and food debris left, also detract from the pedestrian experience.

Because of the attraction of Ocean Avenue, the businesses and properties have a commercial advantage and are the most sought after and desirable in the central business district. These pressures create high rent scales and an economic environment in which only businesses with high volume sales, small inventory, or which are corporately owned can compete. The high quality, independently or locally owned business which has been the traditional character of the business district is at a distinct disadvantage and through the years the trend has been that these types of businesses have moved away from an Ocean Avenue location.

Reevaluation of Certain Commercial Zones. The concept of creating a buffer between the commercial and residential areas is important. Maintaining the overall existing commercial district boundary as discussed above is one step in the process. Uses in the various zones should be reviewed for their effect on the overall business district as well as on the preservation of a peripheral buffer zone. Using the current SIC Manual as a base from which to identify land uses will continue to provide the City with a standardized methodology to inventory land uses. The areas used to establish this buffer are the RC and R-4 districts. Future development in these areas should be designed to achieve a smooth transition to the R-1 district in both design and land use.

Unrelated Additional Uses In Businesses. Many stores in Carmel are licensed as a singular business with a primary sales focus but provide unrelated additional goods or services as well. In some cases, the additional uses tend to constitute 50% or more of the business and the presence of these goods or services changes the appearance of the business. Certain additional uses may not be considered compatible (e.g., a camera store selling T shirts). This pattern in stores has an influence on the character and quality of the



community. Methods of regulating the provision of these additional uses may entail one or a combination of the following:

- A very defined regulation which would only allow single or primary uses specified under the four digit classification (industry number) for a single retail outlet as established in the current North American Standard Industrial Classification (NASIC) and allow only strictly ancillary uses. These ancillary uses would have to be directly related to the primary business. The impact would be to make numerous existing uses in the commercial area nonconforming as a retail outlet may offer non-related goods or services. This method, however, would be easier to enforce on new businesses.
- A less defined method which would limit unrelated additional uses to a certain percentage of the floor area and/or display area. This alternative could also make some retail outlets nonconforming should the percentage of the additional use area, or some other factor, be less than the currently allowed 10%.

Determining the appropriate amount of unrelated additional goods or services may be based on square footage in an establishment, display area, or gross sales receipts. Controlling the amount of these uses based on square footage or display area would be easier to enforce than sales receipts and would also address the visual impact of such uses on the character of the commercial district.

Nonconforming Uses. In 1979, the City's Planning and Zoning Code was amended to prohibit all uses other than apartments, offices and non-retail uses on the second floor of buildings in the commercial and the R-4 districts. Current uses that were allowed prior to 1979 but then prohibited by these amendments are considered to be "nonconforming". Nonconforming uses are allowed to continue with restrictions on expansion.

Commercial District Boundaries. Continuing the definite boundary of the entire commercial district (which encompasses several commercial zones) presents an important physical and psychological separation between residential and downtown commercial uses. Carmel, as a coastal community, has State mandated Coastal Act policies it must implement regarding the provision of visitor serving uses. In addition, Carmel's economic base is strongly influenced by the level of commercial activity. While the role that these types of commercial activities have in the community is recognized, these uses should be located in or near the central area and should not disrupt the residential character. Therefore, an important policy in this Element is that the total commercial district shall be contained within the 1982 boundary as shown in Figure 1.2. Also seen as an extension of the commercial district is off-street parking located in the R-1 district.



Cultural Resources and Historic Preservation

Historic resources are an important element of Carmel-by-the-Sea's community character. These resources and the City's approach to protecting them are discussed below. (LUP)

Architecture and Community Character

Each generation has left its imprint by contributing to the diversity of architecture found in Carmel. The rich, visual experience found here owes much to this mix of architectural styles. As noted above, early development in Carmel was greatly influenced by the Arts and Crafts movement. This movement stressed the use of simple designs and natural materials—quite unlike the extravagantly detailed architecture of the earlier Victorian period. In the 1920s and 1930s several European Revival styles became popular. Later periods saw the introduction of more modern styles. Underlying this architectural diversity, are environmental influences and patterns of scale and form that consistently reappear to establish Carmel's character. (LUP)

Environmental influences include natural elements such as topography, vegetation and climate. As Carmel-by-the-Sea has developed over time, efforts have been made to adapt man-made elements to these underlying natural conditions. In the residential districts, roads are typically not built to full width and they curve and undulate to follow the topography and to make room for trees. In the commercial districts, sidewalks often curve or are frequently interrupted by trees and mini-parks. Most shops and businesses are built to face sidewalks and courtyards to promote an open exchange between interior and exterior. (LUP)

In recognition of this close relationship between the natural and built environments, and perhaps intended to enhance this fit, many of the City's buildings have been designed with natural materials, pleasant open spaces and abundant landscaping with native plants. Carmel Stone, local granite and the frequent use of wood in hand carved doors, window frames, sills, moldings, roofing materials and signs are all design features that contribute to the village character of the City. These form a contrast to the glass, steel, plastic and featureless gray concrete so often found in other, more urban cities. (LUP)

Attention to detail and emphasis on fine craftsmanship can be seen in the varied architecture of Carmel; local builders have embellished their work with detailing and individual style, which creates a unique and appealing building design. Most of Carmel-by-the-Sea's historic buildings exhibit myriad detailing, some of it intricate and some bold: surfaces are broken up by ridges, insets, decorative tiles, cavities, niches and abrupt changes of material; textures exhibit a great variety, from smooth-troweled plaster, brick,



stone, rock or exposed aggregate to painted, carved or unfinished wood; corners often include bevels, bullnoses, cornices and moldings. (LUP)

The open spaces between buildings in the commercial district are an integral part of the design of the community. The significant buildings in this district tend to use open space, particularly courtyards, and building spaces and shapes that encourage pedestrian exploration and circulation. Courtyards invite pedestrians onto private property away from the street. These courts increase the amount of building surfaces and facades on a building, and encourage the creation of additional and smaller shop spaces. In this way, the building design within the central commercial district has subtly influenced the land use patterns and economic vitality of the City as a whole. (LUP)

Courtyards also tend to conceal many open spaces and building forms from the direct view of pedestrians along the street. Through such concealment, pedestrians are encouraged to explore the limits of these open spaces and discover hidden shops off the beaten path. This alternative pedestrian circulation pattern is encouraged in the City's commercial buildings through the use of arches to define building openings, inviting textures on pedestrian walking surfaces, directory signs at court entrances to identify what lies within, and the unfolding mystery of revealed open spaces and new building forms as pedestrians wander through the commercial courts and walkways. These courtyards are even more effective when they are linked from street to street, or from one property to another. Through-block interconnections also serve as shortcuts for local residents who, by knowing these alternate routes, can avoid crowded sidewalks. These unique open spaces and intra-block connections are an important part of the design character of the commercial district and, when associated with significant buildings, should be protected in a similar manner as the buildings to which they relate. (LUP)

Protection of Historic Resources

Although the Coastal Act does not specifically discuss historic preservation, this topic is related to the preservation of character required by sections 30251 and 30253 of the Act. The purpose of this component of the Land Use Plan is to provide a framework for policies that address the preservation of the diverse and valuable historic resources in Carmel. Its primary goals are to educate residents and visitors about the unique architectural, cultural and historic identity of Carmel-by-the-Sea, and to promote the identification and preservation of structures and sites that best represent this history. The addition of this component to the Coastal Plan reflects Carmel's commitment to the preservation of its important historic resources and the City's recognition of the role that historic resources play in defining community character. (LUP)

When evaluating resources for potential historic value, the threshold of 50 years old is often used by historic resource professionals as a trigger that such a review is needed.



The passing of fifty years provides sufficient time for evaluators to determine whether a particular resource may have become significant in a particular context. Of course, it is also important that decision makers have the discretion and ability based on the recommendation of a qualified professional to determine that resources less than 50 years old are historic, as sometimes a younger resource does rise to a level of historic significance. The Carmel LCP provides the appropriate policies and procedures to allow evaluation of potential historic resources, whether older than 50 years or not. (LUP)

The types of historic resources in Carmel are classified using the criteria established in the California Register of Historic Resources.¹ These range from architecturally significant historic buildings and collections of residences that form distinctive neighborhoods to those associated with important persons or events in Carmel's history. It also includes street features, landscaping, and both prehistoric and historic archaeological resources. (A more definitive discussion of historic resources found in Carmel is contained in the Historic Context Statement. See Appendix-F.) All these significant historic resources contribute to the City and its Sphere of Influence. They help to create a unique identity for the City that promotes Carmel as an attractive place for both residents and visitors. These buildings and sites serve as important reminders of Carmel's rich history and the patterns in which it developed. Extending beyond its contributions to the quality of life in Carmel, preservation of cultural resources also provides direct economic benefits by maintaining the character and charm that makes this an attractive visitor destination. The character of Carmel, while being diverse and eclectic, also provides an established historical context for contemporary architects and builders to work within so that their designs can become new, compatible contributions to the community. (LUP)

To be most effective, historic preservation efforts should be integrated with the City's other permit processes such as design review and land use development approvals. This plan contains policies that respond to the Coastal Act through a combined approach of conservation and preservation. *Conservation* allows change and new construction as long as it is consistent with established character. This approach is appropriate for new buildings, remodels, façade changes and public way improvements involving non-historic

¹ The California Register has four criteria for historic significance. These are: (1) the resource is associated with events that have made a significant contribution to broad patterns of local or regional history or the cultural heritage of California or the United States; or (2) the resource is associated with the lives of persons important to local, California or national history; or (3) the resource embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) the resource has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.



resources. The City implements conservation of its character through its Design Guidelines for the residential district, the commercial district and for the public way. The overall character of the City can be conserved through appropriate policies related to the urbanized forest, roadway design and building design. *Preservation* requires that historic resources be protected and rehabilitated without changes that would damage their integrity². Specific historic resources will be preserved after identification through an ongoing survey and then implementing preservation programs that are effective. Only changes consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will be allowed unless environmental review demonstrates that this is not feasible. (LUP)

A greater understanding of and appreciation for the cultural heritage of Carmel can be fostered through a comprehensive historic preservation program. This includes the preservation of local architectural resources and archaeological artifacts and sites, as well as conservation of the landscape features such as the parks, seashore, roadside greenbelts and natural setting that have played an integral role in making Carmel what it is today. This program will help to promote an ethic of cultural stewardship, encouraging the entire community to become actively involved in retaining and protecting these special resources of Carmel-by-the-Sea. (LUP)

The initial step in an historic preservation program is a reconnaissance survey of potential historic resources. This is followed by thorough research and documentation in an intensive survey using the themes established in the Carmel Historic Context Statement

that explore the historic people, periods, places and events important to Carmel.³ This survey process identifies all resources that have historic significance and are eligible for

² Integrity is based on why a property is significant. Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant. The steps in assessing integrity are (1) defining the physical features that must be present for a property to represent its significance, (2) determining whether these features are still visible enough to convey significance, (3) determining whether the property needs to be compared to other similar properties to understand its significance and (4) determine which aspects of integrity are vital if the property is to qualify as a resource (adapted from the National Register of Historic Resources, Bulletin #15).

³ An historic context is a body of information about historic properties organized by theme, place and time. A single historic context describes one or more important aspects of the development of an area relating to its history, architecture, archaeology and culture. A context may be based on one or a series of events, patterns of community development, or associations with the lives of a person or group of persons that influenced the destiny and character of a place or region (from National Register Bulletin #24). Currently there are five themes developed in Carmel's Historic Context Statement. They are: (1) Prehistory and Hispanic Settlement, (2) Economic Development, (3) Government, Civic and Social Institutions (4) Architectural Development in Carmel and (5) Development of Art and Culture.



listing on the California Register of Historic Resources. These sites, structures and objects are then listed on the Carmel Inventory of Historic Resources. Those properties not listed in the Inventory shall be considered not historically significant unless additional information or the passage of time initiates the need for re-evaluation. The Carmel Inventory of Historic Resources shall be updated on an ongoing basis as new resources are surveyed. Properties not yet surveyed shall be evaluated on a case-by-case basis as the need arises (e.g., including for all site assessments, etc.). (LUP)

Complementary policies and programs which will further the preservation of Carmel's cultural resources include:

- Study and resolve possible existing conflicts between Building, Fire, Health and Housing Codes. Allow use of the State Historic Building Code.
- Initiate measures to take advantage of state and federal Capital Improvement Programs for the preservation and enhancement of Carmel's cultural resources.
- Delineate tax advantages and tax incentives within the private and public sectors.
- Study zoning codes and coordinate land use planning with historic preservation goals.
- Explore public funding opportunities at the federal, state, regional or local levels, to underwrite preservation activities.
- Investigate private sector funding and lending policies detailing less restrictive preservation code requirements.
- Encourage citizen support of the preservation of its cultural resources by cooperating with and encouraging local historic preservation programs. (LUP)

In addition to the Inventory, the City also will establish a local Register of Historic Resources. Owners may voluntarily request listing on the register as a way to provide public recognition of their historic resource and to receive enhanced benefits. Registered properties will receive a plaque that can be mounted on the property to identify its historic significance. Registered properties also will appear on any maps of cultural resources that are used to publicize and celebrate the City's rich history. Finally, registered properties may access enhanced financial benefits that are established for historic resources such as fee reductions for building permits and participation in Mills Act programs that reduce property taxes. It is desirable to place on the local register as



many of the City's identified historic resources as possible so that the educational value of the program is maximized. (LUP)

Archaeological Resources

Archaeological resources from both the prehistoric period and the early historic period can be found in Carmel. Before establishment of the Carmel Mission and subsequent ranching and settlement by Europeans native populations occupied the coastal area of Monterey. During this pre-history period, the Carmel Area provided food and materials for the Costanoan/Ohlone culture. The establishment of the Carmel Mission and the early years of European settlement marked a new period that also is important to an understanding of the cultural development throughout the Carmel region as well as California. (LUP)

This historical development pattern in Carmel is similar to that of other urban areas in California that have produced archaeological resources dating from the late nineteenth and early twentieth centuries. Potential finds from the area's early historical period will typically consist of such things as the foundations of former buildings, evidence of early utilities, refuse deposits and privy pits. Such underground features can often address research questions that are beyond the scope of written history, and can thus be significant finds. (LUP)

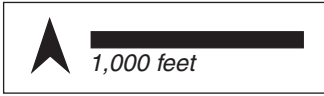
It should be kept in mind that archaeological resources pertaining to the Native American, Spanish and Mexican eras also could be buried in the previously built out areas of the City. Early buildings tended to have a smaller impact on the landscape than modern buildings. Consequently, there is a potential for archaeological resources to have survived intact under buildings, roads, and other features of the landscape. (LUP)

General areas of archaeological significance are shown in Figure 1.4. Policies to protect these resources are included in this Element. (LUP)

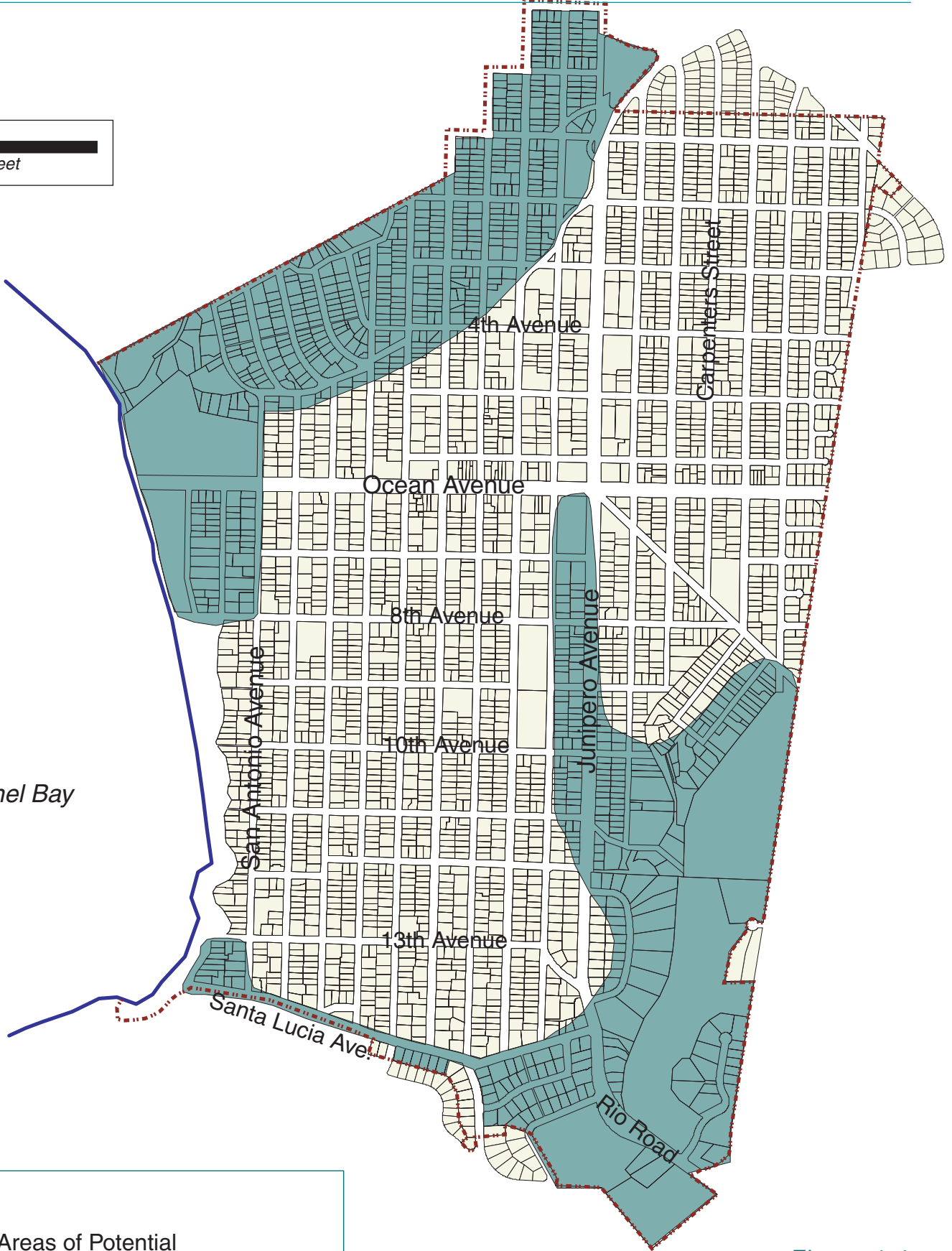
Community Infrastructure

The ongoing improvement of public and private property must rely on adequate public services. When such services are constrained, efforts must be made either to increase their capacity or to allocate their use for the greatest benefit. (LUP)

In Carmel-by-the-Sea, the most critical infrastructure needs for the future are water, roads, and drainage. The improvement of property creates opportunities to implement long-term infrastructure plans that benefit the whole community such as utilities undergrounding and improved communications infrastructure. (LUP)



Carmel Bay



Legend

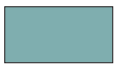

-  Areas of Potential Archaeological Significance
-  City Limits

Figure 1.4
**Areas of Potential
 Archaeological Significance**



Water Resources

Water is a critical resource for development throughout the Monterey Peninsula. Carmel-by-the-Sea is one of eight land use jurisdictions that are part of the Monterey Peninsula Water Management District. This special district coordinates water supply planning, distribution infrastructure and environmental protection. Water sources include the Carmel River system (river, aquifer, and reservoirs) and aquifers that underlie the City of Seaside. No water is imported from State or Federal water projects. (LUP)

After reaching its safe, long-term capacity in the late 1980s, the Water District declared a moratorium on new connections and imposed limits on the remodeling of homes and expansion of commercial buildings. A strong conservation program and the development of a well in the Seaside Aquifer allowed the District to end the moratorium in 1993. Water is now distributed as a finite resource to each member jurisdiction through a District-wide allocation program. This supply is again nearly exhausted and constrains most development projects. (LUP)

The City's share of District water resources is internally allocated to land use categories based on policies in the Local Coastal Program and secondarily in the Conservation, Land Use, and Housing Elements of the General Plan. These policies affirm the City's commitment to lots of record, and residential use (new homes, apartments, and remodeling) as the largest allocation for new development. In particular, existing subdivided lots of record zoned for housing should always be considered "first in line" for limited water resources. New subdivisions of land should be limited until existing subdivided lots have a secure water supply to serve full build-out and additional water allocation units have been obtained from the District. As documented above, visitor-serving uses throughout the City have been well accommodated with prior water allocations to achieve consistency with the Coastal Act. Augmenting scarce water supplies to serve planned growth continues to be a City policy. (LUP)

The City will monitor activities of the Water District and cooperate in developing programs to conserve water as well as to increase supplies. The City will support water projects that are financially and environmentally sound. Water projects and programs also must not lead to unacceptable levels of rationing during droughts. (LUP)

Transportation, Roads and Drainage

The grid network of roads serving the community is a vital infrastructure asset that is under stress and deteriorating. A challenge facing the City is how to plan for the long-term maintenance of roads, and provide adequate road capacity while preserving their unique design character. (LUP)



Many roads serve as part of the City's storm water drainage system, and therefore these two infrastructure systems are linked. As existing homes are rebuilt or enlarged their connection to roads and impact on drainage often changes. Larger homes cover more site area with impermeable surfaces causing more runoff. New driveways must interface with road edges without causing damage or interfering with drainage capacity. The City has adopted water quality and drainage control measures that apply during design review and building permit review of new and remodeled homes. Additionally, the amount of site coverage and impermeable surfaces proposed in new development has been limited to protect some percolation and infiltration capability on each site. (LUP)

Urban drainage carries pollutants to Carmel Bay, an Area of Special Biological Significance and part of the Monterey Bay National Marine Sanctuary. Long-term planning must reduce these pollutants to comply with the Clean Water Act. This will require the development of improved drainage standards, storm water treatment and a means of funding City-wide improvements. The City has established a Storm Water Utility to address these issues and Best Management Practices that serve to minimize runoff and direct it onto permeable surfaces before it is conveyed to Carmel Bay. Likewise, the City is evaluating the feasibility of consolidating some storm water drains and fitting them with debris filters and oil and water separators. Street design topics are covered in this section of the Land Use Plan. Drainage issues and pollution mitigation are covered in the third section under Protection of Coastal Resources. (LUP)

As development throughout the City continues, road and drainage improvement programs must continue to include aesthetic considerations as well as safety and function in the design. Street and drainage design should retain a “hand crafted” as opposed to “machine made” appearance, yet still perform the intended functions. Construction should use equipment that has the least environmental impact possible. Care must be taken not to overbuild City streets through excessive widening or unnecessary realignments that might make Carmel streets appear more broad, straight or urban. (LUP)

The historic character of Carmel's narrow roads, with their respect for topography and their protection of trees, should be retained as a contributing element of neighborhood design. Often, there is a perception of too many vehicles and excessive traffic throughout the City. Narrow roadways and roadside vegetation help to slow traffic and, if designed properly, can make the City's streets safer for pedestrians. This is important in a village without sidewalks, where so many residents include walks in their daily routine. (LUP)



Carmel's Sphere of Influence

The State of California has authorized Local Agency Formation Commissions (LAFCO) to determine the ultimate boundaries of local jurisdictions. A Sphere of Influence represents the probable ultimate physical boundary and service area of a local government. Within that boundary, an Urban Service Area is designated. This area is an area now served by existing urban facilities, utilities and services or proposed to be within the next two years. The Urban Transition Area is an area likely to be provided with urban services within a five to twenty year time frame.

In May 1986, the Monterey County Local Agency Formation Commission (LAFCO) approved a Sphere of Influence for the City of Carmel-by-the-Sea as shown on Figure 1.5. This shows the ultimate boundary of the City generally to be Pescadero Canyon on the north, the Hatton Canyon rights-of-way to the east and Carmel River to the south. Included in the Urban Service Area are Carmel Woods, Hatton Fields, Mission Fields, Carmel Point and the beach area immediately north of Carmel Beach.

Carmel Woods consists of approximately 170 acres north of the City limits. County zoning permits medium density (1-5 units per acre). This area is fully developed with single-family residences on 4,000 - 10,000 square foot lots. The Robert Louis Stevenson School, a private elementary school serving area children, is also located in this area.

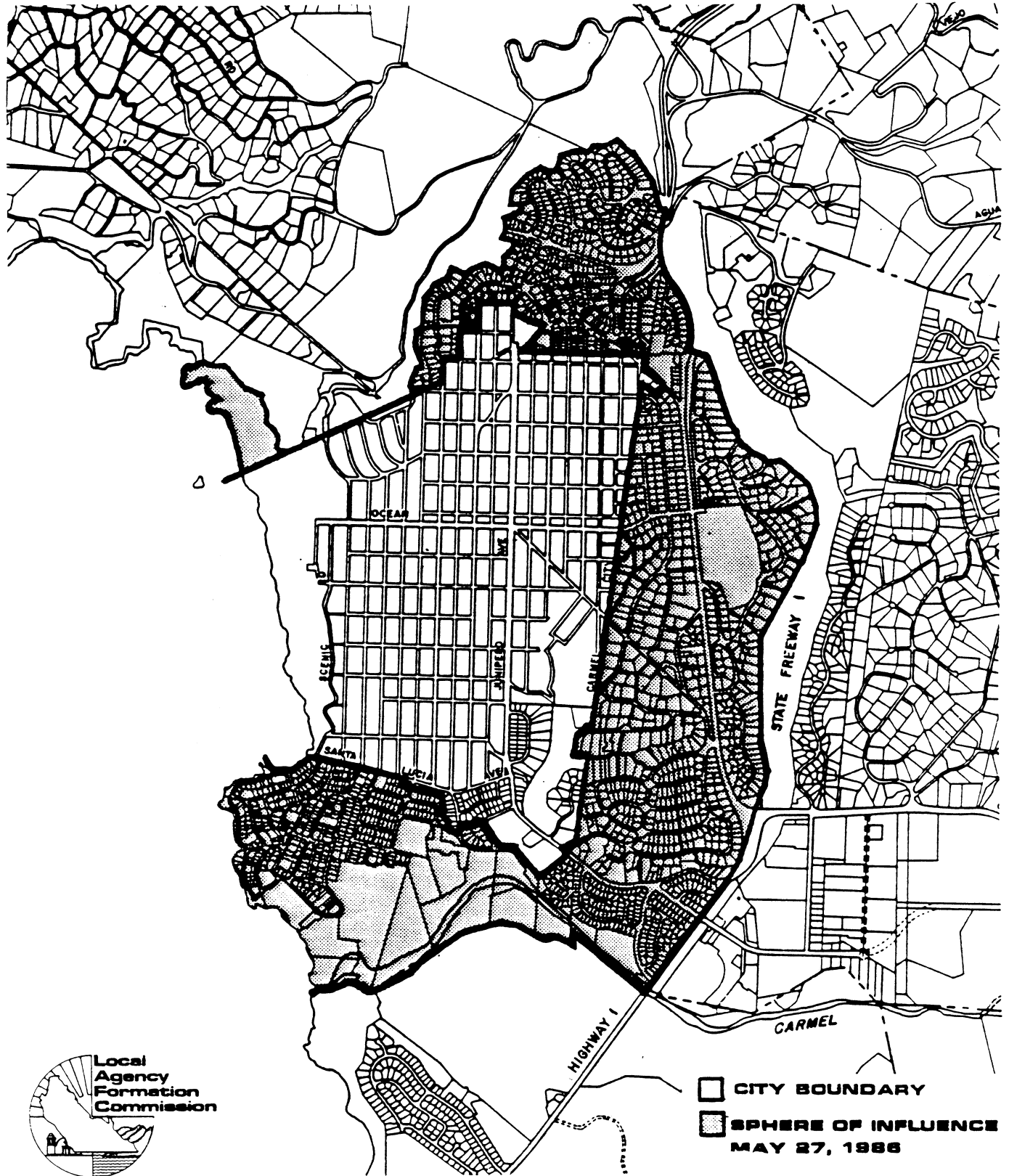
Hatton Fields consists of 300 acres of single-family residences east of the City limits and west of Highway 1. Medium-density zoning is permitted by the County and the area is developed in predominantly larger lots.

Mission Fields is an area located southeast of the City and west of Highway 1. This area is developed with medium density residential sites and is zoned at that density. The Carmel River Inn, forty-unit motel adjacent to Highway 1 and the Carmel River, is an exception to the residential development. Most of the Mission Fields area is in the 100 year flood plain of the Carmel River.

The Mission Tract area is immediately south of the City. This area includes medium density residential uses, the Mission Ranch, Hodges Property, the Carmel River School, and Carmel Sanitary District Wastewater Treatment Plant. The Mission Ranch is developed with 26 visitor units, a restaurant, and a tennis club. A large portion of the Mission Ranch and adjacent Hodges property are undeveloped and include part of the wetlands of the Carmel River Lagoon. These properties are zoned medium density residential, resource-conservation and schools.

Carmel Point is a 150-acre residential neighborhood south of the City, north of Carmel River and along the coast. Other uses in the area include two visitor accommodations and

FIGURE 1.5



- CITY BOUNDARY
- SPHERE OF INFLUENCE
MAY 27, 1986



0' 2000'
SCALE IN FEET

CARMEL
by the Sea

Sphere of Influence
and Urban Service Boundaries





the Carmel River Beach. This area is County-zoned medium density residential, parks and resource conservation.

Carmel Hills, within the City's Urban Transition Area, is 115 acres between Highway 1 and the proposed Hatton Canyon Roadway. This area includes single-family residences, zoned at medium density and the Carmel High School. About 75 lots in the Carmel Hills area are on septic tanks and not served by sanitary sewage otherwise provided by the Carmel Area Wastewater District.

Most of the residential area in the Sphere of Influence is in larger lots than the City's standard 4,000 square foot size. Rezoning these properties to Carmel's standard R-1 zoning would be inappropriate since it would not reflect existing development patterns and may increase density in the fringe areas of the community. Adopting a separate R-1 ordinance provision for these potential annexation areas similar to what has been adopted in the past, would maintain the existing lot sizes and density. Special consideration should be given to the Mission Ranch and Hodges properties since they represent the largest undeveloped areas within the Sphere of Influence.



Goals, Objectives and Policies

Community Character and Land Use

G1-1 Continue to preserve and maintain the predominance of the residential character in Carmel through appropriate zoning and land development regulations in all districts.

G1-2 Preserve the residential village character and perpetuate a balance of land uses compatible with local resources and the environment. (LUP)

O1-1 Retain the established patterns of land use throughout the City. (LUP)

O1-2 Limit commercial activity, both as to its scope and physical land spread within the present commercial and multifamily districts.

P1-1 Preserve the boundaries of the single-family residential area and allow rezoning within this area only to less intensive uses such as open space or parkland. (LUP)

P1-2 Contain the commercial district within an area no larger than the 1982 boundary shown in Figure 1.3 of the Land Use Element. (LUP)

P1-3 Consider prohibiting on-street parking in certain areas of the R-1 district for non-residential purposes as part of a City-wide parking management program. Allow through a conditional use permit the improvement of existing off-street parking areas in the R-1 district as identified in **P1-142**.

P1-4 Preserve the multifamily district as a residential area. Prohibit new commercial construction in this area but allow the existing amount of commercial space and existing hotels/motels to remain as a conforming use. (LUP)

P1-5 Preserve the development pattern established in the commercial area with a central core area of ground floor retail and service activities surrounded by a less intensive buffer area of residential, motels, offices and other uses. (LUP)



- P1-6** Monitor the mix of permitted and conditional uses in the commercial and multifamily land use districts in order to maintain a transition of land use to the single-family residential district.
- P1-7** Develop specific densities for apartments and condominiums in all commercial and the multifamily districts.
- P1-8** Continue to encourage mixed land uses that create new second floor apartments located over ground floor retail and service uses in the commercial district on streets where a pattern of second story buildings already exists. (LUP)
- P1-9** Develop a definition of high intensity land use based on the impacts the use has on adjoining land uses, and allow high intensity land uses only when the adverse impacts of such uses can be mitigated.
- O1-3** Preserve the economic integrity of the community and maintain an economic philosophy toward commercial activity ensuring compatibility with the goals and objectives of the General Plan.
- P1-10** Provide incentives to property owners to encourage resident serving business in all commercial land use districts.
- P1-11** Encourage unique, quality commercial uses that serve the intellectual, social, material, and day-to-day needs of both the local community and visitors.
- O1-4** Maintain a mix of commercial uses that are compatible with the character of Carmel as a residential village.
- P1-12** Continue the numerical land use classification system as established in the current edition North American Industrial Classification System (NAICS) to inventory the existing commercial operations and the primary goods and services provided. Permit ancillary uses only when related to the primary use.
- P1-13** Adopt specific requirements or ordinances defining a maximum percentage of ancillary uses, together with maximum areas of window display to be devoted to advertising or displaying secondary goods and/or services.



- P1-14** Discourage evening commercial activity, especially on the perimeter of the commercial district that may be detrimental to the livability of adjacent residential areas.
- P1-15** Require that all retail uses shall be conducted within a fixed place of business within the City. No individual retail sales or soliciting from business to business (“in and about”) shall be allowed.
- P1-16** Periodically review the mix of business uses in all commercial districts to assess the progress in achieving the land use objectives of the community and the success of policies and ordinances in achieving those objectives.
- P1-17** Prohibit the creation of any additional motel units within the City.
- P1-18** Prohibit the creation of any stock cooperatives within the City/also prohibit the demolition and/or conversion of any apartment units to create condominiums.
- O1-5** Protect and enhance the balanced mix of uses in the central business area, particularly along Ocean Avenue to ensure a high quality, pedestrian oriented commercial environment providing a wide variety of goods and services to local residents.
- P1-19** Limit the number of business uses in the commercial district selling food for immediate consumption by pedestrians, including restaurants, bakeries, delicatessens and specialty food stores to reduce the generation of litter and food material on public rights-of-way and to help maintain a balanced mix of uses.
- P1-20** Encourage outdoor eating areas that are in character with the design of the commercial district, do not adversely impact adjacent residential land uses, interfere with pedestrian or vehicular circulation, or result in a net increase in the amount of restaurant seating.
- P1-21** Control and reduce where possible the number of business uses that are found to be out of proportion with a balanced mix of uses necessary to protect the residential character and economic objectives of the community.



- P1-22** Establish methods that will result in limiting or reducing the number of certain uses including but not limited to drinking places, art galleries, gift shops, T-shirt shops, and jewelry stores in the Central Commercial Land Use District. Fast food operations are prohibited.
- O1-6** Recognize the natural resources and scenic quality of Carmel as a coastal community and allow uses in the community that are consistent with local needs, the Carmel Local Coastal Plan, and the California Coastal Act.
- P1-23** Prohibit any construction of substantial or permanent structures on the beach or within Carmel Bay except where required to protect existing structures in danger from erosion. Require design review for any structure proposed and minimize conflict with the scenic and aesthetic character of the beach environs through such review.
- P1-24** Implement Carmel's adopted Local Coastal Plan.
- P1-25** Recognize Carmel's Areas of Land Use Sensitivity, as shown in Figure 1.4 in future land use decisions.
- P1-26** Adopt as Carmel's Land Use and General Plan map Figure 1.3 of this Element.
- P1-27** Continue to ensure that development, whether commercial or residential, does not diminish the village character by excessively blocking important public or private views and disturbing natural topography, mature trees, or native growth.
- P1-28** Preserve the significant coastal views identified in the R-4 district for public enjoyment
- O1-7** Adopt standards for subdivisions that will retain the scale and character of the City and reflect the subdivision and development patterns within existing neighborhoods. (LUP)
- P1-29** Prevent the creation of new lots of less than 4,000 square feet in area. Encourage the formation of larger lots with proportionately lower allowable site coverage and floor area and with greater potential for open space. (LUP)




- P1-30** Prohibit any further subdivision and/or creation of new building sites west of San Antonio Avenue and within any block fronting on North San Antonio Avenue or Scenic Road. (LUP)
- P1-31** Discourage any future subdivision of land or lot-line adjustment unless it can be demonstrated that the character of the block and neighborhood will be maintained. (LUP)
- P1-32** Preserve significant areas of vegetation and open space when approving subdivisions and lot line adjustments through the appropriate siting of buildings and other allowed improvements. (LUP)
- P1-33** Evaluate and minimize the impacts of proposed lot line adjustments and subdivisions on traffic, access, trees, topography, utilities and public services through the approval process. (LUP)
- P1-34** Inventory all building sites that contain portions of lots or lot fragments left over from previous subdivisions. Consolidate all lots or portions of lots with adjoining lands within the same building site through the filing of lot merger or lot line adjustment documents when additional development is proposed. (LUP)
- P1-35** Establish criteria for evaluating lot line adjustments and subdivisions that will protect environmental resources, and ensure that proposed lots will be consistent with the pattern of existing parcel sizes within the surrounding neighborhood. (LUP)
- P1-36** Avoid the creation of land use and design nonconformities through approvals of lot line adjustments, subdivisions and the creation of building sites.

Residential Development

- O1-8** Preserve the traditional characteristics of scale, good site design and sensitivity to neighboring sites in the single-family residential district through the design approval of new homes, additions and exterior remodeling. Encourage the construction of residences that are diverse and innovative in design yet compatible with the forest setting, site design and materials established by other structures within the neighborhood and adopted Residential Design Guidelines. (LUP)



- P1-37** Require design review for new homes and second story additions in the residential district. Require design review for exterior remodeling that significantly affects the character or appearance of structures and sites in the R-1 District. Ensure that approved designs do not disrupt the existing neighborhood character by introducing inconsistent design elements.
- P1-38** Each site shall contribute to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping. It is intended by this policy that diversity in architecture be encouraged while preserving the broader elements of community design that characterize the streetscape within each neighborhood. (LUP)
- P1-39** Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. Design solutions should relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations rather than ignoring them or trying to override them. (LUP)
- P1-40**  Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs, and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and should be avoided. (LUP)
- P1-41** The design of structures shall be coordinated with open space to enhance the park-like environment of the City. Open space should be distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites. Designs shall coordinate structural elements with landscaping to achieve a pleasing overall site design. (LUP)



- P1-42** Prior to submittal of design plans for new development that will alter the building footprint, add a second story or involve excavation, a site plan shall be prepared by a qualified professional to document topography, drainage features, existing trees and structures, street edge, and existing conditions on adjacent properties. Using this site plan, the City's planning staff and City Forester shall prepare a preliminary site assessment that includes an evaluation of the design character, streetscape attributes, potential historic resources, and forest resources of the block and neighborhood as well as the resource constraints of the site. Submittal of a Forest Enhancement and Maintenance Plan shall be required from project applicants in response to the site assessment. The Plan shall address the impacts of the proposed development on the existing forest conditions of the site. Site Plan designs shall recognize the constraints of the land and work within these limitations. Minimize the extent of excavation and fill on a site to avoid adverse impacts on trees and ensure that new development follows the natural contours of the site. (LUP)
- P1-43** Maintain and enhance the informal, vegetated, open space character of the City's rights-of-way. Trees in the rights-of-way shall not be removed to provide parking. With the exception of driveways, installation of new paving in the rights-of-way by private property owners is prohibited. (LUP)
- P1-44** Prohibit the removal of significant trees (as determined by the City Forester) unless it would prevent a reasonable economic use of the site or pose a threat to health and safety. Locate buildings and other site structures to avoid removal and pruning and otherwise minimize damage to existing significant trees. Avoid impacts to trees by avoiding/minimizing impacts to the root protection zone identified by the City Forester during the preliminary site assessment. Establish continuity of landscape elements throughout each neighborhood. Replace trees removed for construction with appropriate trees of the urbanized forest. Require that they be nurtured until well established. (LUP)
- P1-45** All demolitions, rebuilds, remodels, and substantial alterations shall be consistent with the following findings:



- The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's Design Objectives.
 - Mass of the building relates to the context of other homes in the vicinity.
 - The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.
 - The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings and structures will be setback a minimum of 6 feet from significant trees. (LUP)
- P1-46** Require design review of proposed developments in the residential districts that are near designated parkland or that involve severe slopes, large structures or unusual design, to protect the character of individual neighborhoods and avoid inharmonious or out-of-scale development. (LUP)
- P1-47** Apply the City's Residential Design Guidelines that explain the qualities that are characteristic of the community to assist in the preparation and approval of plans for residential development through the design review process. Include provisions for scale, mass, bulk, height, setbacks, open space, landscaping, exterior materials, lighting and community character. Establish procedures for using the guidelines that will allow flexibility and creativity in architectural expression yet maintain continuity in the design character of the residential district. (LUP)
- P1-48** Establish maximum limits on site coverage and floor area in order to preserve open space and avoid excessive mass and bulk. Establish provisions for a smaller ratio of allowable coverage and floor area on larger sites and on sites constrained by environmental factors to preserve open space, vegetation, natural landforms and the character of surrounding neighborhoods. (LUP)



- P1-49** Limit above-grade floor area on 4,000 square foot lots to a maximum of 1,800 square feet. Projects with less above-grade square footage shall be preferred. Structural coverage shall not exceed 45% of the site. Total site coverage (structural and other impermeable coverage) on 4,000 square foot lots shall not exceed 55% of the site. Locate open space so that it visually links with adjacent properties. (LUP)
- P1-50** Establish landscaping standards to preserve the urban forest of Monterey Pines, Monterey Cypress, Redwoods and Coast Live Oaks, and encourage informal gardens using native vegetation to maintain the natural character of open spaces in the residential areas. (LUP)
- P1-51** Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions. (LUP)
- P1-52** Establish and enforce permit standards for properties fronting on and to the west of North San Antonio and Scenic Road (the Beach District). The standards shall address identification and preservation of possible prescriptive rights of access, securing continuous lateral access and protection of public viewsheds to and along the coast. Limit the height of buildings in this area to 18 feet. (LUP)
- P1-53** Promote the undergrounding of utilities where feasible and with minimum detriment to the root systems of trees. (LUP)
- P1-54** Limit exterior lighting to prevent glare and preserve the traditional low levels of illumination during hours of darkness.
- O1-9** Recognize the contribution of existing public and quasi-public land uses in the R-1 district that serve local needs. Allow these existing uses to continue, but limit their expansion and minimize impacts on surrounding R-1 neighborhoods. (LUP)



- P1-55** Limit public and quasi-public uses in the R-1 district (such as schools, churches, clubs and foundations) to those sites already established. Prohibit the establishment of new sites and the enlargement of existing sites. (LUP)
- P1-56** Require use permits for all public and quasi-public uses in the R-1 district and only allow modifications to these uses through use permit amendments. Limit the physical expansion of any existing structures and the construction of new facilities and uses to those that will not materially increase traffic, noise, parking demand, ~~and~~ or create other adverse impacts on surrounding R-1 neighborhoods. (LUP)
- P1-57** Require design modifications to existing public and quasi-public uses in the R-1 district to be reviewed by the Planning Commission. Apply design standards to such modifications that are consistent with R-1 design regulations applying to residential property.
- P1-58** Establish criteria for the intermixing and replacement of public and quasi-public uses on existing sites, such as school use at a church, etc.

Commercial Development

- G1-3** **Recognize the qualities and attributes that make up the unique architectural character of Carmel, retain these qualities in existing buildings, and encourage the use of them in new structures. (LUP)**
- O1-10** Apply design regulations for the commercial district that will protect its established character while supporting the land uses contained therein. (LUP)
- O1-11** Maintain pedestrian-oriented and attractive commercial and multifamily districts that are well integrated into the residential character of the community.
- P1-59** Preserve the existing land use pattern in the commercial district with retail uses limited to the core area at ground level surrounded by a buffer area of residential uses, motels and offices that provide a transition to the residential district. Ensure that land use and design standards for these two areas remain coordinated. (LUP)



- P1-60** Encourage visitor-oriented retail businesses to be located primarily in a core area of the total commercial district.
- P1-61** Allow resident-oriented businesses in all areas of the commercial district and particularly encourage such businesses in areas that also are in close proximity to community, cultural and public facilities within the commercial district.
- P1-62** Continue to encourage the established mixed-use pattern (residential over commercial uses) in all commercial districts. (LUP)
- P1-63** Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations, that the architecture, landscape, scale and ambience of this area is maintained. (LUP)
- P1-64** Through design review require architectural and site design within the commercial land multifamily districts to be compatible with the traditional village character.
- P1-65** Prohibit new driveways on Ocean Avenue leading to off-street parking facilities in the central commercial district to conserve the pedestrian-oriented design character of this area and avoid auto/pedestrian conflicts. (LUP)
- P1-66** Retain the scale and variety of design established in the retail core when considering changes to buildings that are not historic. Protect, preserve and rehabilitate historic commercial architecture that represents the character, ambience and established design context of the commercial area. (LUP)
- P1-67** Preserve all existing courtyards in the core of the commercial district as a distinctive architectural feature of the City's pedestrian-oriented retail area. Encourage the establishment of new courtyards and intra-block walkways. (LUP)



- P1-68** Implement design regulations and design guidelines to ensure that buildings and storefronts in the retail core maintain the design features characteristic of this area including appropriate scale, minimal setbacks, attractive landscaping and consistency in the treatment of windows, awnings, exterior materials and building lines throughout each building. (LUP)
- P1-69** Continue to control the scale and mass of both one and two story buildings through design review. Guidelines should retain design flexibility, should not be so restrictive that all buildings would look alike, and should recognize that in certain areas, the absence of setbacks is positive and contributes to the character of Carmel.
- P1-70** Retain a less intensively developed buffer area surrounding the core that provides a transition to the residential neighborhoods. Ensure that design standards for this buffer area reflect more open space, landscaping, setbacks and on-site parking typically needed for the uses in this area. (LUP)
- P1-71** Adopt appropriate ordinances that will regulate uses, including the intensity of land use, in a manner that is consistent with the character of Carmel, including the concept of planned commercial zoning through the permit procedure and specific criteria for such use permits.
- P1-72** Maintain zoning regulations that avoid land uses of large size and scale (5,000 square feet or more) that have high traffic and parking generation rates such as retail or restaurant uses. (LUP)
- P1-73** Require that any development of mini-malls or merchandise marts is subject to review by the Planning Commission.
- P1-74** Periodically review and, if necessary, revise commercial design regulations to ensure that alterations and new buildings will contribute to the character and identity of Carmel-by-the-Sea.



- O1-12** Intensify enforcement of zoning codes to maintain the residential character of the City.
- P1-75** Identify all existing non-conforming uses. Those determined to be both desirable and appropriate for the zones in which they are located should become allowed or conditional uses. Consider the amortization of all other non-conforming uses.
- P1-76** Develop and maintain an effective program for the systematic enforcement of all codes.
- P1-77** Annually inspect motels in the R-1 district for conformance with their use permit and/or appropriate code regulations.
- P1-78** Review and develop measures to restrict commercial short-term rental of single-family residences in the R-1 district.
- P1-79** Continue to prohibit the sale of interests in and rights to use real property in the City on a timesharing basis.
- O1-13** Maintain diligent control over signs and other advertising or notice-attracting facilities in order to avoid unsightly, bizarre, and/or out of scale visual impacts, including exterior lighting and lights from window displays. (LUP)
- P1-80** Prohibit unsightly design elements such as excessive numbers of signs, nonfunctional awnings, exterior displays, interior displays, and excessive interior lighting used primarily as advertising or attention-getting features visible from the public rights-of-way. (LUP)
- P1-81** Prohibit business signs incorporating lights, luminous or fluorescent paints, or movement. (LUP)
- P1-82** Encourage business signs that are simple in graphic design, informative of the business use, and compatible in color and design with adjoining structures. (LUP)



Cultural Resources

Historic Preservation

G1-4 Promote the identification and preservation of historic resources including buildings, structures, objects, sites, districts, and archaeological resources that represent the unique architectural, cultural, and historic and prehistoric identity of Carmel-by-the-Sea. The definition of historic resources shall include the built environment, prehistoric resources and historic archaeological resources. (LUP)

O1-14 Maintain an inventory of historic resources. (LUP)

P1-83 Conduct an ongoing historic survey to identify and document historic resources throughout the City. The City shall engage historic preservation professionals meeting the qualifications established by the State Office of Historic Preservation to conduct all research, historic evaluation and documentation using accepted methodology and standards of the profession. All surveyed resources that meet the criteria established by City policy shall be included in the Carmel Inventory of Historic Resources (Carmel Inventory). The Carmel Inventory shall include historic resources significant at a State or National level (Primary Resources), historic resources significant at a local or regional level (Local Resources) and historic resources that are contributors to a district. The Carmel Inventory shall be updated on an ongoing basis as new resources are surveyed. (LUP)

P1-84 All resources previously surveyed and evaluated by the City that meet the criteria established by the City's LCP shall, as of the date of certification of the Carmel-by-the-Sea LCP, be deemed included in the Carmel Inventory of Historic Resources. (LUP)

P1-85 Maintain an Historic Context Statement that documents the historic periods, themes, events, people, architects and builders who have contributed to the cultural and developmental history of the City. Use the Historic Context Statement to identify, document and understand the importance of historic resources. Exclusion from this document shall not preclude a finding of significance for any resource. The Historic Context Statement shall be updated at least every five years. Updates shall be submitted to the California



Coastal Commission as LCP amendments. (See Appendix F: Historic Context Statement, Carmel-by-the-Sea, 1997). (LUP)

- P1-86** Apply California Register of Historical Resources (California Register) criteria⁴ to identify and document all historic resources. Use the Historic Context Statement to interpret the California Register criteria in determining the significance of Carmel's historic resources. (LUP)
- P1-87** Establish procedures to add historic resources to the Carmel Inventory based on recommendations from a qualified professional, as part of the City's ongoing survey process. To qualify for listing in the Carmel Inventory, historic resources shall meet at least one of the California Register criteria, shall be representative of at least one theme included in the Historic Context Statement and shall retain substantial integrity⁵. Integrity (association, feeling, setting, location, design, materials and workmanship) shall be documented by comparing the existing condition of the resource with the original building plans or early photographs or other substantial evidence (e.g. literature review, architectural files, land records, Sanborn maps, etc.) and/or by physical inspection by a qualified historic preservation professional. (LUP)
- P1-88** To qualify for listing in the Carmel Inventory, an historic resource eligible under California Register criterion #3 only, shall (1) have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement; (2) have been designed and/or constructed by a

⁴ The California Register has four criteria for historic significance. These (1) are associated with events that have made a significant contribution to broad patterns of local or regional history or the cultural heritage of California or the United States; or (2) are associated with the lives of persons important to local, California or national history; or (3) embody the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

⁵ Integrity is based on why a property is significant. Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant. The steps in assessing integrity are (1) defining the physical features that must be present for a property to represent its significance, (2) determining whether these features are still visible enough to convey significance, (3) determining whether the property needs to be compared to other similar properties to understand its significance and (4) determine which aspects of integrity are vital if the property is to qualify as a resource (adapted from the National Register of Historic Resources, Bulletin #15).



previously unrecognized architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder or contractor contributed to one or more of the historic contexts⁶ of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement.; (3) be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or (4) display a rare style or type for which special consideration should be given. (LUP)

- P1-89** Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, design/builders or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant. (LUP)
- P1-90** Establish a Historic Preservation Board with powers and duties to administer the City's Historic Preservation Program. Establish requirements for Board members to demonstrate historic knowledge of Carmel, knowledge of history, architecture, archaeology, or past experience with preservation. (LUP)
- P1-91** Establish procedures for the Historic Preservation Board, based on recommendations from qualified professionals, to remove historic resources from the Carmel Inventory based on substantial evidence (e.g. incorrect evidence, invalid analysis, or loss of integrity of the identified historic resource). An historic resource listed on the Carmel Inventory shall be presumed historically significant and shall not be removed unless substantial evidence demonstrates that it is not an historic resource. (LUP)

⁶ An historic context is a body of information about historic properties organized by theme, place and time. A single historic context describes one or more important aspects of the development of an area relating to its history, architecture, archaeology and culture. A context may be based on one or a series of events, patterns of community development, or associations with the lives of a person or group of persons that influenced the destiny and character of a place or region (from National Register Bulletin #24). Currently there are five themes developed in Carmel's Historic Context Statement. They are: (1) Prehistory and Hispanic Settlement, (2) Economic Development, (3) Government, Civic and Social Institutions (4) Architectural Development in Carmel and (5) Development of Art and Culture.



- P1-92** Notify property owners upon identification of each historic resource included in the Carmel Inventory. Provide information to property owners on the City's preservation program and explain the benefits and responsibilities of owning an historic resource. Encourage owners to place their historic resource on National, State or Local Registers to maximize potential benefits to the owner and to the public. (LUP)
- P1-93** Use the Carmel Inventory to identify historic resources for purposes of required coastal development permit and California Environmental Quality Act (CEQA) review of proposed projects. Historic resources on the Carmel Inventory shall have a presumption of significance pursuant to CEQA § 21084.1 and shall be treated as historical resources under CEQA. Failure to include a property on the Carmel Inventory shall not preclude a future determination that it qualifies as an historic resource based on new evidence. (LUP)
- P1-94** Establish a process to help preserve and provide public recognition of historic resources. (LUP)
- P1-95** Establish a Carmel Register of Historic Resources (Carmel Register). Place all surveyed historic resources that are significant at the National or State level (i.e. Primary Resources) on the Carmel Register. (LUP)
- P1-96** Establish a process for the voluntary registration of local historic resources. Invite and encourage the owners of all local historic resources identified on the Carmel Inventory to register these resources. Provide regulatory and monetary incentives to encourage voluntary registration of local historic resources identified in the Carmel Inventory. (LUP)
- P1-97** Establish a process for the registration of historic districts identified in the Carmel Inventory. Register a district unless owners of more than 50% of the contributors within the district boundary file an objection to the registration. (LUP)
- O1-15** Protect the design character and context of the residential and commercial areas to maintain an appropriate setting for historic resources. (LUP)



- P1-98** Ensure, through the City's development review processes, that new and altered buildings, whether historic resources or not, are consistent with review standards and zoning ordinances. (LUP)
- P1-99** Implement guidelines for the commercial and residential areas that reflect the design context established by historic patterns of development and explain, illustrate, and establish standards to perpetuate the City's design context, setting, and community character consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating and Restoring Historic Buildings (Secretary of the Interior's Standards and Guidelines). (LUP)
- P1-100** Implement guidelines for civic design to preserve unique community character resources (e.g. public structures, street signs, landscape features and materials, etc.). Incorporate the concept of cultural landscapes (e.g. streets and other non-building open space features) in future revisions to the Historic Context Statement and develop guidelines for their preservation. (LUP)
- P1-101** Use the State Historical Building Code for historic buildings and properties. Foster a greater understanding of this Code among architects and building professionals. (LUP)
- P1-102** Minimize adverse impacts to historic resources from natural disasters by promoting seismic safety, flood protection, and other building safety programs. Ensure the preservation of historic resources identified in the Carmel Inventory through the development and implementation of an effective emergency response plan. (LUP)

G1-5 **Protect and enhance historic resources. Ensure that City ordinances, development review processes and administrative policies support, facilitate and coordinate with preservation activities. Provide incentives for property owners to preserve and rehabilitate historic resources. (LUP)**

O1-16 Pursue and support the use of appropriate Federal, State, local, and private grants, loans, tax credits, and tax relief. Develop or assist financial, technical, and legal assistance programs to encourage or assist with rehabilitation and maintenance. Participate in the State and Federal preservation process and programs. Make application to the State for



becoming a Certified Local Government (CLG), which enables the City to receive technical training. (LUP)

O1-17 Incorporate historic preservation principles into the City's project review processes. Avoid and minimize potential impacts on historic resources when developing and enforcing land use, design review, zoning, building code, fire code, environmental review, and other City regulations. (LUP)

P1-103 Use the Secretary of the Interior's Standards and Guidelines as the standard of review for development projects affecting historic resources. The City shall retain qualified professionals to evaluate and present to the Historic Preservation Board for review proposed exterior changes to historic resources to determine whether they are consistent with the Secretary of Interior's Standards and Guidelines. (LUP)

P1-104 Prohibit the demolition of all historic resources and prohibit changes to historic resources that are inconsistent with the Secretary of Interior's Standards and Guidelines unless it is determined through environmental review that alternatives consistent with the Secretary of Interior Standards are not feasible. When completing environmental review of any project affecting an historic resource, require exploration of one or more alternative designs that would be consistent with the Secretary of the Interior's Standards and Guidelines Standards. (LUP)

P1-105 Apply the Design Review Guidelines to ensure preservation, protection, enhancement, rehabilitation, reconstruction, and perpetuation of existing structures of historic significance in a manner consistent with the character of the village. Such criteria shall include, but not be limited to, architectural design, size, scale, height, spatial relationships, window, dormers, appurtenances, proportion and placement of improvements on the parcel, and landscaping, including planting or removal of vegetation. (LUP)

P1-106 Recognize existing architectural features and styles when reviewing alterations to historic resources. Strive to achieve compatibility between these historic elements and proposed changes. Allow historic resources included in the Carmel Inventory to retain existing land use and/or design nonconformities when proposed rehabilitation or repairs are found to be consistent with



the Secretary of Interior's Standards and Guidelines. Allow changes to historic resources in the Carmel Inventory that expand an existing design nonconformity or create a new design nonconformity only when this is found to be necessary to achieve consistency with the Secretary of Interior's Standards and Guidelines. (LUP)

- P1-107** Minimize adverse impacts to historic resources from natural disasters by promoting seismic safety, flood protection, and other building safety programs. Ensure the preservation of resources identified in the Carmel Inventory through the development and implementation of an effective emergency response plan. Prohibit and adopt penalties for intentional neglect and/or vandalism of historic resources ("demolition by neglect"). (LUP)

Archaeological Resources

- O1-18** Identify and protect archaeological resources within Carmel. (LUP)

- P1-108** Maintain an Archaeological Overlay District in the Carmel Zoning Ordinance. Include the area of potential archaeological significance (Figure 1.4) and the commercial and R-4 Districts within the Overlay District. Establish the Archaeological Resources Management Report (AMAR Preservation Bulletin) as the standard report format for all documentation. Accept reports only from Registered Professional Archaeologists (RPA). (LUP)
- P1-109** Require a Phase I Archaeological Study performed by a Registered Professional Archaeologist to determine whether significant archaeological resources may be present when excavation activity is proposed within the Overlay District. (LUP)
- P1-110** All available measures, including redesign and obtaining archaeological easements, shall be pursued to avoid development on sensitive archaeological sites. Site preservation shall be preferred over excavation of the resource. (LUP)
- P1-111** If archaeological resources are discovered during construction, work shall cease immediately and the resource shall be preserved or the impact mitigated according to these policies. This policy shall apply Citywide. (LUP)



- P1-112** P6-27 Require monitoring and either safe retrieval, collection and archiving or preservation in-situ of all identified archaeological resources. Conduct all testing, monitoring and mitigation of impacts in accordance with the recommendations of a Registered Professional Archaeologist and consistent with the requirements in the State CEQA Guidelines section 15064.5. (LUP)
- P1-113** Transmit all archaeological resource reports and attachments to the Northwest Information Center as designated by the State Office of Historic Preservation. (LUP)

Community Infrastructure

Water Resources

- G1-6 Protect, conserve and increase Carmel's available water resources and water quality.** (LUP)
- O1-19** Maintain and enhance a viable domestic water supply for the City through conservation techniques and direct involvement in regional water policies, including cooperation with the Monterey Peninsula Water Management District (MPWMD) and the California-American Water Company. (LUP)
- P1-114** Monitor efforts of the Carmel Area Waste Water District and other cooperating agencies in the development of a non-potable water reclamation (recycling) program to conserve available potable water resources; participate in any reallocation of water after implementation of the reclamation program. (LUP)
- P1-115** Monitor the capacity of the Carmel Area Wastewater District for wastewater treatment. Ensure sufficient capacity is available for all projected development with priority given to uses consistent with the Coastal Act, including residential uses, and that this capacity is considered in all land use decisions.
- P1-116** Where existing public services including water can accommodate only a limited amount of new development, priority uses, including essential public services, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by services to other development. (LUP)
- P1-117** Institute conservation measures to preserve compliance with the City's water allocation limits. Retrofit commercial and residential



- buildings with conservation devices. Consider adopting ordinances that will impose penalties for non-essential water use. (LUP)
- P1-118** Monitor the Monterey Peninsula Water Management District to ensure sufficient capacity is available to Carmel to fulfill the goals of the General Plan.
- P1-119** Participate in water conservation programs established by the City or as developed by the California-American Water Company and the Monterey Peninsula Water Management District. (LUP)
- P1-120** Participate with other jurisdictions and with the Monterey Peninsula Water Management District in periodic reviews of the District-wide allocation system in order to maintain equitable distribution of potable water and participate in studies supporting the development of new water sources. (LUP)
- P1-121** Use appropriate vegetation for all public rights-of-ways. Require drought-tolerant plants for at least 75% of the commercial and residential landscaping on each development site. Require the use of native plants and/or non-invasive drought-tolerant plants adapted to the Central Coast environment in all landscapes plans for new development. (LUP)
- P1-122** Explore and utilize natural springs within the City for landscaping and other public purposes. (LUP)
- O1-20** Maintain an effective program to monitor water use in the City and to ensure the availability of water to fulfill the goals of the General Plan. (LUP)
- P1-123** Applications for new development shall demonstrate an adequate public (i.e. publicly-managed) water supply (e.g. the Cal-Am/MPWMD system or their successor agencies) to support the proposed development. Private water supplies are prohibited to serve existing and new development.

Applications for new development shall not be filed without a City determination that (1) no new water is required to serve the new development; or (2) there is water available in the City's allocation from the regional supply to support the new development. This determination shall include an evaluation of the proposed



development's water demand, based on MPWMD's water unit value system (or equivalent regional system in effect at the time of the determination). All water transfers and corresponding retirements, if any, shall be described and agreed to prior to any City determination.

Prior to the commencement of construction of new development, evidence of water service, in the form of a water use permit from the Monterey Peninsula Water Management District (or successor agency), shall be provided to the City Planning Department. (LUP)

- P1-124** Establish priorities for ongoing water use in the event that further reduction of water consumption is required (e.g. during droughts or State-ordered cutbacks). (LUP)
- P1-125** Prohibit new subdivisions requiring additional water resources until water supplies are available to, and reserved for, all existing subdivided parcels. (LUP)
- P1-126** Monitor development in the Sphere of Influence for impacts on the capacity of the Carmel Area Wastewater District and Monterey Peninsula Water Management District.

Sphere of Influence

- O1-21** Develop plans for the Sphere of Influence and Urban Service Areas that provide a logical, orderly direction for possible future annexations.
- O1-22** Amend the City's Land Use Code to provide zoning requirements for existing and future land uses in the Sphere of Influence.
- P1-127** For areas within the City's Sphere of Influence encourage the continuation of existing low intensity development and ensure through pre-annexation zoning that land uses and densities are compatible with Carmel.
- P1-128** Adopt separate zoning ordinance provisions in the residential areas for the Sphere of Influence to maintain current existing lot uses and assure compatibility with existing development.
- P1-129** Upon annexation, zone areas for residential use and low intensity land use reflecting existing patterns. Retain county zoning for



- existing commercial uses upon annexation until further study determines the appropriate zoning category.
- P1-130** Prior to any possible annexation, adopt plans and land use regulations for the Mission Ranch that would maintain the existing visitor serving uses and preserve the wetlands.
- P1-131** Control habitable uses in the flood hazard zones.
- P1-132** Revert the Robert Louis Stevenson School, Carmel High School and Carmel River School sites to single-family residential uses, parkland or public uses compatible with the surrounding neighborhoods when educational uses are discontinued.
- O1-23** Support efforts to reduce congestion on Highway-1.
- P1-133** Support efforts of Monterey County and Cal Trans to reduce traffic congestion on Highway-1 between Carpenter Street and Rio Road.
- P1-134** Support efforts to improve and maintain quick and convenient access to community services located on Highway-68 and at the mouth of Camel Valley.
- P1-135** Support Highway Improvement Project for Safe Route-1 (near Carmel) alternatives that direct traffic entering and leaving the City toward ocean Avenue and Rio Road rather than Carpenter Street or Serra Avenue.
- P1-136** Monitor the volumes and environmental effects of traffic entering and leaving the City and mitigate adverse impacts of noise, congestion and unsafe traffic conditions wherever practical.
- P1-137** Support a Highway Improvement Project for State Route-1 (near Carmel) alternative that is designed to be aesthetically compatible with Carmel's natural setting with minimal environmental impact.
- P1-138** Explore opportunities with the State Department of Transportation and Monterey County for establishing a park and ride facility within the Hatton Canyon alignment rights-of-way.
- P1-139** Support a Highway improvement Project Alternative for widening the existing alignment of State Route-1 near Carmel.



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 13, 2025
ADJOURNMENT

TO: Forest and Beach Commissioners

**SUBMITTED
BY:**

SUBJECT: Additional Correspondence

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Additional Correspondence

**From the General Plan/Coastal Land Use Plan
Coastal Resource Management Element
Carmel-by-the-Sea
Adopted June 3, 2003**

Coastal Resource Management Background

Environmental Setting (Pages 5-1 to 5-2)

The City of Carmel-by-the-Sea is located in a region of California's central coast that is known for its diversity of plants and plant communities. The region surrounding the city supports several different climatic, topographic, and soil conditions, resulting in a wide variety of habitats. This diversity of conditions supports many native plants and wildlife species. As an example of this diversity, 146 plant species reach their most southern and 156 plant species reach their most northern distributional limits in Monterey County, and at least 34 plant species are found only in Monterey County. (LUP)

Residential development occurs on almost all land in the city, except for seven parks, several mini-parks, a compact centralized commercial area and some privately owned parcels in Pescadero Canyon. Approximately 68 acres of public open space and approximately 10 acres of privately owned undeveloped land are under the City's jurisdiction. Most of the parks in the City are developed to support passive and active recreational activities. Of the City's public lands, Carmel Beach, Mission Trail Nature Preserve, and the proposed Rio Park (outside City boundaries), support the most intact and highest quality natural resources. The lower portion of Forest Hill Park also supports natural habitat but has been substantially altered by past activities and continues to be maintained for public recreational uses. The privately owned properties in Pescadero Canyon are part of a larger watershed for Pescadero Creek that extends into Del Monte Forest and supports Monterey Pine forest. (LUP)

The landform of the Monterey Peninsula is an ascending staircase or series of six marine terraces of increasing geologic age, rising inland from the seashore. These marine terraces reflect the changes in sea level and the general uplift of underlying bedrock along the central coast in roughly the last half-million years or more. The city is built on the first five of the six marine terraces. The marine sediment of the first four terraces is covered by sand dunes, which also are of increasing age with ascending elevation and distance from the ocean. The greater degree of soil development in the older dunes, such as organic matter accumulation, and clay and iron weathering and translocation to the subsoil, reflect the age of the dunes. (LUP)

Drainages have cut through the dunes and marine terraces of Pescadero Canyon and Mission Trail Nature Preserve to expose the underlying bedrock. Shale from marine deposits is exposed in Pescadero Canyon, and granitic bedrock is exposed in the lower slopes and stream channel in Mission Trail Nature Preserve. Uplifted alluvial terraces formed by the Carmel River are found along the southern boundary of the City. (LUP)...

Urbanized Forest, Parks and Open Spaces (Pages 5-5 to 5-7)

Since the early 1900s Carmel's forest has been carefully nurtured and enhanced. Monterey pines, Coast Live oaks and other trees were often planted when lots were first sold or developed in an effort to extend the forest cover and range. Over time,

the resident's ongoing interest in the forest and natural environment resulted in the adoption of ordinances, resolutions, policies and a Master Plan relating to trees. Taken together, these documents have successfully guided the City's tree program over the years. However, since the measures were adopted at different times to address separate concerns, they lacked a sense of overall cohesion. In order to meld these documents together, the first Forest Management Plan for the City of Carmel-by-the-Sea was adopted in 1971. In early 2001, the City updated the Forest Management Plan and incorporated it into the Local Coastal Program. (LUP)

Carmel's forest is an "urbanized" Monterey pine forest rather than an "urban" forest. "Urban" forests are planted after development and typically consist of single species, regularly spaced trees planted in a row between the sidewalk and the street. An "urbanized" forest exists before development and is characterized by its diversity in species, age and randomness in tree location resulting in meandering streets of varying width. (LUP)

To many, the "urbanized" forest is *the* character-defining feature that makes Carmel-by-the-Sea so unique. The forest, along with the beach and ocean, is the City's largest and most visible natural resource. Homes are nestled into the native Monterey pine and Coast Live oak on a grid of streets that yields to trees more than to engineering expediency. Upper canopy trees impart a distinctive ambiance and identity to the City. Lower canopy trees soften and provide screening of development. Together the mix of upper and lower canopy trees establishes a powerful sense of place. (LUP)

In a city with few formal street improvements or drainage systems, the "urbanized" forest also serves to convey runoff from the watershed to the beach and Carmel Bay through a variety of natural drainages, swales, and creeks. The forest performs the important functions of absorbing water from the soil, reducing runoff, filtering pollutants, and minimizing erosion. As such, the "urbanized" forest reduces the amount of polluted runoff and in large part, helps the City comply with the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water permit regulations. (LUP)

In recent years, the Monterey Pine forest has suffered from a severe outbreak of pitch canker disease spreading throughout much of the City. The initial findings of a survey of the east side of town (east of Junipero Avenue) revealed that 50% of Carmel's pines were infected with pitch canker and 2% of the standing trees were dead. The City has responded in the past by removing dead and dying trees and disposing of the infected materials. During the years of 1999 to 2001, the Forestry Department removed roughly 180 pitch canker-infected pines. Roughly 70% of those trees (125) were young trees 12" or less in diameter. Up to 70% of the younger trees east of Junipero Avenue now appear to be infected. Older trees are less susceptible to infection and only 30% of these are infected. (LUP)

The City's Forest, Parks and Beach Department has an ongoing program of replacing dead and diseased pines on public property. The City also has been working on developing a disease-resistant pine and has been successful in planting 15 pines that have so far proved to be completely resistant to the disease. However, the loss of Monterey Pines due to pine pitch canker and other causes on private property continues to be an issue. (LUP)

The City of Carmel maintains an ongoing survey of trees by species and size, started in 1971. Since that time, the numbers of Monterey pines on public property declined roughly 2%, while the decline on private property has reached 10%. It is unclear whether pine pitch canker is entirely responsible for the decline on private property; there are many other factors including disease, development impacts, and old age. Though many large mature trees can probably survive pitch canker, given the age of the City's Monterey pine forest, coupled with the susceptibility of young trees to the disease, the overall health of the City's pine forest may be in jeopardy. As the number of Monterey Pines declined since 1971, the number of Coast Live Oaks increased 17% on private property and 40% on public property. The increase in oaks, dramatic as it may be, cannot offset the loss of Monterey pines, which impart a very different sense of place for the village. (LUP)

Steps must be taken to minimize the threat to existing healthy Monterey pines and new seedlings to ensure continued diversity in species, age, and location. This document includes policies to respond to this issue. Disturbance and/or removal of mature and disease resistant trees during construction or other development activities should be avoided. Permit conditions requiring replacement trees for those removed from private land should be monitored and enforced to ensure that the trees are healthy and reach maturity. Replacements should also be in like kind. It is essential that these and other policy directives be carried out to ensure that the Monterey pine forest landscape is protected so that the forested character of this unique coastal village is preserved. (LUP)

Goals, Objectives and Policies

Urban Forests, Parks and Open Spaces (Pages 5-23 to 5-30)

G5-3 Protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including its biological resources, water resources, and scenic routes and corridors. (LUP)

O5-8 Protect, conserve and enhance designated open space, the urban Monterey pine forest, beach and shoreline, the sensitive habitats and the hillside areas, and acquire additional open space as deemed appropriate. (LUP)

P5-43 Maintain and preserve the shoreline in a manner that will ensure its availability for public use and enjoyment and preserve the natural condition in conformance with the adopted Carmel Shoreline Management Plan. (LUP)

P5-44 Maintain a Park Overlay District to ensure that development of private property adjacent to parks and open spaces is compatible with their continued enjoyment. (LUP)

P5-45 Maintain a Beach Overlay District for the purpose of providing a method of review and control for private property that is adjacent to public beach lands. Ensure that the development of private property is compatible with public enjoyment of the beach as a coastal resource. (LUP)

P5-46 Preserve and protect areas within the City's jurisdiction, which due to their outstanding aesthetic quality, historical value, wildlife habitats or scenic viewsheds, should be maintained in permanent open space to enhance the quality of life. Such acquired areas would be left in a natural state or restored for aesthetic and/or

wildlife purposes. (LUP)

P5-47 Continue Carmel's tree preservation program and encourage the use of indigenous or native plants. (LUP)

P5-48 New development shall protect areas of unique scenic quality (e.g. Scenic Road, Junipero Ave, Torres & 3rd, etc.). Development in these areas shall be sited to protect public views to and along the coast, minimize impacts via landform alteration, and be visually compatible with the character of surrounding areas. (LUP)

G5-4 Preserve and enhance the City's legacy of an urbanized forest of predominantly Monterey pine, coast live oak and Monterey Cypress. (LUP)

O5-9 Maintain a Forest and Beach Commission and a Forest, Parks and Beach Department that have specific responsibility and jurisdiction for the health and well-being of the forest, parks and beach. (LUP)

P5-49 Review periodically all existing tree-related ordinances and policies in the Forest Management Plan/LCP. Propose changes to bring them into alignment with new advances in urbanized forest management practice. (LUP)

P5-50 Conduct the forest program in accordance with a coherent body of laws, goals, policies and guidelines. (LUP)

P5-51 Coordinate all functions of the urban forest program through the City Forester. (LUP)

P5-52 Commit resources necessary to support the forest, parks and beach programs. (LUP)

O5-10 Maintain a Citywide map and database of trees and landscaped areas to support tree planting and maintenance programs. (LUP)

P5-53 Complete a Citywide survey and database update every four years. Compile the data by size of tree and species in an electronic format. Also survey replacement trees required by permit conditions of approval. Report survey information and the status of replacement trees to the Forest and Beach Commission and Planning Commission at the conclusion of each yearly survey. Continue to monitor replacement trees for at least one survey cycle (i.e., 4 years). (LUP)

P5-54 Require more open space on sites with significant forest resources based on site conditions as warranted to preserve the integrity of the urbanized forest. (LUP)

O5-11 Maintain, restore and enhance the upper and lower tree canopy of Carmel's urbanized forest. (LUP)

P5-55 Implement adopted tree density policies for private and public property as appropriate to each site taking into consideration neighborhood characteristics and site constraints. (LUP)

P5-56 Establish and implement tree canopy policies for the commercial district. (LUP)

P5-57 Maintain a list of tree species that could qualify as indigenous upper and lower canopy trees, for the purposes of meeting tree density and replacement policies. (LUP)

P5-58 Maintain, restore and enhance a predominantly indigenous forest of native Monterey pines and coast live oaks. (LUP)

P5-59 Avoid encroachment within the root protection zone of significant trees. Removal of significant live Monterey pine trees to facilitate residential development is prohibited unless necessary to provide a viable economic use or protect public health and safety. (LUP)

P5-60 Review all projects involving an increase in lot coverage or tree removal and apply the adopted tree density policy as appropriate to each neighborhood and site conditions. Preserve upper and lower canopy trees classified as significant when planning and implementing residential and commercial development. (LUP)

P5-61 Promote natural regeneration of the forest and retention of seedlings by maintaining natural ground surfaces. (LUP)

P5-62 Use tree species and sizes well adapted for each planting site. (LUP)

P5-63 Manage the tree-planting program to achieve an uneven-aged, healthy forest with particular emphasis on native Monterey pines and coast live oaks. (LUP)

P5-64 New development shall be sited and designed to avoid or minimize significant adverse effects to the forest. Avoid projects that significantly increase building footprint to the detriment of trees. No grading, compaction of soils, construction of building walls or placement of impermeable surfaces within six feet of trees classified as significant shall be permitted. (LUP)

O5-12 Implement policies, standards and procedures to regulate removal, pruning, and replacement of trees on private property. (LUP)

P5-65 Permit the City Forester to act on requests for the removal and pruning of all trees growing on public and private property. (LUP)

P5-66 Report sites that are non-conforming with standards for permeable surface lot coverage when applications for tree removal or pruning permits are filed. (LUP)

P5-67 Permit the City Forester to apply special procedures for tree removal and pruning during emergencies. (LUP)

P5-68 Record and monitor replacement trees to ensure their establishment and growth to maturity. (LUP)

P5-69 Require ample and appropriate landscaping and tree plantings on all sites. Determine what is appropriate for each site by consulting the recommended tree density as appropriate to each neighborhood. Special emphasis must be paid to construction sites. Required replacement trees shall be of substantial size, caliper and height to produce an immediate visual impact and to reduce the incidence of unauthorized removal. (LUP)

P5-70 Require a documented site assessment, or meeting between a planner, City Forester, and the property owner/developer, on each proposed construction site to discuss tree preservation and planting. Establish tree protection zones and suitable locations for development through this process. This shall be done before plans have been drawn. (LUP)

P5-71 Evaluate, protect and preserve all trees (and their root zones) on sites prior to, during, and after construction. Ensure that all building sites abide by appropriate tree protection and preservation standards and guidelines provided in the Forest Management Plan. (LUP)

O5-13 Perform all tree work and landscaping within the City in accordance with City codes and policies and uniform planting practices that reflect the best current knowledge of tree and plant care. (LUP)

P5-72 Maintain close cooperation among all public agencies, tree services, arborists, landscape architects, gardeners and utility companies affecting the urban forest. (LUP)

P5-73 Require that all City departments, utility companies, tree service companies, arborists, landscapers and gardeners adhere to the adopted Tree Maintenance Standards policies and guidelines. (LUP)

P5-74 Provide a comprehensive training program for City staff and encourage employees to become Certified Arborists or Certified Tree Workers under the standards of the International Society of Arboriculture. (LUP)

P5-75 Negotiate with the Public Utilities Commission and utility companies to adopt minimal line clearance standards to give special attention to Carmel's urbanized forest. (LUP)

O5-14 Maintain a healthy forest.

P5-76 Work in concert with other area foresters and arborists, the Monterey Pine Forest Ecology Cooperative, the Pitch Canker Task Force, Oak Mortality Task Force and university researchers to address acute concerns to the health of the forest. (LUP)

P5-77 Monitor tree pest and disease problems and take appropriate measures to minimize their impact. (LUP)

P5-78 Foster healthy and disease resistant trees and avoid widespread application of pesticides. (LUP)

P5-79 Investigate ways to discourage large trucks from using streets with low tree limbs. (LUP)

P5-80 Plant native Monterey pine seedlings of different genotypes to maximize resistance to diseases and make these seedlings available to the public. (LUP)

P5-81 Minimize risk to trees by regulating the use of heavy equipment. (LUP)

P5-82 Properly dispose of diseased trees and recycle tree waste. (LUP)

P5-83 Avoid disturbance and fragmentation of large intact stands of Monterey pine. (LUP)

P5-84 Minimize the spread of pitch canker through appropriate methods (sterilize equipment, appropriate disposal of cuttings, etc.). (LUP)

P5-85 Conduct most City pruning activities on Monterey Pine and other conifers during winter months when insect populations are less active and when bird, raptor and mammal populations are not nesting. (LUP)

O5-15 Educate and involve the public in tree issues. (LUP)

P5-86 Undertake an active program of community outreach and education. (LUP)

P5-87 Publish timely tree care articles in local news media. (LUP)

P5-88 Encourage monetary and other contributions in support of the urbanized forest program. (LUP)

P5-89 Provide the City Council, Planning Commission and Forest and Beach Commission with information on an annual basis from the ongoing tree survey regarding projected changes in the composition of the forest and recommendations for policy amendments. (LUP)

P5-90 Involve citizen groups in forestry programs so that forest-related subjects are seen as community issues that require broad based involvement and support. (LUP)

G5-5 Maintain and enhance the informality of streetscapes. (LUP)

O5-16 Remove or reduce unnecessary or excessive hardscape and other nonconforming encroachments on City parklands and within street rights-of-way to provide for and promote planting of trees and native vegetation. (LUP)

P5-91 Require at the issuance of a building permit, the abatement or retroactive approval of any nonconforming encroachments in the public rights-of-way. (LUP)

P5-92 Look for opportunities to reduce or eliminate hardscape areas Citywide on public and private lands. Identify hardscape in the public rights-of-way and on-site that does not meet current policies or codes during preliminary site assessments and/or design review for all projects in the R-1 District. Require that project landscaping plans include the public rights-of-way. (LUP)

P5-93 Continue the practice of painting only the vertical portion of the curb on the west side of Scenic Road for traffic control. (LUP)

O5-17 Use mini-parks and islands for planting trees, with an emphasis on native Monterey Pines, oaks, and other native vegetation. (LUP)

P5-94 Identify opportunities for new trees, removal of invasive plants and landscaping to enhance streetscapes during planning for street reconstruction projects. (LUP)

P5-95 Recognize the City's narrow street paving, roadside vegetation and overarching canopy as important elements contributing to the streetscape, pedestrian circulation, traffic calming, community aesthetics and environmental enhancement. Identify characterdefining features of roadways and retain and enhance these features when planning and implementing street improvements, repairs and reconstructions. (LUP)

O5-18 Incorporate adequate landscaping and trees of the urbanized forest in all public construction projects. (LUP)

P5-96 The City staff member responsible for any public project shall involve the Forest, Parks and Beach Department through the planning and implementation stages of the project. (LUP)

P5-97 Include funding for the design and installation of landscaping as part of each public project. (LUP)

G5-6 Preserve and acquire open space and parks. (LUP)

O5-19 Maximize the amount of open space in the City and sphere of influence by establishing development fees and/or other methods to fund open space acquisition. (LUP)

P5-98 Resist the transfer of open space to other uses. (LUP)

P5-99 Encourage rezoning to open space. (LUP)

P5-100 Actively pursue the preservation of existing open space within the City's sphere of influence. (LUP)

O5-20 Restore and maintain open space to its natural state. (LUP)

P5-101 Establish and implement a procedure for removal of invasive vegetation. (LUP)

P5-102 Minimize removal of native vegetation. (LUP)

P5-103 Identify and protect environmentally sensitive habitat areas against any significant disruption of habitat values. Only uses dependant upon those resources shall be allowed. For private lots of record within ESHA, establish a transfer of development rights program using credits of water, floor area, density or some other development parameter to relocate development to less sensitive areas. (LUP)

P5-104 Preserve and protect wetlands. (LUP)