



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

Mayor Dale Byrne, Councilmembers Jeff Baron, Hans Buder, Bob Delves, and Alissandra Dramov
Contact: 831.620.2000 www.ci.carmel.ca.us

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

CITY COUNCIL SPECIAL MEETING - WORKSHOP Thursday, February 27, 2025

10:00 a.m. - 3:00 p.m.

Location: Sunset Center, Carpenter Hall, located at San Carlos St. and 9th Ave., Carmel-by-the-Sea, CA 93921, and via Zoom.

HYBRID MEETING ATTENDANCE OPTIONS

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

<https://ci-carmel-ca-us.zoom.us/j/86432141554> Webinar ID: 864 3214 1554 Passcode: 958499 Dial in: (253) 215-8782

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, 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 cityclerk@ci.carmel.ca.us. Comments must be received at least 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.

OPEN SESSION

10:00 AM

CALL TO ORDER AND ROLL CALL

ORDERS OF BUSINESS

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

1. Strategic Priorities Workshop – Review, Discuss, and Provide Direction on the City Council's Strategic Priority Projects

PUBLIC APPEARANCES - limited to item(s) on the agenda. Each person's comments

shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful to do so to be identified in the meeting minutes. Under the Brown Act, public comments for items on the agenda must relate to that agenda item. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements, then that speaker will be muted.

ADJOURNMENT

1. Correspondence Received After Agenda Posting
- 2.

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 City Council regarding any item on this agenda, received after the posting of the agenda will be available for public review at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

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



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

February 27, 2025
ORDERS OF BUSINESS

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Brandon Swanson, Assistant City Administrator

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Strategic Priorities Workshop – Review, Discuss, and Provide Direction on the City Council’s Strategic Priority Projects

RECOMMENDATION:

Conduct a Strategic Priorities Workshop to:

- Review and assess the status of current strategic projects
- Evaluate prioritization levels and staff capacity for project completion
- Gather public input on Council priorities
- Consider potential new projects for inclusion or modifications to existing priorities

Based on these discussions, the Council may provide direction to staff on project prioritization. Any formal actions to implement these directions will be considered at future scheduled Council meetings.

BACKGROUND/SUMMARY:

Purpose

This workshop serves as an opportunity for the City Council to review and refine the Strategic Priority Projects List, ensuring that resources are effectively allocated to what matters most to our community. With limited resources, it’s important to be intentional about where we direct City staff time and efforts.

- During this session, the Council will:
- Review and assess the status of current strategic projects
- Evaluate prioritization levels and staff capacity for project completion
- Gather public input on Council priorities
- Consider potential new projects for inclusion or modifications to existing priorities
- Discuss whether some projects should be placed on a “parking lot list” for future consideration

Strategic Priority Projects - Development and Evolution

The City's Strategic Priorities List has evolved over several years through Council deliberations and holding workshops inviting community input and staff recommendations. A chronological summary of strategic priority workshops from 2019 to the present is included in **Attachment 1**.

Key milestones in the development of Strategic Priorities include:

- **November 19, 2019** – The Council identified five priority goal categories during a workshop at Carpenter Hall:
 1. Financial Sustainability
 2. Natural Environment/Village Character
 3. Community Engagement
 4. Infrastructure
 5. Business Environment
- **February 2020** – The Council formally adopted the City's Vision Statement, Mission Statement, and Guiding Values through Resolution 2020-014 (**Attachment 2**).
- **Since 2021** – The Council has held several workshops to refine and update its list of priority projects, making sure they reflect both current needs and available resources (see **Attachment 1** for a full history).

CURRENT STRATEGIC PRIORITIES OVERVIEW

Strategic Priorities Matrix

The current Strategic Priorities List consists of 24 active projects, categorized as follows:

- 12 High-Priority Projects
- 12 Low-Priority Projects (to be addressed as resources allow)

Staff tracks the status of these projects using a Priorities Matrix (**Attachment 3**), which provides key details, including:

- **Project Name & Priority Level** (as set by the Council in March 2024)
- **Legal or Regulatory Requirements** (if applicable)
- **Strategic Priority Category**
- **Department(s) Involved**
- **Status as of March 2024** (in progress, on hold, etc)
- **Staff Capacity Requirement** (Low, Medium, or High)
- **Summary of Accomplishments (as of March 2024)**
- **Percentage Completed (as of March 2024)**
- **February 2025 Update**
- **Percentage of Completion (as of February 2025)**

A simplified version of the matrix is included in **Attachment 5**, along with charts showing departmental assignments and project categories in **Attachment 6**.

Key Accomplishments Since March 2024

Since the last Strategic Priorities Workshop, the City has made significant progress on priority projects. Here are a few key highlights:

Housing Element Adoption – In April 2024, the City adopted its Housing Element, completing the priority to “Review Barriers to Construction of Affordable Housing.” This important step not only protected the City from the “Builder’s Remedy”, which would have removed local control on permitting, but also created a plan for new opportunities for housing that fit Carmel’s character and charm.

Advancement on the Social Media Policy – The priority “Develop and Implement a Social Media Plan” has moved from 50% to 90% completion. Once finalized, this plan will allow the City to have a stronger presence online through social media platforms, improving community communication and engagement.

Establishment of the Rule 20A Underground District – Completed. Through the establishment of the Rule 20A Underground district in November 2024, which involved numerous community meetings and public outreach, the City has secured \$667,639 funding credits which may be used towards undergrounding utilities near Carmel Beach. With this milestone complete, the Del Mar Undergrounding Project is now underway.

Protecting Against Wildfire Risks – The City continues to focus on fire safety with multiple initiatives aimed at reducing wildfire risk on both public and private properties. As part of the priority to “Develop a Plan to Maintain Natural Areas & Reduce Fire Risk,” the City adopted the Community Wildfire Prevention Plan (CWPP) in September 2024, increased the budget for tree removal and maintenance, and the “Carmel Prepares” program held 3 community workshops, reinforcing efforts to keep Carmel safe.

Partnerships with City Support Groups – City collaboration with City Support Groups has led to successful invasive species removal and ongoing fuel reduction efforts at Mission Trail Nature Preserve, landscaping beautification, including the Scenic Pathway, North Dunes Preservation, and planting of native tree species, further enhancing the City’s landscape and overall aesthetic.

Explore TOT Ballot Measure for Nov. 2024 – Completed. The Council received a May 2024 presentation on Transient Occupancy Tax (TOT), including its history, potential ballot measure, voter requirements, and alternatives. While the Council opted not to pursue a TOT measure for November 2024, the research remains available for future consideration.

These accomplishments reflect the City’s commitment to progress, sustainability, and community collaboration, ensuring that strategic priorities continue to move forward effectively.

DISCUSSION POINTS FOR COUNCIL

During this workshop, Council is being asked to review and discuss the current priorities matrix, and provide direction to staff on the following:

1. Which priority projects should stay or go?

- *Are there any projects that should be removed?*

- *Are there any projects on the list that should be modified?*

2. Are there new priorities to consider?

- *Have new community needs emerged that require attention?*

3. Are there projects that should be moved to a "parking lot list"?

- *Some projects may be important but not urgent. Would it make sense to put them on hold until other, more critical projects are completed?*

4. Do we have the staff and resources to get everything done?

- *With current staffing levels, can we realistically tackle this number of high-priority projects?*

5. Is there anything about the current process for establishing and tracking priorities that needs to be modified?

- *Does the Council wish to see information reported in a different format?*
- *Does the Council want to try any different approaches to establishing and managing strategic priorities?*

Balancing Priorities with Available Resources

Both Council members and the public have expressed concern that the number of high-priority projects has grown too large to be realistically completed with our available resources. While every project is important, the purpose of strategic prioritization is to make sure staff can focus on what is most achievable in the near term.

By refining our focus, we can:

- Align projects with staffing and financial capacity
- Set realistic timelines for project completion
- Keep the City's efforts efficient and impactful

This discussion isn't about eliminating important projects, it's about making sure we're setting ourselves up for success.

Next Steps

Following the workshop, staff will:

- Update the Strategic Priorities Matrix based on Council direction.
- Prepare a summary report for discussion at an upcoming City Council meeting.
- Provide additional opportunities for additional Council input or clarification, as needed.

This structured approach will ensure that Council's strategic priorities remain clear, achievable, and responsive to the needs of the community.

FISCAL IMPACT:

N/A

PRIOR CITY COUNCIL ACTION:

Included in Attachment 1.

ATTACHMENTS:

Attachment 1) Summary of Past Workshops

Attachment 2) Values, Mission Statement, Guiding Principles

Attachment 3) Updated Strategic Priorities Matrix (February 2025)

Attachment 4) Completed Projects List

Attachment 5) Summarized Priorities Matrix

Attachment 6) Departmental Assignments & Project Category Charts

Workshop Background

This document summarizes the evolution of the City Council Strategic Priority List from November 2019 to March 2024:

- **November 19, 2019** – The City Council and the Executive Team participated in a workshop led by a consultant to establish key guiding principles for future decision-making. Before the workshop, the consultant met individually with Council Members to gather input and shape discussions. During the workshop, the Council developed a Vision Statement, Mission Statement, and Guiding Values, and identified and refined strategic priorities in five key areas:
 - Financial Sustainability
 - Natural Environment/Village Character
 - Community Engagement
 - Infrastructure
 - Business Environment

- **February 3, 2020** – Through Resolution 2020-014, the Council officially adopted the Vision Statement, Mission Statement, and Guiding Values, establishing clear priorities and direction for staff and the community.

- **October 12th, 2021** - The Council held a public workshop at the Sunset Center to discuss roughly 60 different projects associated with the Council’s adopted Strategic Initiatives. Following a hearty and productive discussion, the list was refined to 30 priority projects, as some were deemed “day-to-day” tasks or better suited for inclusion in other programs such as the Capital Improvement Program (CIP) list. To aid in managing the Council’s priority projects, staff created the “Council Priorities Tracker”, which is a spreadsheet that tracks project progress and provides frequent updates and forecasting.

- **January 4th, 2022** – The Council received a status report on the 30 priority projects assigned at the October 12, 2021, Workshop. Staff reported that most of the projects (approximately 70%) are underway at various levels of completeness.

- **March 10th, 2022** - The Council held a public workshop where department heads presented the status of each of the 30 priority projects. After considering available resources, the Council designated 16 projects as “top priority” and directed staff to focus on these first. The top priority designation was intended to be dynamic—once a top priority project was completed and resources became available, the Council would identify and elevate another project from the list to top priority as needed.

- **September 13th, 2022** – The Council received a status update on all 30 strategic priority projects, including 6 of which are considered complete, reducing the active list to 24 active

priorities, with 16 of those deemed as “top priorities”. The Council directed staff to provide another update after the election when the new Councilmember was seated.

- **January 31st, 2023** – The Council held a strategic workshop at the Sunset Center, where department heads presented the status of all 30 priority projects. The update included completion percentages and a review of the 6 completed projects. The Council discussed active projects and moved certain projects—such as Vacant Positions and Pandemic Recovery—to the completed projects list, resulting in a total of 8 projects being considered complete. Staff were directed to return in March to summarize the workshop outcomes and seek further direction.
- **March 7th, 2023** – The Council received a report summarizing the January 31, 2023, Strategic Workshop direction received. Council provided clarification on each item on the priority list, such as items to keep as top priority, items to elevate, and items that have changed status or to combine.
- **August 30, 2023** – The Council held a public workshop at the Sunset Center to review the progress of the priority list since the last workshop on March 7, 2023. Staff highlighted the 8 projects that have been completed since 2021. 6 new priorities were added. Ad hoc committees were assigned to some projects.
- **March 28, 2024** - The Council conducted a public workshop at the Sunset Center to review the status of its 29 active priorities. At this session, 5 priorities were removed from the list either due to their ongoing nature without a defined end date or because they were no longer considered necessary as priorities. Of the 24 remaining priorities, 12 were deemed as high priority, with the remaining 12 considered as low priority to be addressed once the high-priority items are completed.

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

RESOLUTION NO. 2020-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA ADOPTING AND APPROVING THE VISION STATEMENT, MISSION STATEMENT, GUIDING VALUES AND COUNCIL PRIORITIES ESTABLISHED AS A RESULT OF THE STRATEGIC PLANNING WORKSHOP HELD BY THE CITY COUNCIL ON NOVEMBER 19, 2019

WHEREAS, the City Council desires to establish a framework to guide the City Council and City staff in the future; and

WHEREAS, the City Council met with a consultant to develop a Vision Statement, a Mission Statement, Guiding Values and establish Council Priorities; and

WHEREAS, the attached Vision Statement, Mission Statement, Guiding Values and Council Priorities are the result of discussions among the City Council and staff and provide a base for City staff and the Council to refer to when making decisions that impact the community.

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY:

Adopt the Vision Statement, Mission Statement, Guiding Values and Council Priorities as follows:

Vision Statement

Carmel-by-the-Sea will always be a community that values its historic culture, artistic character, and natural environment.

Mission Statement

The City will provide exceptional services that respect residential character, promote local commerce and protect natural resources, while ensuring public health, safety and welfare.

Guiding Values

- ❖ Public Stewardship
- ❖ Accountability and Responsibility
- ❖ Open Communication
- ❖ Collaboration and Teamwork
- ❖ Excellence
- ❖ Respect and Caring
- ❖ Customer Service

Council Priorities

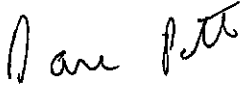
1. Financial Sustainability
2. Natural Environment/Village Character
3. Community Engagement
4. Infrastructure
5. Business Environment

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-
THE-SEA this 3rd day of February 2020, by the following vote:**

AYES: COUNCIL MEMBERS BARON, REIMERS, THEIS, MAYOR PRO TEM
RICHARDS, MAYOR POTTER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

APPROVED:

ATTEST:



Dave Potter
Mayor



Britt Avrit, MMC
City Clerk

Attachment 3

Council Strategic Priorities Tracker: February 2025

No.	Priority Level (March Workshop)	Project	Regulatory or Legal Requirement?	Strategic Priority Category	Department	Status as of March 2024	Level of Staff Capacity to Complete	Summary of Accomplishments - March 2024	% Completed March 2024	February 2025 Update	% Completed February 2025
1	HIGH	Explore Street Addresses	Yes	Natural Environment/Village Character	Admin	In Progress	High	<ul style="list-style-type: none"> • Presentation to Council at November CC Meeting detailing the results and status of staff's research • Council directed staff to continue research and engage with the USPS Growth Manager • Ad Hoc Committee met in February • Letter with Ad Hoc's questions drafted and mailed to the USPS Growth Manager • Reply from USPS received in February 2024 	70%	<ul style="list-style-type: none"> • Staff continued research exploring different street addressing systems meeting USPS standards • Continued communication with USPS Address Systems Manager, gaining further insight about how acceptable addressing systems may relate directly to the City 	72%
2	HIGH	Transient Occupancy Tax(TOT) Increase: Explore adding to 2024 Ballot	No	Financial Sustainability	Admin	Update to Council in May, then needs Council direction	High	<ul style="list-style-type: none"> • Tentatively placed on May City Council Agenda to discuss a report on adding a ballot measure to the November 5th Election and provide staff with direction • Deadline to add a ballot measure is August 9th, making this a time sensitive item 	5%	<ul style="list-style-type: none"> • May 2024: Staff presentation to Council at CC meeting - Council voted to table the TOT discussion to a future meeting date - Directed staff not to pursue adding a ballot measure to Nov. 2024 election 	100%
3	HIGH	Carmel Area Wastewater District (CAWD) Bridge to Everywhere Project	No	Natural Environment/Village Character	Admin/CP&B	In Progress	Low	<ul style="list-style-type: none"> • The City mailed a letter of support for the project • City Planner Katherine Wallace added to project team 	5%	<ul style="list-style-type: none"> • Multiple more meetings attended by City Planner Katherine Wallace • December 2024: Council received a presentation from CAWD about project vision • No lease or land use agreements in place yet 	10%
4	LOW	Board and Commissioner Training	No	Misc.	Admin	On Hold	Low	<ul style="list-style-type: none"> • City Attorney updated the Board and Commission handbook in February 2024 • Council decided in March to postpone adoption of new Handbook for now 	75%	<ul style="list-style-type: none"> • City Clerk continues working closely with newly appointed Board members and Commissioners to facilitate ethics training, provide Brown Act resources and training, and provide comprehensive City handbook and onboarding resources • Department Heads are continuing their individual orientation processes 	75%
5	LOW	Develop and Implement Social Media Plan	No	Community Engagement	Admin	On Hold due to other priorities	Medium	<ul style="list-style-type: none"> • No updates on this item 	50%	<ul style="list-style-type: none"> • Staff assigned to research municipal government best practices and compliance requirements for a social media presence • Exploring opportunities for enhanced community engagement opportunities • Staff developed a Social Media Policy for Council review at the March 2025 City Council Meeting 	90%
6	LOW	Explore Parking and Traffic Management Program	No	Business Environment	Admin	In Progress	High	<ul style="list-style-type: none"> • Community engagement phase completed in winter 2023 • Next step - presentation to Council with community feedback and options 	50%	<ul style="list-style-type: none"> • Ordinance No. 2024-002 adopted by Council, to comply with California Vehicle Code (CVC) Section 22500 and Assembly Bill 413-The "Daylighting Bill" • AB 412 - "Daylighting Bill" changes for implementation are 100% complete 	50%
7	LOW	Review/Reformulate Approach to Reserves/Update Financial Policies	No	Financial Sustainability	Admin	On Hold due to staffing	High	<ul style="list-style-type: none"> • No updates on this item 	35%	<ul style="list-style-type: none"> • New Finance Manager hired June 2024 • In process: exploring ways to enhance relevant policies for effective financial management, continued transparency, best practices, and governance • Council established Financial Stewardship Workgroup (Delves/Buder) 	45%
8	LOW	Explore Opportunities for Flanders Mansion	No	Infrastructure	Admin	On Hold due to other priorities	High	<ul style="list-style-type: none"> • Staff continued research to prepare a City Council update, recommendation, and seek direction 	20%	<ul style="list-style-type: none"> • Staff continued to gauge community interest in opportunities for Flanders • Worked with CP&B to update available property records for Flanders on City's website • Coordinated with PW to facilitate proactive maintenance in anticipation of winter season 	20%
9	HIGH	Review Barriers to Construction of Affordable Housing (Housing Element Adoption)	Yes	Natural Environment/Village Character	CP&B	Pending Council Adoption - Target before April 15th	High	<ul style="list-style-type: none"> • Numerous community meetings held • 1st draft Housing element completed and submitted to State, August 2023 • 2nd draft Housing element completed and submitted to State, January 2024 • Set for adoption before April 15th 	95%	<ul style="list-style-type: none"> • Housing Element adopted by Council April 8, 2024 and subsequently certified by State 	100%
10	HIGH	Explore opportunities for alternate affordable housing sites and amend Housing Element to move units from City Owned sites	No	Natural Environment/Village Character	CP&B	Did not exist	High	<ul style="list-style-type: none"> • Did Not Exist 	0%	<ul style="list-style-type: none"> • Staff working with resident group, "AHA" to find alternate sites in town for affordable housing • Consultant brought on board to assist with State (HCD) interface • Four main programs being explored: <ul style="list-style-type: none"> - ADUs - Hotel Conversion - Downtown Property - Church Sites • All four programs at some level of development, regular meetings with HCD to gain early feedback on approach - has been largely positive • Anticipate first draft of amendment language for public comment in March • Targeting summer, 2025 for City Council adoption 	50%
11	HIGH	Develop Accessory Dwelling Unit (ADU) Ordinance	Yes	Natural Environment/Village Character	CP&B	In Progress	High	<ul style="list-style-type: none"> • First draft presented to Planning Commission at workshop, November 2023 - feedback received • Met with State HCD to discuss policy direction regarding total building square footage on lots • Waiting on HCD comments on first draft ordinance 	75%	<ul style="list-style-type: none"> • November 2024: 2nd draft ordinance presented to Planning Commission • Revised draft being launched for general public review February • Feb/Mar 2025: City to hold community workshop on ordinance • Anticipate ordinance in front of Council in April/May 2025 	80%

Attachment 3

No.	Priority Level (March Workshop)	Project	Regulatory or Legal Requirement?	Strategic Priority Category	Department	Status as of March 2024	Level of Staff Capacity to Complete	Summary of Accomplishments - March 2024	% Completed March 2024	February 2025 Update	% Completed February 2025
12	HIGH	Update Zoning Code and Design Guidelines (Residential & Commercial) AND Explore Reinstatement of the Design Review Board (DRB)	No	Natural Environment/Village Character	CP&B	In Progress	High	<ul style="list-style-type: none"> Multiple Steering Committee meetings held (5+) Steering Committee completed review and comments on guideline language in first draft of residential and commercial guidelines, including new format Steering Committee completed review and comments on supporting language (intros, history, etc.) in first draft of residential and commercial guidelines Created "shoot list" for replacement/new photographs throughout all documents Created "parking lot" list of important items to work on following completion of Design Guidelines Staff began working on compilation of all notes and edits to generate 2nd draft of Residential and Commercial Design Guidelines 	60%	<ul style="list-style-type: none"> Efforts were paused for most of 2024 due to staff resources (Director) Meetings resumed Nov./Dec. - Four (4) steering committee meetings held to review photographs and diagrams Reshooting photos and formatting scheduled for Feb/Mar. 2025 	65%
13	LOW	Explore Opportunities for Permanent Outdoor Dining/Downtown Master Plan	No	Business Environment	CP&B	On hold due to other priorities	Medium	<ul style="list-style-type: none"> No project updates at this time 	25%	<ul style="list-style-type: none"> No project updates at this time 	25%
14	LOW	Housing Element Implementation	Yes	Natural Environment/Village Character	CP&B	Implementation Schedule pending Council adoption in April 2024	High	<ul style="list-style-type: none"> Implementation schedule created as part of Housing Element Start date pending adoption of Housing Element in April 2024 	5%	<ul style="list-style-type: none"> Implementation in progress Principal Planner position created to focus solely on implementation - Marnie Waffle Implementation taking place at same time as amendment - reduced capacity Special Meeting with Plannign Commission February 25th to discuss Zoning Code amendments Recommendation: this item be elevated to HIGH priority 	10%
15	LOW	Outdoor Wine Tasting Ordinance	No	Business Environment	CP&B	In Progress	Medium	<ul style="list-style-type: none"> Ad Hoc Committee established First community listening session held in November 2023 	5%	<ul style="list-style-type: none"> No project updates at this time 	5%
16	HIGH	Review Opportunities for Enhanced Fire/Ambulance Service	No	Financial Sustainability	PD	In Progress	High	<ul style="list-style-type: none"> Continued work on plan to improve management and operations of Ambulance with City of Monterey Management and oversight options discussed with Interim Chief Andrew Miller for future Ad Hoc discussion 	35%	<ul style="list-style-type: none"> Ad Hoc meetings completed, discussion with Monterey Fire with proposed contract provided and multiple meetings with Ambulance Association Significant progress on review and narrowing in on ambulance employees' wages & benefits Both sides want merger with a clear understanding that it will improve our services Next steps include: <ul style="list-style-type: none"> Receiving a proposal back from Ambulance Association and presenting to Council in Closed Session, Ad-Hoc meeting, and Council approval in open session to move forward 	75%
17	HIGH	Police/Public Works Building Project	Yes	Infrastructure	PD/PW/CP&B	In Progress	High	<ul style="list-style-type: none"> Multiple Ad Hoc meetings September-December 2023 January 2024: staff presents results of Indigo Architect's building condition assessment and Police space programming needs January-February: Ad Hoc conducts public meetings to discuss next step options Listening Session held in March 2024 Facilitated community tours of Carmel and Salinas Police stations scheduled for March 29, 2024 Next step for implementation is to authorize architect to begin schematic design of a possible new building at new site and renovation options at existing site 	30%	<ul style="list-style-type: none"> March - June: Held Multiple Ad Hoc Committee meetings and public listening sessions Community consensus: the existing building needs to be replaced July 2024: Council selects option of rehabilitating and expanding the Police building on the existing site to accommodate the programmatic functions of a contemporary Police department Consultant architect subsequently developed a Concept Design that: <ul style="list-style-type: none"> maximizes the existing site accommodates all necessary Police functions provides space for Public Works offices and most field shops requires PW heavy equipment and material bays to be relocated to another site to be determined Consultant architect also prepared preliminary phasing plans minimizing swing space needed for both Police and Public Works Departments during construction Anticipated Amendment to Professional Services Agreement (PSA): Feb. 2025 <ul style="list-style-type: none"> Original PSA included two Concept Designs Cost of additional work requested from architect following Council and community input brought the agreement to the expenditure limit of the not-to-exceed amount Amendment would allow for architect to: <ul style="list-style-type: none"> advance the design concept into preliminary design plans and refine cost estimates prior to proceeding into final design and future construction when funding becomes available Next Steps: share with Ad Hoc and discuss with Council 	35%

Attachment 3

No.	Priority Level (March Workshop)	Project	Regulatory or Legal Requirement?	Strategic Priority Category	Department	Status as of March 2024	Level of Staff Capacity to Complete	Summary of Accomplishments - March 2024	% Completed March 2024	February 2025 Update	% Completed February 2025
18	HIGH	Develop a plan to ensure that the City's natural areas, as well as private property, are properly maintained to reduce fire risk	No	Natural Environment/Village Character	Fire/PD/PW	In Progress	Medium	<ul style="list-style-type: none"> Community Wildfire Protection Plan (CWPP) presented to Forest & Beach Commission in October 2023 Needs to be presented to Carmel, Monterey, and Pacific Grove Councils for adoption \$75k spent on removing 43 fallen, dead trees in MTNP Fuel reduction performed in Forest Hill Park 51 trees, 50 limbs removed following February 4th storm \$200k approved in FY 2023/24 Mid-Year budget for additional dead/hazardous trees and stump removals Landscape maintenance contractor and staff mowing, weed whacking, debris removal continues Carmel Prepares programming developed covering personal preparation and the City's plans for emergency situations Bi-annual community engagement meetings planned January 2024: first community meeting held at Sunset Center to discuss Winter Storms June 2024: second community meeting will discuss wildfire preparation 	65%	<ul style="list-style-type: none"> September 2024: Community Wildfire Prevention Plan (CWPP) adopted by Council Ongoing fuel reduction projects in CWPP assigned to the City's landscape maintenance contractor and Forestry crews "Carmel Prepares" program continues to educate the community with emergency preparedness with events held in January, June, and November Landscape maintenance contractor and staff continue mowing, weed whacking, and debris removals throughout the City's parks and open spaces Ongoing invasives removal and fuel reduction by Friends of MTNP and other volunteers in the North Dunes Habitat Restoration Site, along the Scenic Pathway, and other locations Monterey Fire conducted annual fuel reduction inspections for all Carmel properties in the fall \$900k (98%) of Tree Care Budget expended by the end of Fiscal Year 2023/24 City Tree statistics for calendar year 2024: 183 dead/dying trees removed, 213 trees pruned, 112 stumps removed, and 172 new trees planted Private Tree statistics for calendar year 2024: hazardous/dead/dying tree removals permitted: 98 upper canopy, 114 lower canopy, with a 96.7% required replanting rate Recommendation: this Priority be eliminated as remaining tasks are ongoing 	95%
19	HIGH	Develop Urban Forest Master Plan (UFMP) & Update Tree Ordinance	No	Natural Environment/Village Character	PW	In Progress	Medium	<ul style="list-style-type: none"> Technical Studies and Community Survey completed Technical reports presented to Forest & Beach Commission/Steering Committee April-May 2024: Draft UFMP to be released and hold a Public Workshop UFMP expected to be completed by 6/30/24, with public outreach and ordinance updates continuing into FY 25 	60%	<ul style="list-style-type: none"> Project renamed, "Carmel Forest Master Plan," (CFMP) in response to public comments Consultant completed additional tree inventory surveys and submitted a first draft and revised draft CFMP (Consultant services are now considered complete) Monthly status updates of CFMP provided at Forest & Beach Commission meetings in 2024 Highlights included: <ul style="list-style-type: none"> Review of proposed Agenda topics, presenters, and opportunities for public comments for the Public Workshops Results of the Public Workshops and next steps moving forward Forest and Beach Commission, CFMP Steering Committee, and staff held Public Workshops at Carpenter Hall as follows: <ul style="list-style-type: none"> May 2024: Community Workshop #2 <ul style="list-style-type: none"> Presented results of Community Survey, provided a TreeKeeper computer demonstration, discussed past and proposed Forestry Division staffing and budget resources, and obtained public comment and opposition on the draft Tree Species Planting List October 2024: Two-day public workshop held to review the draft CFMP Coastal Ecologist engaged to oversee efforts to customize CFMP to fit the needs and expectations of the community and integrate the new CFMP with the prior, existing Plan A letter and final report were submitted to, and accepted by, CalFire to terminate the CalFire Grant for this project; City remains in good standing and eligible for other CalFire grants Commenced a qualifications-based selection process to hire an environmental firm to prepare an Initial Study and appropriate CEQA documents upon availability of CFMP final draft 	80%
20	HIGH	Underground Utilities Rule 20A	Yes	Infrastructure	PW	In Progress	Medium	<ul style="list-style-type: none"> November 2023: Presented Rule 20A program, prior reallocations leaving City \$668k, CPUC changes, active vs. inactive district, and 2 Underground District Options: Del Mar parking lot and Willow Trail/Ridgewood Council directed further outreach with Ad Hoc Committee to gauge interest and underground conversion funding for private properties February 2024: Ad Hoc/Staff toured both sites Researching costs for private undergrounding before returning to Council to adopt District(s) 	50%	<ul style="list-style-type: none"> Ad Hoc Committee met several times in 2024 and decided to recommend the Del Mar Underground District to Council and eliminate further review of the alternative site along the MTNP Willow Trail October 2024: A Public Meeting held, community comments showed support November 2024: Public Hearing held, Council adopted resolution establishing the Del Mar Underground Utility District and authorized the Del Mar Utility Undergrounding Project utilizing remaining Rule 20A Work Credits (\$667,639) The adopted resolution, map, and application was submitted to PG&E PG&E's response designated the City an "Active Community," and no further reallocation of funds are expected PG&E estimates starting the design for the District in approximately five years Notifications and discussions with potentially impacted homeowners continue Recommendation: Priority be eliminated and resumed once PG&E begins the design in a future year 	95%

Attachment 3

No.	Priority Level (March Workshop)	Project	Regulatory or Legal Requirement?	Strategic Priority Category	Department	Status as of March 2024	Level of Staff Capacity to Complete	Summary of Accomplishments - March 2024	% Completed March 2024	February 2025 Update	% Completed February 2025
21	HIGH	Coastal Engineering Study and Climate Committee	No	Natural Environment/Village Character	PW	In Progress	Medium	<ul style="list-style-type: none"> Climate Committee reformed; met in November 2023 and February 2024 Coastal Engineering Study Phase 1 completed Tasks 1-4 presented to F&B Commission and Climate Committee \$500k Local Coastal Program Grant Agreement executed with California Coastal Commission funding Phase 2 March 2024: Council approved Amendment 2 to consultant team for 2-year Phase 2 development, which includes public outreach, coastal adaptation strategies, and an LCP Amendment Special Meeting Presentation to Council on March 26th April 2024: Issue RFP for Shoreline Infrastructure Repairs project; retain engineer for 2 structural beach stair repairs (10N, 12), and estimating/environmental for all shoreline repairs March-May 2024: PW staff to repair and open 5 concrete stairs at 8, 10S, 11, 13, and Santa Lucia, and wood stairs at Martin Way 	35%	<ul style="list-style-type: none"> March 2024: Amendment #2 executed with consultant for Phase 2 development, to include: public outreach, coastal adaptation strategies, and an LCP Amendment For Phase 2, consultants prepared a Community Engagement Plan and a Socio-Economic Analysis, presented a draft Community Survey for Sea Level Rise to the Forest and Beach Commission, and are currently developing long-term beach adaptation strategies Initial reimbursements received from the \$500k Local Coastal Program Grant Agreement executed with the California Coastal Commission In spring, PW staff repaired and re-opened six concrete beach access stairs, and the wood stairs at Martin Way Two remaining wooden stairs, at Tenth Avenue North and Twelfth Avenues, were confirmed by a structural engineer to have sustained structural damages and must remain closed for public safety until repairs are made Efforts are underway to repair the Tenth Avenue North stairs by a contractor under an informal bidding process Three technical proposals were received in response to the RFP for the Shore-line Infrastructure Repairs project, which was subsequently combined with another CIP Project for the Fourth Avenue Outfall Wall Reconstruction Project Best qualified firm selected; staff negotiated Scope of work and estimated fees to maximize project budget A Professional Services Agreement, with a fee of approximately \$400k, is anticipated to be submitted to Council for award in March 2025 	50%
22	LOW	Stormwater Ordinances Update	Yes	Infrastructure	PW	Waiting for the Coastal Commission to Adopt in FY 24/25	Low	<ul style="list-style-type: none"> 2nd Reading and adoption of Stormwater Ordinances completed in December 2023 Local Coastal Program Amendment requires approval by Planning Commission- likely in FY 2024/25 Local Coastal Program Amendment requires approval by Coastal Commission - likely in FY 2024/25 	95%	<ul style="list-style-type: none"> Met with CCC Staff to provide the Council-adopted Stormwater Ordinances to CCC for review Stormwater Ordinances need to go to the Planning Commission to meet the Local Coastal Program (LCP) application requirements Coordinated with Planning Dept. regarding LCP and LCPA submittal requirements and the timing of the LCP Amendment for stormwater pending other LCP Amendments requested by the City Following Planning Commission approval, Stormwater Ordinances then go to the CCC for final approval 	100%/10%
23	LOW	Explore Opportunities for Scout House	No	Infrastructure	PW	In Progress	High	<ul style="list-style-type: none"> January 2024: Presented building condition, challenges (historic, CEQA, ADA, Surplus Lands Act), and 5 options with pros and cons Options: (1)Renovate as a CIP project, (2)Sell property, (3)Re-issue RFP for contractor to renovate and lease, (4)Relocate and renovate, and (5)Status Quo Relocation and renovation was selected to advance Several relocation sites to be evaluated 5-year CIP, Year 2 (FY 2025/26) includes \$250k for project management, historic renovation/relocation design, and environmental services 	40%	<ul style="list-style-type: none"> January 2024: Council selects option to relocate and renovate the Scout House to a site to be determined and subsequently sell the existing site Initial sites were preliminarily evaluated and logistical challenges identified Proposed CIP project (fiscal year to be determined) to allocate \$250,000 for a consultant team, led by historic preservation architect, to: a) assess feasible sites for the relocation, b) design full removal plans of the Scout House from the existing site, c) design the renovation plans, meeting ADA, historic preservation standards, and building code requirements, at the new site to 90% complete, and d) perform an Initial Study and begin environmental review (EIR anticipated) for the overall project In subsequent fiscal year(s), additional funding will be needed to complete the environmental review, design plans, and begin construction Costs expected to partially be offset by the sale of existing site 	40%
24	LOW	Undergrounding Power Lines Separate from Rule 20A Priority	No	Infrastructure	PW	In Progress (overlaps with Rule 20A)	High	<ul style="list-style-type: none"> Staff recommends adopting Underground Utility District(s) for Rule 20A project first before pursuing City-wide undergrounding Carmel Cares working with residents and PG&E to potentially underground utilities along San Antonio Avenue (Second to Fourth Avenues) 	5%	<ul style="list-style-type: none"> PG&E currently in design to underground utilities along San Antonio, between Second and Fourth Avenues Project was sponsored by Carmel Cares and will be entirely funded by adjoining properties The San Antonio Pathway Reconstruction Project, currently in construction, will be completed before undergrounding of utilities under the roadway Focus this year was on the Rule 20A Undergrounding Project (a separate strategic priority) Recommendation: rename this to "Undergrounding Power Lines – Citywide" 	5%

Priorities Completed as of February 2025

No.	Item Description	Department	Status
1	Develop a multi-pronged financial strategy to address pension liability	Administration	Completed
2	Restructure Peninsula Messenger Service for at-home letter delivery	Administration	Completed
3	Develop Organics/Recycling Ordinance	Public Works	Completed
4	Forest Theater Facilities Manager	Public Works & Community Activities	Completed
5	Review and Update Sign Ordinance	Community Planning & Building	Completed
6	Filling Vacancies	Administration	Completed
7	Pandemic Recovery	Administration	Completed
8	Update Purchasing Policy	Administration	Completed
9	Volunteer Group Facilitation and Appreciation	Public Works	Completed
10	Review barriers to construction of affordable housing (Housing Element Adoption)	Community Planning & Building	Completed
11	Transient Occupancy Tax(TOT) Increase: Explore adding to 2024 Ballot	Administration	Completed
12	Underground Utilities Rule 20A	Public Works	Completed
13	Car Week Impacts and Safety	PD/Community Activities	Completed

City Council Strategic Priorities Tracker: February 2025

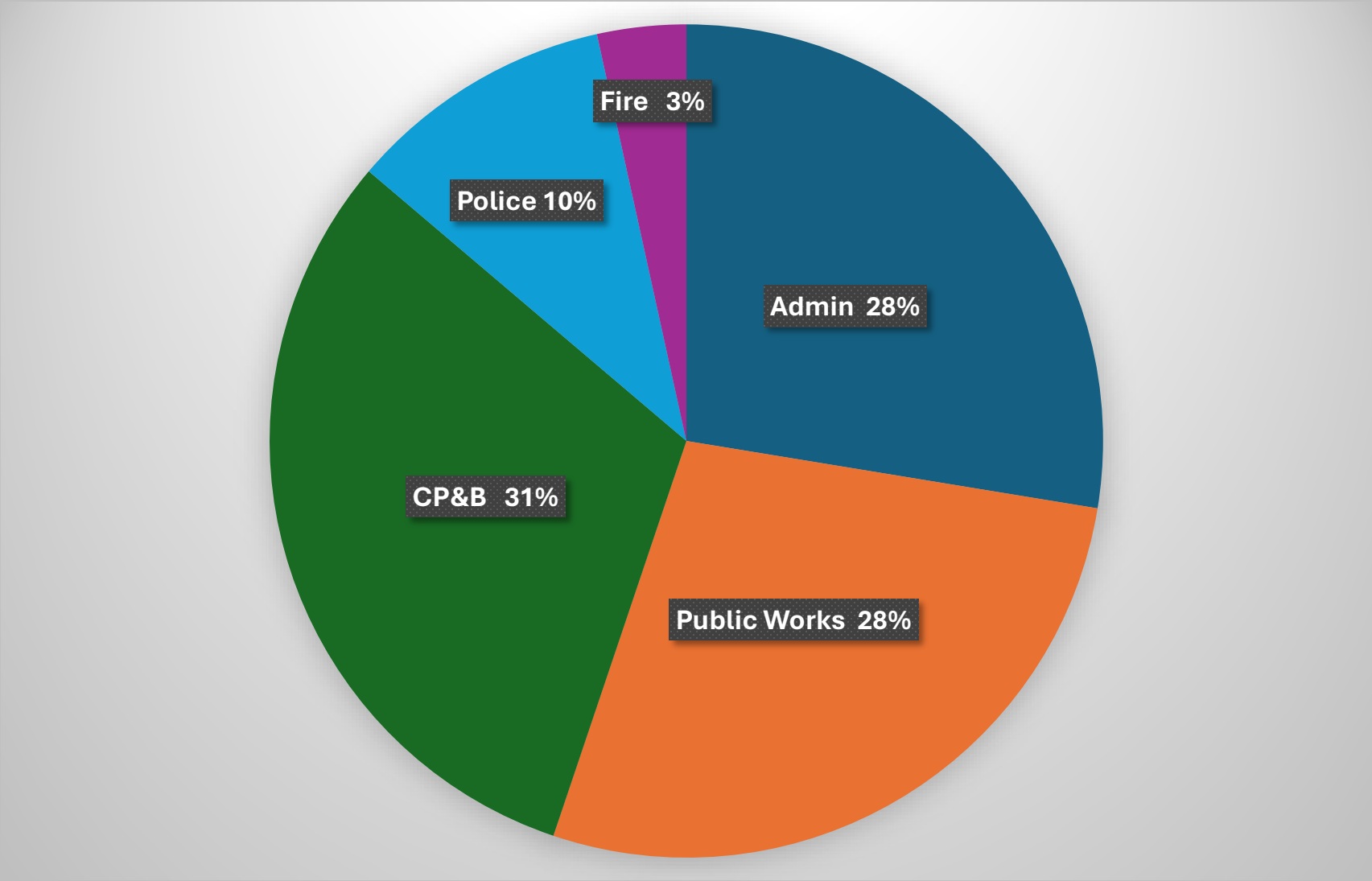
No.	Priority Level (March Workshop)	Project	% Completed in March 2024	February 2025 Update	% Completed February 2025
1	HIGH	Explore Street Addresses	70%	<ul style="list-style-type: none"> Staff continued research exploring different street addressing systems meeting USPS standards Continued communication with USPS Address Systems Manager, gaining further insight about how acceptable addressing systems may relate directly to the City 	72%
2	HIGH	Transient Occupancy Tax(TOT) Increase: Explore adding to 2024 Ballot	5%	<ul style="list-style-type: none"> May 2024: Staff presentation to Council at CC meeting <ul style="list-style-type: none"> Council voted to table the TOT discussion to a future meeting date Directed staff not to pursue adding a ballot measure to Nov. 2024 election 	100%
3	HIGH	Carmel Area Wastewater District (CAWD) Bridge to Everywhere Project	5%	<ul style="list-style-type: none"> Multiple more meetings attended by City Planner Katherine Wallace December 2024: Council received a presentation from CAWD about project vision No lease or land use agreements in place yet 	10%
4	LOW	Board and Commissioner Training	75%	<ul style="list-style-type: none"> City Clerk continues working closely with newly appointed Board members and Commissioners to facilitate ethics training, provide Brown Act resources and training, and provide comprehensive City handbook and onboarding resources Department Heads are continuing their individual orientation processes 	75%
5	LOW	Develop and Implement Social Media Plan	50%	<ul style="list-style-type: none"> Staff assigned to research municipal government best practices and compliance requirements for a social media presence Exploring opportunities for enhanced community engagement opportunities Staff developed a Social Media Policy for Council review at the March 2025 City Council Meeting 	90%
6	LOW	Explore Parking and Traffic Management Program	50%	<ul style="list-style-type: none"> Ordinance No. 2024-002 adopted by Council, to comply with California Vehicle Code (CVC) Section 22500 and Assembly Bill 413- The "Daylighting Bill" AB 412 - "Daylighting Bill" changes for implementation are 100% complete 	50%
7	LOW	Review/Reformulate Approach to Reserves/Update Financial Policies	35%	<ul style="list-style-type: none"> New Finance Manager hired June 2024 In process: exploring ways to enhance relevant policies for effective financial management, continued transparency, best practices, and governance Council established Financial Stewardship Workgroup (Delves/Buder) 	45%
8	LOW	Explore Opportunities for Flanders Mansion	20%	<ul style="list-style-type: none"> Staff continued to gauge community interest in opportunities for Flanders Worked with CP&B to update available property records for Flanders on City's website Coordinated with PW to facilitate proactive maintenance in anticipation of winter season 	20%
9	HIGH	Review Barriers to Construction of Affordable Housing (Housing Element Adoption)	95%	<ul style="list-style-type: none"> Housing Element adopted by Council April 8, 2024 and subsequently certified by State 	100%
10	HIGH	Explore opportunities for alternate affordable housing sites and amend Housing Element to move units from City Owned sites	0%	<ul style="list-style-type: none"> Staff working with resident group, "AHA" to find alternate sites in town for affordable housing Consultant brought on board to assist with State (HCD) interface Four main programs being explored: <ul style="list-style-type: none"> ADUs Hotel Conversion Downtown Property Church Sites All four programs at some level of development, regular meetings with HCD to gain early feedback on approach - has been largely positive Anticipate first draft of amendment language for public comment in March Targeting summer, 2025 for City Council adoption 	50%
11	HIGH	Develop Accessory Dwelling Unit (ADU) Ordinance	75%	<ul style="list-style-type: none"> November 2024: 2nd draft ordinance presented to Planning Commission Revised draft being launched for general public review February Feb/Mar 2025: City to hold community workshop on ordinance Anticipate ordinance in front of Council in April/May 2025 	80%

No.	Priority Level (March Workshop)	Project	% Completed in March 2024	February 2025 Update	% Completed February 2025
12	HIGH	Update Zoning Code and Design Guidelines (Residential & Commercial) AND Explore Reinstatement of the Design Review Board (DRB)	60%	<ul style="list-style-type: none"> • Efforts were paused for most of 2024 due to staff resources (Director) • Meetings resumed Nov./Dec. - Four (4) steering committee meetings held to review photographs and diagrams • Reshooting photos and formatting scheduled for Feb/Mar. 2025 	65%
13	LOW	Explore Opportunities for Permanent Outdoor Dining/Downtown Master Plan	25%	<ul style="list-style-type: none"> • No project updates at this time 	25%
14	LOW	Housing Element Implementation	5%	<ul style="list-style-type: none"> • Implementation in progress • Principal Planner position created to focus solely on implementation - Marnie Waffle • Implementation taking place at same time as amendment - reduced capacity • Special Meeting with Plannign Commission February 25th to discuss Zoning Code amendments • Recommendation: this item be elevated to HIGH priority 	10%
15	LOW	Outdoor Wine Tasting Ordinance	5%	<ul style="list-style-type: none"> • No project updates at this time 	5%
16	HIGH	Review Opportunities for Enhanced Fire/Ambulance Service	35%	<ul style="list-style-type: none"> • Ad Hoc meetings completed, discussion with Monterey Fire with proposed contract provided and multiple meetings with Ambulance Association • Significant progress on review and narrowing in on ambulance employees' wages & benefits • Both sides want merger with a clear understanding that it will improve our services • Next steps include: <ul style="list-style-type: none"> - Receiving a proposal back from Ambulance Association and presenting to Council in Closed Session, Ad-Hoc meeting, and Council approval in open session to move forward 	75%
17	HIGH	Police/Public Works Building Project	30%	<ul style="list-style-type: none"> • March - June: Held Multiple Ad Hoc Committee meetings and public listening sessions • Community consensus: the existing building needs to be replaced • July 2024: Council selects option of rehabilitating and expanding the Police building on the existing site to accommodate the programmatic functions of a contemporary Police department • Consultant architect subsequently developed a Concept Design that: <ul style="list-style-type: none"> - maximizes the existing site - accommodates all necessary Police functions - provides space for Public Works offices and most field shops - requires PW heavy equipment and material bays to be relocated to another site to be determined • Consultant architect also prepared preliminary phasing plans minimizing swing space needed for both Police and Public Works Departments during construction • Anticipated Amendment to Professional Services Agreement (PSA): Feb. 2025 <ul style="list-style-type: none"> - Original PSA included two Concept Designs - Cost of additional work requested from architect following Council and community input brought the agreement to the expenditure limit of the not-to-exceed amount • Amendment would allow for architect to: <ul style="list-style-type: none"> - advance the design concept into preliminary design plans and refine cost estimates prior to proceeding into final design and future construction when funding becomes available • Next Steps: share with Ad Hoc and discuss with Council 	35%

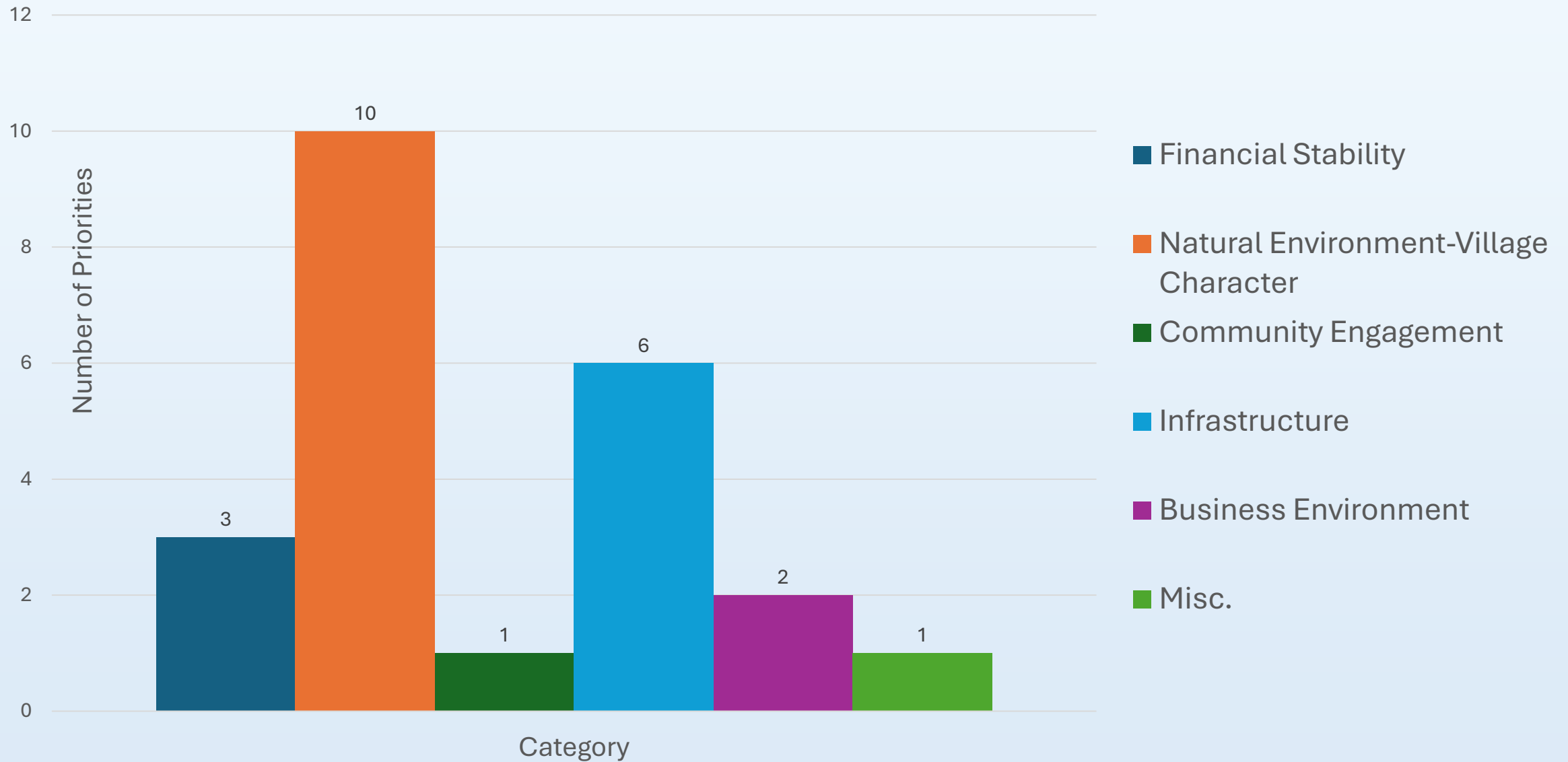
No.	Priority Level (March Workshop)	Project	% Completed in March 2024	February 2025 Update	% Completed February 2025
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19	HIGH	Develop Urban Forest Master Plan (UFMP) & Update Tree Ordinance	60%	<ul style="list-style-type: none"> Project renamed, "Carmel Forest Master Plan," (CFMP) in response to public comments Consultant completed additional tree inventory surveys and submitted a first draft and revised draft CFMP (Consultant services are now considered complete) Monthly status updates of CFMP provided at Forest & Beach Commission meetings in 2024 Highlights included: <ul style="list-style-type: none"> Review of proposed Agenda topics, presenters, and opportunities for public comments for the Public Workshops Results of the Public Workshops and next steps moving forward Forest and Beach Commission, CFMP Steering Committee, and staff held Public Workshops at Carpenter Hall as follows: <ul style="list-style-type: none"> May 2024: Community Workshop #2 <ul style="list-style-type: none"> Presented results of Community Survey, provided a TreeKeeper computer demonstration, discussed past and proposed Forestry Division staffing and budget resources, and obtained public comment and opposition on the draft Tree Species Planting List October 2024: Two-day public workshop held to review the draft CFMP Coastal Ecologist engaged to oversee efforts to customize CFMP to fit the needs and expectations of the community and integrate the new CFMP with the prior, existing Plan A letter and final report were submitted to, and accepted by, CalFire to terminate the CalFire Grant for this project; City remains in good standing and eligible for other CalFire grants Commenced a qualifications-based selection process to hire an environmental firm to prepare an Initial Study and appropriate CEQA documents upon availability of CFMP final draft 	80%
20	HIGH	Underground Utilities Rule 20A	50%	<ul style="list-style-type: none"> Ad Hoc Committee met several times in 2024 and decided to recommend the Del Mar Underground District to Council and eliminate further review of the alternative site along the MTNP Willow Trail October 2024: A Public Meeting held, community comments showed support November 2024: Public Hearing held, Council adopted resolution establishing the Del Mar Underground Utility District and authorized the Del Mar Utility Underground Project utilizing remaining Rule 20A Work Credits (\$667,639) The adopted resolution, map, and application was submitted to PG&E PG&E's response designated the City an "Active Community," and no further reallocation of funds are expected PG&E estimates starting the design for the District in approximately five years Notifications and discussions with potentially impacted homeowners continue Recommendation: Priority be eliminated and resumed once PG&E begins the design in a future year 	95%

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21	HIGH	Coastal Engineering Study and Climate Committee	35%	<ul style="list-style-type: none"> • March 2024: Amendment #2 executed with consultant for Phase 2 development, to include: public outreach, coastal adaptation strategies, and an LCP Amendment • For Phase 2, consultants prepared a Community Engagement Plan and a Socio-Economic Analysis, presented a draft Community Survey for Sea Level Rise to the Forest and Beach Commission, and are currently developing long-term beach adaptation strategies • Initial reimbursements received from the \$500k Local Coastal Program Grant Agreement executed with the California Coastal Commission • In spring, PW staff repaired and re-opened six concrete beach access stairs, and the wood stairs at Martin Way • Two remaining wooden stairs, at Tenth Avenue North and Twelfth Avenues, were confirmed by a structural engineer to have sustained structural damages and must remain closed for public safety until repairs are made • Efforts are underway to repair the Tenth Avenue North stairs by a contractor under an informal bidding process • Three technical proposals were received in response to the RFP for the Shore-line Infrastructure Repairs project, which was subsequently combined with another CIP Project for the Fourth Avenue Outfall Wall Reconstruction Project • Best qualified firm selected; staff negotiated Scope of work and estimated fees to maximize project budget • A Professional Services Agreement, with a fee of approximately \$400k, is anticipated to be submitted to Council for award in March 2025 	50%
22	LOW	Stormwater Ordinances Update	95%	<ul style="list-style-type: none"> • Met with CCC Staff to provide the Council-adopted Stormwater Ordinances to CCC for review • Stormwater Ordinances need to go to the Planning Commission to meet the Local Coastal Program (LCP) application requirements • Coordinated with Planning Dept. regarding LCP and LCPA submittal requirements and the timing of the LCP Amendment for stormwater pending other LCP Amendments requested by the City • Following Planning Commission approval, Stormwater Ordinances then go to the CCC for final approval 	100% / 10%
23	LOW	Explore Opportunities for Scout House	40%	<ul style="list-style-type: none"> • January 2024: Council selects option to relocate and renovate the Scout House to a site to be determined and subsequently sell the existing site • Initial sites were preliminarily evaluated and logistical challenges identified • Proposed CIP project (fiscal year to be determined) to allocate \$250,000 for a consultant team, led by historic preservation architect, to: a) assess feasible sites for the relocation, b) design full removal plans of the Scout House from the existing site, c) design the renovation plans, meeting ADA, historic preservation standards, and building code requirements, at the new site to 90% complete, and d) perform an Initial Study and begin environmental review (EIR anticipated) for the overall project • In subsequent fiscal year(s), additional funding will be needed to complete the environmental review, design plans, and begin construction • Costs expected to partially be offset by the sale of existing site 	40%
24	LOW	Undergrounding Power Lines Separate from Rule 20A Priority	5%	<ul style="list-style-type: none"> • PG&E currently in design to underground utilities along San Antonio, between Second and Fourth Avenues • Project was sponsored by Carmel Cares and will be entirely funded by adjoining properties • The San Antonio Pathway Reconstruction Project, currently in construction, will be completed before undergrounding of utilities under the roadway • Focus this year was on the Rule 20A Undergrounding Project (a separate strategic priority) • Recommendation: rename this to "Undergrounding Power Lines – Citywide" 	5%

Priorities by Department



Priorities by Category





**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report**

**February 27, 2025
ADJOURNMENT**

TO: Honorable Mayor and City Council Members
SUBMITTED BY: Nova Romero, City Clerk
APPROVED BY: Chip Rerig, City Administrator
SUBJECT: Correspondence Received After Agenda Posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

Correspondence #1
Correspondence #2
Correspondence #3



Nova Romero <nromero@ci.carmel.ca.us>

Addresses

Cheryl Lipshutz [REDACTED] >
To: cityclerk@ci.carmel.ca.us

Mon, Feb 24, 2025 at 7:17 PM

I am a homeowner in Carmel by the Sea and believe that addresses are extremely important. I believe addresses are unimportant or unnecessary to have mail delivery. I DO, however, believe addresses are vital for emergency vehicles to ensure they are at the right house as quickly as possible. I have a 101 year old next door neighbor and two different times EMS services were required where they came to my door rather than my next door neighbor's. The extra time to redirect them could have caused issues and had I not been home both times, I do not know what would have happened.

On a separate issue when a ride share company comes to pick me up especially early in the morning before the sun comes up, to take me to the airport for an early morning flight, I often have issues where the driver gets to me much later than he would if he could use GPS to find me.

I think there is absolutely no downside to giving us street addresses without requiring mail delivery.

Please ensure the health and safety of all of our Carmel by the Sea residents!

Cheryl Lipshutz
[REDACTED]



Nova Romero <nromero@ci.carmel.ca.us>

Carmel needs USPS data base compliant addresses

Carolyn [REDACTED] >
To: cityclerk@ci.carmel.ca.us

Mon, Feb 24, 2025 at 5:52 PM

I am writing in support of being assigned an address in Carmel that works with the USPS data base. I am concerned about the confusion for safety (police, fire, ambulance, etc.) and for all the issues associated with utilities, maintenance, deliveries and services. It is also very difficult with financials, the DMV, passports and other institutions. Some simply will not allow us to even request a service as their software requires a USPS database address.

This issue needs no further study. Nothing new is going to come to light. The address must meet the USPS data standard or you will not be solving the problem. Consistent physical addresses and signage will never meet the USPS standard. It might be "cute", but it will not solve the problem. Please recognize that it is now time for implementation, not for ignoring the reality of the standard requirement in today's world.

I wish I could attend the Council meeting this week and express this in person, but I can not. I hope that someone will express or read this message to the Council and hear the pain that this causes Carmel residents.

Best regards,

Carolyn Ticknor
[REDACTED]
[REDACTED]
Carmel, CA 93921



Importance of Addresses

Jim Lerdal [REDACTED]
To: cityclerk@ci.carmel.ca.us

Mon, Feb 24, 2025 at 3:17 PM

Please distribute to all council members, mayor and staff.

I am very interested in ensuring you make the issuing of addresses a high priority.

I have redirected lost firemen at least twice as my next door neighbor is 100 and it is difficult to identify how many houses are between the corner and his house. One of these times the urgency will be disastrous. In addition, we have received his holiday gifts from friends a number of times as fed-ex struggles as well.

Thank you,
Jim Lerdal

[REDACTED]

--

Jim Lerdal

[REDACTED]



Nova Romero <nromero@ci.carmel.ca.us>

need for addresses

Elaine Cummings <[REDACTED]>
To: cityclerk@ci.carmel.ca.us

Mon, Feb 24, 2025 at 3:39 PM

Hello,

I'd like to request that you share with all the Council members my strong opinion that we need street addresses in Carmel. The lack of a proper address has been a constant struggle since we moved to Carmel. I'm unable to attend the meeting on Thursday but want to weigh in on the issue. This is a high priority and needs to be resolved.

Thanks very much,

Elaine Cummmings



Nova Romero <nromero@ci.carmel.ca.us>

Priorities for Carmel- Street Addresses

Kirk Schroeder [REDACTED]
To: cityclerk@ci.carmel.ca.us

Mon, Feb 24, 2025 at 5:06 PM

Dear City Clerk,

Could you please forward this email to the Mayor, city council members and staff.

**

Dear City Council and Mayor Byrne,

While we realize there are a lot of important projects to prioritize (e.g. satisfying State mandates for affordable housing), few are as important to my wife and I then getting us a USPS recognized street address. As we have relayed to many of the current and past council members... and to the current Mayor... in our opinion this is an unforced error on the part of Carmel. I won't bore you with the countless times this has caused delay, confusion and inconvenience for us in the past 25 years living in Carmel-by-the-Sea.

To be clear, we are not asking for mail delivery, but rather just a street number assignment that conforms to the USPS database.

This will help tremendously and we both urge you to keep this project a high priority for its residents.

Thank you for your consideration.

Best regards,

Kirk and Nicole Schroeder
[REDACTED]



Nova Romero <nromero@ci.carmel.ca.us>

STREET ADDRESSES

'Marcia Nagel' via cityclerk <cityclerk@ci.carmel.ca.us>
Reply-To: Marcia Nagel [REDACTED] <>
To: cityclerk@ci.carmel.ca.us

Mon, Feb 24, 2025 at 4:56 PM

Please send this to all city council members.

February 24, 2025

The Mayor and City Council Members ...

Regarding 'House Numbers:'

We, as local homeowners of 23 years (full time 13+ years) totally support the assignment of some type of house numbering system ... as we too, along with numerous others, have been more than impacted by the lack of readily identifiable addresses. And ... we do not think it has any impact on the charm of our wonderful village. But it does have **considerable** impact on the **safety** of all our village residents, and **that must take priority**.

Our residents who are 'against' having house numbers have stated that they feel it would negatively impact us by having a numbered address attached to our homes, taking away from the 'charm' of our village. We find it hard to believe that a 4-6 digit number attached to a cottage, will take away from the charm of our village, especially since many residents already have some type of identification sign on their homes (such as 'Monte Verde 6SE of 10) ... and wonderful, whimsical and charming 'cottage name' signs are all over Carmel ... and no one objects to those. Knowing our wonderfully talented artistic village residents, I am sure that a standard design (if required) could be done tastefully and artistically, and that should not have any impact on the charm of our village.

The other issue raised by those opposing house numbers is the closing of the post office. The City has assured us, that is a separate issue. The issue that 'assigning a house number' will lead to the closing of the Post Office, is really hard to understand ... as it is under federal jurisdiction, not under our 'local' government. And as reported in The Pine Cone on 7/12/24, Carmel's US Post Office is under the 'authority' of the federal government, not the City Leaders of Carmel by the Sea.

Personally, we would **never** want to stop another neighbor or resident from **BEING SAFE** ... by allowing everyone the choice of being able to post a small sign on their home so it can be identified easily and quickly by emergency personnel. Additionally, my husband as a retired tort lawyer ... is concerned that the city is exposing itself to possibly liability in the event of injury or death.

Sent with great respect and appreciation for everyone's involvement in this important and critical safety decision.

Marcia & John Nagel



**Carmel-
by-the-Sea**

Nova Romero <nromero@ci.carmel.ca.us>

Addresses in Carmel by the Sea

'sharyn siebert' via cityclerk <cityclerk@ci.carmel.ca.us>
Reply-To: sharyn siebert [REDACTED] >
To: "cityclerk@ci.carmel.ca.us" <cityclerk@ci.carmel.ca.us>

Tue, Feb 25, 2025 at 9:23 AM

To whom it may concern,

My husband and I have dealt with the lack of addresses in town in various ways-none of them as convenient and safe as having assigned addresses of our own. Different utilities assign different addresses to our home, and this makes for even more confusion for us.

As full-time residents and citizens of our wonderful town, we feel it is time to move into the 21st century. It is also our understanding that even if this initiative is passed on a positive vote, posting addresses would be optional. Given that, we respectfully request that we move forward to accomplish this goal of assigning addresses to all of us. We will happily post ours, leaving it to our neighbors to do as they see fit.

Large checks, heavy furniture and other items have gotten delivered all over our neighborhood, even when addressed to us. Please help our neighbors not have these burdens continue. And alleviate the pressure on our friends who don't live here from receiving our packages.

Sincerely,
Sharyn Siebert
Jeff Johnson

[REDACTED]
[REDACTED]
(see the problem!)
Carmel by the Sea, CA



Carmel-
by-the-Sea

Nova Romero <nromero@ci.carmel.ca.us>

Addresses in Carmel

Constance Hess <[REDACTED]>
To: cityclerk@ci.carmel.ca.us

Tue, Feb 25, 2025 at 4:19 PM

Also, I would suggest that the Council take action on this item immediately in favor of addresses.

Begin forwarded message:

From: Constance Hess [REDACTED]
Subject: **Addresses in Carmel**
Date: February 25, 2025 at 4:05:25 PM PST
To: cityclerk@ci.carmel.ca.us

Please forward this e-mail to the Carmel City Council Members for the upcoming meeting concerning Priority Lists

Dear members of Carmel City Council,

We are writing in support of keeping street addresses on the high priority list.

Response times by Fire and Police, as well as ambulance response times, are impacted by the lack of uniform street addresses. Health, safety, financial info, passports, securities, utility hookups, and deliveries are also impacted by the lack of street addresses.

We are not asking for Mail Delivery, but the assignment of address numbers conforming to the USPS database.

Sincerely,

Connie Irish-Hess

Kenneth L. Hess

[REDACTED]

[REDACTED]

[REDACTED]

30 year full-time residents



Nova Romero <nromero@ci.carmel.ca.us>

ADDRESSES!

Barbara Hardy <b[REDACTED]>
 To: Nova Romero <nromero@ci.carmel.ca.us>

Tue, Feb 25, 2025 at 2:49 PM

Oops... for the record.... I believe we are "conscientious" neighbors... rather than "contentious" neighbors. Spellcheck is not my friend 😞.
 Barbara Hardy

On Feb 25, 2025, at 12:31 PM, Nova Romero <nromero@ci.carmel.ca.us> wrote:

Received. Thank you.



Nova Romero, MMC
City Clerk
 City of Carmel-by-the-Sea
 P.O. Box CC
 Carmel-by-the-Sea, CA 93921
 (831) 620-2016
nromero@cbts.us

On Tue, Feb 25, 2025 at 10:54 AM 'Barbara Hardy' via cityclerk <cityclerk@ci.carmel.ca.us> wrote:
 To Carmel City Clerk, City Council and Staff (please forward as necessary)

My husband and I are permanent residents of Carmel. We have lived here since 2012. We vote, we volunteer, we're contentious neighbors.... And we are in TOTAL agreement with Karen Ferlito's assessment of Carmel's need for street numbers. We are, unfortunately, going to be out of town when this meeting will be held; but will be watching it on Zoom if possible. Street numbers are a HUGE issue to us!

If Southern California's recent fire tragedy is not enough of a wake up call to our city government - then shame on you. If you don't act on this now, you may find yourself written into the history of stupid government officials who ignored an obvious public need. Heads are rolling in Southern California! And for what? Quaintness? How about public safety! How about resident livability. Perhaps more of the 2nd homes in our village would transition to more permanent residents if they had the reliable facilities available to them, for work or play. If they could count on packages being delivered or emergency services being able to quickly locate your home. It is a pity that some of the older residents do not seem to realize benefits available to them, with a proper street number that works with GPS, if they should become homebound - temporarily or sadly, more permanently.

We don't care about mail delivery! We just want people - friends, family, visitors, repair people, emergency (and non-emergency!) services, - to be able to find our address! We are tired of having to go outside and flag people down in the street to identify our house; we are tired of having to go by someone's else's home 7 blocks away to pick up packages because a new delivery person doesn't understand our addresses. Or worse, having to search surrounding doorways that look like the picture the package delivery driver sent to us!

It's TIME. Stop mulling this over and do the right thing! NOW!

Barbara & Chris Hardy
 [REDACTED]

Carmel, CA 93921
[REDACTED]

Begin forwarded message:

From: Karen FERLITO [REDACTED] >
Date: February 24, 2025 at 3:44:08 PM MST
To: [REDACTED]@ [REDACTED]
Subject: City Council Priorities Workshop = Thursday 10-3 at Carpenter Hall, Sunset Center. ADDRESSES!

As of now, addresses are a high priority. Council could demote this item at this meeting or continue to pursue it. Response times by Fire and Police, as well as ambulance response times, are impacted by the lack of uniform street addresses. Health, safety, financial info, passports, securities, utility hookups, and deliveries are also impacted by the lack of street addresses. This will only continue to get worse as AI takes over customer service. You will hit a block wall when asked for a location. The assignment of street numbers that conform to the USPS database must remain a high priority. Please plan to be at this meeting or write an email to cityclerk@ci.carmel.ca.us <mailto:cityclerk@ci.carmel.ca.us> and ask her to send it to all city council members and staff. Please tell friends and neighbors who also want a street address assigned to lobby for this important change in CBTS. This is not asking for Mail Delivery, but the assignment of address numbers conforming to the USPS database.

The agenda and all pertinent info is attached below.

Karen FERLITO
[REDACTED]



Nova Romero <nromero@ci.carmel.ca.us>

Addresses

Trish Branstetter <[REDACTED]>
To: cityclerk@ci.carmel.ca.us

Tue, Feb 25, 2025 at 6:53 AM

Dear city council,

I am an owner of a home within the Carmel city limits. I am asking you to consider going forward with the proposal to have home addresses. This is an important issue and it will not interfere with getting mail at the post office. I am not asking for mail delivery - I want to be sure that an ambulance can find my home and that any deliveries come to the right place. It will not change the specialness of Carmel. WE NEED ADDRESSES!

Sincerely,

PatriciaBranstetter

Sent from my iPad



Nova Romero <nromero@ci.carmel.ca.us>

Addresses

1 message

dorothy phillips <d[REDACTED]>
To: cityclerk@ci.carmel.ca.us

Tue, Feb 25, 2025 at 7:29 AM

Dear Carmel Council,

Not having physical addresses can be very costly,lost packages, missed flights(Uber,taxies), but more than anything health and well-being affecting response time for fire and police. I do not mind going to the post office in Carmel, but addresses are for more than mail. We need them and it does not cut down on quaintness. Don't turn this into one of your postponed, irrational causes. Vote for addresses in the Golden Rectangle. Dorothy Phillips [REDACTED], I dare you to figure that one out , correctly.

Sent from my iPad



**Carmel-
by-the-Sea**

Nova Romero <nromero@ci.carmel.ca.us>

Carmel Addresses

Jana Schilling <[REDACTED]>
To: cityclerk@ci.carmel.ca.us

Tue, Feb 25, 2025 at 4:31 PM

Dear City Council Members and Mayor Byrne:

Residents of Carmel desperately need **conventional, nationally recognized street addresses**. We personally have had **medical insurance denied, new credit cards denied, and countless deliveries lost** because of no recognizable physical address. After owning a multi-million dollar home in Carmel for more than 30 years, now as full time residents here, **we are made to feel homeless with having no physical address that out-of-town businesses or services recognize**.

Countless hours are wasted by service people searching for houses, residents explaining to businesses why physical addresses in Carmel do not show up on their address data search and then trying to figure out some convoluted way around the system that is simply asking for a normal physical address recognizable to 99% of the rest of America. **Emergency vehicles can respond more quickly to correct houses.**

Please make this a priority; do not continue delaying Street Addresses.

Sincerely,

Jana and Don Schilling



Nova Romero <nromero@ci.carmel.ca.us>

Carmel By The Sea Street Addresses

Christopher Hardy [REDACTED] >
To: cityclerk@ci.carmel.ca.us
Cc: ferlito@me.com

Tue, Feb 25, 2025 at 10:44 AM

Good Morning,

This email is to advise of a real problem that we are having as a homeowner in Carmel, due to the City not using simple street address numbers.

Most homeowners including us likely have a mortgage. When originally taken out at purchase of the home the local escrow officers and title folks use the current legal address and address grid system preferred by the City. However over time the loan on our home has been packaged and sold a number of times to new mortgage servicing companies. The current servicer has not accepted the original property description - I believe due to a lack of space in their computer system to allow for the lengthy preferred Carmel description. When my insurer sends the current mortgage servicer the annual proof of insurance naming them as mortgagee ATIMA, the servicer doesn't recognize the address and we receive letters from the mortgage servicer that we are not complying with the loan provisions - a technical default even though we have insurance and have correctly named the current servicer.

This matter would be easily resolved if street numbers were available.

Please consider this as another current real world problem that residents/owners/voters are dealing with (or not) due to the archaic house identification currently in use.

Please contact me if any further detail is needed.

Thanks

Chris and Barbara Hardy
[REDACTED]



Nova Romero <nromero@ci.carmel.ca.us>

Carmel House Numbers

'Betty-Lou Kullas' via cityclerk <cityclerk@ci.carmel.ca.us>

Tue, Feb 25, 2025 at 3:53 PM

Reply-To: Betty-Lou Kullas [REDACTED]

To: cityclerk@ci.carmel.ca.us

Cc: Betty Kullas [REDACTED]

City Clerk,

Please pass this email on to our Mayor and the City Council members and staff who will be attending the Strategy meeting Thursday.

Thank You

My name is Betty Kullas. My husband and I live on the north end on [REDACTED]. We have lived in Carmel for 15 years. We are not Newbies.

I believe I have attended and spoken at every City Council meeting and Strategy meeting these past 3 or 4 years, where HOUSE NUMBERS have been on the agenda. I am a strong supporter of having a way for the world, in particular our emergency support people, to find me. I do not care about home mail delivery and am perfectly happy to have my packages delivered to the Post Office....most of the time.

Whenever I have had the opportunity, I have shared the many instances when Carmel emergency responders, EMS (for a medical), Police (for a possible intruder), and Fire (for a CO alert) have come to my house on a call, instead of the correct house. When emergency alerts are generated by home security systems, those alerts go to the security company call centers, who then call 911, from THEIR location, and provide the physical address they have available. You can not use the callers phone location to determine the location of the emergency. My house faces Monte Verde street [REDACTED]...and is the first house facing [REDACTED]. The house on the corner faces 3rd Ave. In all 3 cases of responders coming to my house by mistake, they have admitted that they counted from the corner.

I was a volunteer EMT for many years when I lived in CT. When you were in the ambulance, responding to an emergency, you and your crew were deciding who would grab the jump kit, who the O2, who the backboard, and what you would immediately do when finding the patient. You were not looking out the windows, trying to decide which direction houses were facing and how many houses they were down from the corner...especially in the dark.

When I recently called 911 for a neighbor, while at that neighbor's house, I had to speak to 4 different people, explaining the emergency to each one, before I got someone say they would send help. I clearly stated the directional address for the neighbor's house. As we learned from the fine work the City Staff did for the House Number Ad Hoc committee, 15% to 20% of our responders are not from Carmel. . If our equipment is not available, someone from another town must come. And they are not always that familiar with our QUAINT house identifying system. In this case our fire and paramedic personnel responded quickly...to my house, not my neighbor's (they counted from the corner), but came with no ambulance. When it came time to transport the patient, they told me an ambulance from Monterey would have to be called. I decided to drive the patient to CHOMP myself....it was much quicker.

I call it the MYTH of Carmel's EMS response time. Our folks may get to A house in the flaunted 2 to 5 minutes our former Mayor jammed down our throats, but it may not be the correct house. I would guess, that when those 3 responders, who came to my house by mistake, wrote up their reports, they did not mention that they went to the wrong house first.

In comments made at the recent Wildfire Preparedness meeting, Councilman Buda mentioned that the County and State Fire code requires visible house numbers on all residences and businesses, and that our town has decided to ignore that requirement. When that issue was disclosed at a City Council Meeting several months ago, many in the audience assumed that was the end of the discussion on house numbers for Carmel. But our then Mayor, basically said he didnt care about following the order, even though the City Lawyer, suggested the State might in-force it. Instead, the decision was made to once again kick the can down the road and put the House Number issue on a special ballot in November. How can the Mayor and the Council, with a straight face, hold an election to allow people to decide if we are to continue to break the law?

Two weeks ago, during one of our wind/rain storms, a very large limb snapped off a tree at a rental house across the street from us and took down the power and utility lines to the house. Another neighbor called 911 because it looked like there were hot wires down....and there were. When the fire dept responded they came down Monte Verde street and

2/25/25, 4:00 PM

Carmel-by-the-Sea Mail - Carmel House Numbers

turned toward 3rd. My husband ran down the street to catch them and was able to direct them to correct house. The neighbor who called 911 was very upset...she said she didnt know how to best describe the house and the location...and wouldn't it have been so much easier to just give them a house number?

Attachment 1

Please consider enforcing the existing fire code, and allow us to have house numbers. You may be saving a life, saving a home from burning to the ground, or saving occupants of a home from being injured by intruders.

Thank You

Sent from my iPad

February 25, 2025

I fully support making the integration of house numbers that confirm to the standard USPS database as a priority for 2025.

Here are three safety related arguments for integrating house numbers:

1. The City is required to comply with the California Fire Safety Code, which is common sense law intended to enhance safety. **In emergencies that exceed the capacity of local first responders, we rely on mutual aid from responders unfamiliar with our current location system.** Ignoring state law could lead to preventable tragedies and potential liabilities. I don't understand how the suggested Initiatives, referendums or advisory votes will change clear preemption by state law.
2. Mail-order medication delivery has become common. This has been driven by insurers and cost considerations. Supply chain logistics drive the fulfillment process, not patients and doctors. As someone with Type 1 Diabetes, I rely on insulin, a perishable medication. **I have experienced issues with essential medications, including insulin, being misdirected or returned, even with otherwise reliable carriers like FedEx.**
3. Due to poor wireless phone service where we live, we depend on Wi-Fi calling when we are home. To enable Wi-Fi calling, carriers require enrollment in the E911 system, which involves registering a physical address verified through the USPS database. In an emergency, if GPS or phone signals fail, first responders will use the address on file as a fallback. **We had to use our son's address in Mt. View to activate Wi-Fi calling.**

Climate-driven emergencies, healthcare systems, technology and supply chains are changing rapidly. Our situation today is very different than it was in 1953, when Carmel considered an extreme position in threatening to secede from California over this issue. Those opposed to house numbers can choose to accept the risk and not to display numbers on their homes.

Please embrace current public practices and consider feedback via multiple channels of communication and not just from the few people and community activists who have the time to appear regularly in-person at most public meetings.

Brodie Keast
Full-time resident
Carmel-by-the-Sea



**Carmel-
by-the-Sea**

Nova Romero <nromero@ci.carmel.ca.us>

We support addresses for Carmel by the Sea

Kim F. [REDACTED]
To: cityclerk@ci.carmel.ca.us

Tue, Feb 25, 2025 at 2:11 PM

Hello,

My name is Kim Funk and my husband, Jim and I have a place on [REDACTED]. We bought our house in 2020 and have encountered numerous problems due to our not having a physical address, specifically furniture delivery issues, water maintenance issues, and cable set up and cable repair issues.

Please provide this email to the other council members so that they are aware of our support. We are not asking for Mail Delivery, but merely an assignment of address numbers conforming to the USPS database.

Thanks for your consideration of this input.

Kim and Jim Funk
[REDACTED]



**Carmel-
by-the-Sea**

Nova Romero <nromero@ci.carmel.ca.us>

Addresses

Shana Walker <[REDACTED]>
To: cityclerk@ci.carmel.ca.us
Cc: Cheryl Lipshutz Lerdal <[REDACTED]>

Tue, Feb 25, 2025 at 4:54 PM

My husband and I have owned a home here for 13 years. We've been full-time residents for almost 3 years. There is not enough room in this email to list all the ways that we have been inconvenienced by the lack of a verifiable address. I'll list just a few of them: Applying for a real ID at the DMV was a nightmare for my husband. So was applying for Medicare. Having anything delivered. Ordering anything online. Registering for a service. Ordering fiber optic internet (impossible). Having strangers ring your doorbell at all hours, looking for a home to deliver a pizza, a sofa or meals on wheels. One time the Carmel police came to our house responding to a call that was not us. I'm a Heart Transplant recipient. I am afraid to have my medications sent to my home by mail. The lack of address is an unacceptable risk to me and it is unfathomable in the year 2025.

Thank you

Shana Walker

Sent from my iPad



Nova Romero <nromero@ci.carmel.ca.us>

Message for Strategic Priorities Workshop -- Addresses as HIGH priority

Maria Ruess [redacted] >
To: Nova Romero <nromero@ci.carmel.ca.us>, cityclerk@ci.carmel.ca.us
Cc: Maria Ruess [redacted] >

Wed, Feb 26, 2025 at 2:49 PM

Hi Nova,

Please send the following message to the Mayor and City Council members in preparation for tomorrow's Strategic Priorities Workshop.

Thank you,
Maria

Maria E. Rengifo-Ruess (*she/her/hers*)
[redacted]

=====

Esteemed Mayor & City Council Members,

This is a request to keep the need for Addresses in Carmel-by-the-Sea as a HIGH priority. The city has to follow the USPS AMS guidelines for conforming addresses.

Not having addresses is a health and safety issue as it can delay response times for first responders such as fire or police in response to a 911 call. Delays can have significant negative impact on outcomes and the city may incur liability as an entity that can implement addresses but has not.

This could be more property damage caused by not putting a fire out when it was small, loss of life in the precious moments lost due to a later administration of first aid or later arrival time at a hospital, or a more severe outcome (property or person) as part of a crime. Time matters in emergency response and simple addresses (number and street name) will facilitate quick reaction and minimize response time. Inaction or delay in assigning addresses constitutes a decision to delay emergency response times and compromise health and safety in Carmel-by-the-Sea.

It is a simple action. It is a HIGH priority.

Thank you,
Maria E. Rengifo-Ruess
[redacted]

=====



Nova Romero <nromero@ci.carmel.ca.us>

Street Addresses for Carmel

Rick Walker [REDACTED] >
To: cityclerk@ci.carmel.ca.us
Cc: "Richard S. Walker" [REDACTED]

Wed, Feb 26, 2025 at 9:38 AM

I am writing to urge Carmel-by-the-Sea's City Council to maintain the issue of street addresses as a high priority item.

I have owned a home in Carmel for 13 years and have now been a full time resident for 3 years.

In my opinion the lack of numerical street addresses is both a public safety hazard as well as a major inconvenience when it comes to conducting personal business.

Two examples:

(1) Several years ago Carmel Police rang my doorbell at 10pm on a Sunday night asking if my alarm had gone off by accident. I don't have an alarm and officers were on the wrong block ! This was not a life or death situation - but what if it had been !

(2) The added difficulty of fulfilling public registrations, obtaining drivers licenses and purchasing goods and services without a street number is simply not worth any added "charm" that may come from our current system of descriptive coordinates. Most recently I had to have an IRS Form 1099 sent to a friend with a county street address because the system that generates the 1099 will not accommodate PO Boxes. As you know, this is a common system limitation.

I could go on but I won't.

It is imperative for Council to maintain its High Priority on the street address issue.

Rick Walker
[REDACTED]

Sent from my iPad



Nova Romero <nromero@ci.carmel.ca.us>

Addresses in Carmel: please distribute to council members and city staff --Thank you.

KC Ruess [REDACTED]

Tue, Feb 25, 2025 at 7:35 PM

To: cityclerk@ci.carmel.ca.us, Nova Romero <nromero@ci.carmel.ca.us>, bswanson@ci.carmel.ca.us

Council Members and City Staff:

I believe the city of Carmel-by-the-Sea needs to assign regular conventional addresses to every lot (APN) in the city. These addresses must conform to the number followed by street name convention used by the USPS Address Management System, the de facto national reference database for address confirmation. An example of a conforming address would be:

[123 Ocean Ave](#)
[Carmel, CA 93921](#)

Carmel's traditional directional addresses do not work with this database or first-responder's dispatch and response routing databases.

As you all know, I have been championing addresses here for some time.

I volunteer to assist in any way possible to make this effort happen. To that effect, I would be happy to undertake any or all of the following:

- Work with staff on laying out the address scheme for the city.
- Survey every address in the city to determine which street corner lots should be assigned to for address purposes.
- Coordinate as necessary with the County of Monterey to ensure that assigned addresses make their way into the County Assessor's database (the county subsequently informs property owners, county departments, the post office, and utilities).
- Whatever else needs to be done to assign conforming addresses.

Kevin Ruess
[REDACTED]



Nova Romero <nromero@ci.carmel.ca.us>

Letter in support of fast tracking street addresses for Carmel by the Sea

Donna Morgan [REDACTED]
To: cityclerk@ci.carmel.ca.us

Wed, Feb 26, 2025 at 3:08 PM

Dear City Clerk,
Please send this to all Council Members and the Mayor.

City Council Members and Mayor Byrne,
I am writing in support of the strategic priority of assignment of street addresses conforming to the USPS database for all properties in Carmel by the Sea.

I have owned a home here for 40 years and over five years ago became a permanent resident of the city of Carmel by the Sea. I have suffered many inconveniences and frustrations caused by the denial of property addresses to those who live within the old city limits. I have had many instances of emergency responders, service persons, utility workers not being able to find my home. Most Official Documents including government forms and legal contracts require a physical address and I have most recently been denied an account with one of the three major credit bureaus because of a lack of a usps physical address. I was put through an ordeal just to renew my passport and get a real id. In order to provide what was required I had to give them a service address that Comcast made up so their service personnel could find me (you must present a utility bill that shows your property address and it must match the address you give them). I am unable to get timely or accurate deliveries (I receive UPS and Fed Ex packages meant for neighbors who I can't find because of the lack of addresses that make any sense). Out of town friends can't find me because of lack of a gps (usps address based). I had surgery and was housebound for three weeks, needed round the clock nursing care for the first week. The nurses from the nurses agency could not find me. GPS put them on the other side of Carmel and I'm Monterey. As I age, this charming (for some) feature of no street addresses becomes more and more burdensome and quite frankly dangerous.

Please don't delay this any longer fast track this priority.

Sincerely,
Donna Morgan
[REDACTED]

Sent from my iPhone



**Carmel-
by-the-Sea**

Nova Romero <nromero@ci.carmel.ca.us>

Public Comment for today's meeting

'Colleen Logan' via cityclerk <cityclerk@ci.carmel.ca.us>

Thu, Feb 27, 2025 at 7:57 AM

Reply-To: Colleen Logan [REDACTED]

To: "cityclerk@ci.carmel.ca.us" <cityclerk@ci.carmel.ca.us>

I am asking the City Council to prioritize enforcing compliance with state-mandated address identification requirements, as this is a legal obligation. It is not a matter for debate or ballot measures.

Here are the key points:

- 1. State Code Requirements: The California Building Code (Part 2, Section 502.1), Residential Code (Part 2.5, Section R319.1), and Fire Code (Part 9, Section 505.1) all mandate clear and visible address identification for properties. This includes:**
 - Legible placement visible from the street or road.
 - Contrasting characters (Arabic numerals or alphabetical letters).
 - Minimum character size of 4 inches in height with a stroke width of at least 1/2 inch.
 - Prohibition on spelling out numbers.
- 2. Enforcement Responsibility: The City, through the Building Official or Fire Chief, is required to enforce these provisions as part of the State Fire Code. This ensures that actual home addresses are used instead of descriptions.**
- 3. Legal Context: Local amendments that conflict with state-adopted fire and building codes are automatically overridden unless revised to align with state standards. Therefore, the City must comply with the California Code of Regulations Title 24 without exception.**
- 4. City Attorney's Statement: In September 2024, the City Attorney emphasized that compliance with Title 24 is mandatory.**

This issue is critical for public safety, emergency response efficiency, and legal compliance. The Council should focus on directing city staff to implement these requirements effectively rather than treating it as a discretionary policy matter.

Best regards,

Colleen Logan



**Carmel-
by-the-Sea**

Nova Romero <nromero@ci.carmel.ca.us>

Regarding Addresses in our Village - my urgent ask/soapbox!

Nancy Twomey <[REDACTED]> Thu, Feb 27, 2025 at 6:32 PM
To: Dale Byrne <dbyrne@ci.carmel.ca.us>, bdelves@ci.carmel.ca.us, Hans Buder <hbuder@ci.carmel.ca.us>, Alissandra Dramov <adramov@ci.carmel.ca.us>, Jeff Baron <jbaron@ci.carmel.ca.us>, Chip Rerig <crerig@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>, Nova Romero <nromero@ci.carmel.ca.us>, Emily Garay <egaray@ci.carmel.ca.us>
Cc: Nancy Twomey <[REDACTED]>

I don't object to the possibility of the Council shifting back to taking the lead on this decision (vs putting on a ballot).

HOWEVER - I do object to handling this topic ONLY in City Council format - even if there is more than one session. I continue to believe that there are alternatives (not everyone does) to full standard addresses and everything this may mean. But I'm not hard wired on this view.

And even if we/you agree to move ahead - in reviewing the staff report from last September - I continue to have a LOT of questions that are not asked and answered yet. I also acknowledge that you can't know everything in advance - but there are still significant gaps that I believe are decision and expectations critical - for ALL STAKEHOLDERS. Should you/we move ahead with addresses - I have also considered implementation and with intended and unintended outcomes.

Bottomline - in a discussion format these items can be explored. In a 3 minute sound bite - this is NOT possible. PLEASE let's explore this project in a conversational format.

Thank you for your consideration.

--

Nancy Ann Twomey
Carmel-by-the-Sea Resident

[REDACTED]



Nova Romero <nromero@ci.carmel.ca.us>

CITY COUNCIL SPECIAL MEETING - WORKSHOP 2/27/25

Susan Bjerre <[REDACTED]>
To: "cityclerk@ci.carmel.ca.us" <cityclerk@ci.carmel.ca.us>

Thu, Feb 27, 2025 at 1:06 AM

Dear Ms. Romero,

Please pass this message along to the Mayor and all City Councilmembers. Thanks very much.

Yours,

Susan Bjerre
[REDACTED]

Dear Mayor Byrne and Carmel-by-the-Sea City Councilmembers,

I implore you to retain Street Addresses as a High Priority item to be pursued by you and City staff. This topic has been discussed widely and intensively for a number of years. Whether you instruct staff to start the formal process to assign addresses immediately or require another round of public discussions, please do not delay. The lack of addresses recognized by online databases is a critical quality of life issue that should be dealt with this year.

- The public safety issues raised by the lack of addresses go beyond police and fire; the timely delivery of medical equipment and medicines can also be critical.
- You know the difficulty of complying with government mandates to provide a physical address. You also know that communicating with utilities, service providers, and vendors takes hours, and people often resort to using the address of a friend in Monterey or Pacific Grove or even creating a fake address.*
- This is real time that we waste, which has a real effect on people's finances and quality of life. Businesses have to pay extra for delivery of equipment, just because we don't have recognized addresses. Some products (such as Real Good Fish) can't be delivered to our homes.
- The increasing prevalence of artificial intelligence in our daily lives will only exacerbate the difficulties of life without addresses.

The counter-argument is that the charm of Carmel-by-the-Sea depends upon our idiosyncrasies. I do like that we're a little quirky, but I honestly cannot believe the city would be any less charming if we had addresses. Why is an address like "7 S of 10th" more charming than a number like 17? I'm confident people will love our village just as much even if we shorten our addresses.

There have been unsubstantiated claims that our post office would close. However, City staff has received assurances in writing that assigning addresses will not lead to closing the post office. I certainly hope that it doesn't close—I treasure our post office and am happy to pick up my mail there. If necessary, I imagine City staff can research this further.

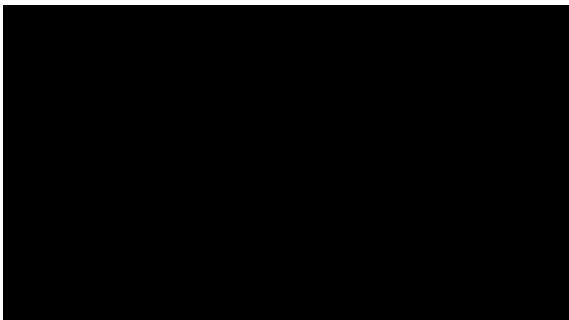
Since Staff has already researched the impact on our post office and the logistics of assigning addresses most of the work has already been done. It wouldn't require excessive staff time to finally implement a system.

Please don't waste the investment of staff time and resources—press on to complete the task of providing addresses to residents, businesses, and other property owners.

Thank you very much.

Sincerely,

Susan Bjerre



PS:

* A third-generation Carmelite told me that the original impetus for not assigning addresses was to enable people to avoid creditors. Are we still encouraging shady behavior?



Nova Romero <nromero@ci.carmel.ca.us>

Urgent: Need address in Address Management System

Frank van Diggelen [REDACTED] >
To: cityclerk@ci.carmel.ca.us

Thu, Feb 27, 2025 at 7:46 AM

Dear Carmel City Clerk,

At your meeting today, please will you make a plan to add addresses to the USPS Address Management System. This is an urgent need for any of us doing business online, since we cannot get full access to banking sites, airlines sites, government sites, and many others unless we can prove we have a residence. And this requires an address in the Address Management System.

This is different from physical addresses on houses, numbers on streets, etc, so please can you focus on this internet problem, and not conflate these issues which will lead to more delay.

For more on this topic you can see [this section of my recent talk](#) on GPS at the Sunset Center.

You already have a qualified volunteer to do the work, Kevin Ruess, so this should have little or no impact on the city budget. Nor will this have any effect on the local post office, or PO Boxes.

Please can you forward this email to the other council members and staff?

thank you
Frank van Diggelen



**Carmel-
by-the-Sea**

Nova Romero <nromero@ci.carmel.ca.us>

Some more historic guidance

Linda L. Smith <[REDACTED]>
To: Nova Romero <nromero@ci.carmel.ca.us>

Wed, Feb 26, 2025 at 7:44 AM

Dear Nova,

Would you please send this letter and attachments to the mayor, city council and staff for tomorrow's meeting. And would you also copy it to all the various commissions and staff as well? Many thanks.

Linda L Smith

[REDACTED]
Carmel, CA 93921

Dear Mayor Byrne and Council Members,

I am a fourth generation Carmelite who still lives in the 700 sq ft cottage built by Mike Murphy for my grandmother in 1905 on 2 1/2 lots of forest. My father spent much of his life here and I grew up here. My grandmother was one of the original group of natural beauty loving Bohemians who came in those early halcyon days and set the tone and direction for Carmel that brought it world renown. It was meant to be a town where people lived simply in community, close to the beautiful nature that surrounded it...amidst the ever present scent and music of the ocean and pine forest. Our homes were small and our pines were beloved, and our business people were members of the community who loved the Place and wanted to preserve it as much as did the artists and musicians and writers and thinkers who envisioned the town. Over time it's been a fight to preserve that beautiful vision and most of it has been lost unfortunately to the money god. We have wandered so far from our original purpose. Our forest and neighborhoods have suffered tremendous loss and degradation. It's unclear what to do.

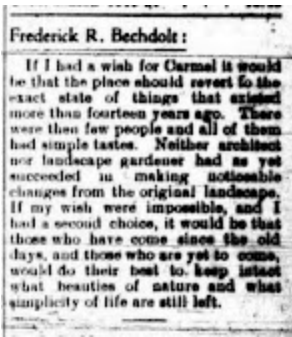
I thought some reminders of the past struggles Carmelites have gone through would be helpful and provide some inspiration, so here are a few gems from history for you to read. It's a steep learning curve for those who haven't been here long, and even for many who have, to understand what it really is that has made Carmel so unique. And of course, the type of person who lived here in the beginning was of a different nature, less materialistic. Which is why Carmel became the unique place it is, with a message for the world worth heeding. Our founders were more visionary than even they knew. "Live simply that others may simply live" rings more and more urgently true for us humans. If we do what is right for Nature we will be doing what is right for us, who are a part of Nature.

The last attachment is a brief visual tour through some photos and clippings that speak to Carmel's original Monterey Pine Forest, the very historic existence of which has been questioned. Since our forest is a part of the larger native Monterey Pine Forest of the Monterey Peninsula, and Carmel was the only community, other than Pebble Beach, that embraced it as an essential part of its character, this misunderstanding needs correcting.

Sincerely yours,
Linda L Smith

[REDACTED]

8 attachments



Fred Beckdolt real Carmel 1921-10-26.jpg
93K



Gunnar Norberg Carmel has no prototype CPC 02.7.1974110324.jpg
242K




The Village Watch Advice tp Developers Stanley Marcus Aug 1987 2
img20240917_08303374.jpg
1033K

 Carmel Civic League Revival CPC 12.8.1921 highlighted.pdf
390K

 Frank Papa Devendorf passing Carmel Pine Cone October 12,1934.pdf
350K

 Carmel Statement of Policy Carmel Pine Cone 6.20.1947 highlighted.pdf
634K

 The Village Watch Editorial Issue 1 Aug 1987.pdf
1968K

 Carmel MP Forest historic documentation compressed annotated.pdf
7562K



Nova Romero <nromero@ci.carmel.ca.us>

Public Comment for City Council Special Meeting / Workshop on 2/27

Will Rei [REDACTED] >
To: cityclerk@ci.carmel.ca.us

Wed, Feb 26, 2025 at 9:03 PM

Hello,

My name is Will Rei and I would like to submit the following as public comment for the City Council's Special Meeting / Workshop on Thursday 2/27/25. I plan to join the meeting via Zoom to give this comment in real time, however I chose to also submit it in writing in case I'm unable to be on the meeting call at the time for public comments:

Thank you for reviewing my comment. My name is Will Rei, and I'm writing on behalf of my family, which owns a home in Carmel by the Sea. I would like to take this opportunity to formally request that the council end the moratorium on new submissions for Mills Act contracts for Carmel by the Sea's historic homes.

As I mentioned, we have a family home in Carmel by the Sea, called Graystone. My grandmother grew up in Carmel (attending Sunset Elementary and Santa Catalina HS), and she and my grandfather bought the home in 1985 intending to spend time close to my great grandparents, and eventually retire there. Though they did not retire there permanently, Graystone has been our favorite family retreat since it came into our lives, which includes my *whole* lifetime. The home is ideally suited for a Mills Act contract, as my family has carefully maintained the 1928 Whitcomb-designed home for 40 years, and it has been a part of the Inventory of Historic Resources for at least 23 of those years. In the inventory it is listed as the Bliss-Hubbell House, but my grandfather George so loved the home that he named it in honor of my grandmother, Gray.

My grandmother passed last March, leaving the home to my mother and my uncle, and also triggering a property tax re-assessment. As you can imagine, this means a significant increase in the property tax basis. I understand from my messages with the council that one consideration for a Mills Act agreement has been whether or not the owner has been able to maintain the property in the past without the aid of such a contract. While this has mostly been the case for Graystone in the past, the property tax on the home for 2025 will be about 6 times higher than 2024, making an extremely significant impact on our ability to maintain and enjoy the home ourselves. We recognize that a Mills Act contract represents a decrease in tax revenue for the City, but I'd like to note that even with a contract in place, the City still stands to receive at least double the property tax revenue from this home as it did prior to last year's reassessment.

Our goal is to keep and steward the home for the entire family to continue to use for generations to come, and we believe that a Mills Act contract with the City is the best mechanism for us to ensure we can do so. We hope that the council recognizes this and is able to help fulfill this goal.

We are happy to answer any questions you might have, or to give more context.

Thank you,
Will Rei



ODE TO MISSION PRESERVE

Beneath the sky so vast and wide,
Where ancient trees in silence bide,
The whispering pines, the oaks so tall,
Stand strong against the greedy sprawl.

Let not the saw nor axe draw near,
To steal the green we hold so dear.
Let not the roads, the endless sound,
Disturb the peace of sacred ground.

The deer still wander, light of tread,
Where woodland paths in quiet spread.
The hawk still soars on winds so free,
It's cry a call—protect this sea.

Of emerald leaves and shaded streams,
Where time moves slow in golden beams,
No flashing lights, no blaring sound,
Just nature's hush, the purest ground.

So guard these woods, defend their grace,
Keep the Preserve a most cherished place.
Not for pavement, noise, or greed,
But for the life that stills has needs.

Jim and Peggy Grossett



Carmel, Ca 93923

Preserve the Preserve Association

Dear Carmel-by-the Sea Mayor, Council and Community,

Our group is “Preserve the Preserve” from the 93923 and 93921 Carmel community. We love the Mission Trail Preserve and advocate for the best path to protecting it for the Carmel community. Besides a few tiny parks, we have only one substantial green space for all Carmel to enjoy. An essential component of “residential character” is maintaining the nature that defines it. The beach and forest are sacred spaces that enrich and inspire us. We need quiet, local places where residents can escape the bustle and reconnect with the power of nature that heals us all.

The Flanders house/mansion is not nature. It has been the source of much controversy and consumed so much of the Carmel community’s money and precious time. It was the will of the people and voted on by Carmel residents to sell Flanders for these reasons. Why then are there proposals to encourage the commercial use of Flanders yet again? Why must Carmel accept any “control” of Flanders for 99 years by any specific “non-profit”, which could increase impacts, costs and liabilities for the Carmel community? How would a Carmel resident hear waves crashing, birds singing, or one’s own quiet contemplation, with an event in the heart of the park? The birds know best when to listen to this velvet moment.

Carmel has considerable impacts coming with mandatory additional housing. Carmel has many venues, hotels and restaurants for events. We have exactly one Preserve, that must be protected for the health and character of the community.

We oppose any added impact to Mission Trail Preserve through the “commercial use” of the Flanders mansion/house. This would include non-profits that could need to trade “use” for ongoing funding. Impact could foreseeably expand over time and forever violate the essence of the Preserve. We support the sale or long-term lease of Flanders as R1 residential use only, with unfettered access for all through the Preserve, including all areas immediately surrounding Flanders. This would ensure preserving the Preserve for all the community to enjoy.

Preserve the Preserve

Many families in the 93921 and 93923 community.

ptpcarmel@gmail.com

To: Carmel by the Sea City Mayor and City Council members,

We are writing this letter to raise our concerns about the Flander's estate being used for any type of special event.

To give a bit of background, I was raised in Carmel and my grandmother worked for Mrs. Flanders as her private nurse for several years. My mother grew up with the staff and family, attending small gatherings there until Mrs. Flander's passed away. Although we live on Hatton Road, we consider Carmel by-the-Sea to be our village as well. We frequent and support the businesses and shops, walk to town daily and I published the first children's book set in Carmel by-the-Sea, as a thank you for all the memories and comfort the village has given our family. I am also a former restaurant owner and event planner and have seen it all when it comes to things that can go wrong when you combine people and certain elements. My husband is a retired military officer.

We would like to address several concerns we have regarding any events that may take place at the estate as a part of the proposals being considered.

ROAD SAFETY- Residents of Hatton Road deal with very fast, unsafe traffic conditions on a daily basis. Unlike the village, where there are ample stop signs to slow drivers, there is only one at the very bottom of Hatton. We also do not have an active police presence as the village does. This enables drivers to use our small winding road as a speedway. Most any person who walks the road will tell you it is unsafe, as there are no sidewalks and you must move out of the way and be aware of people driving too fast for the conditions. Due to Carmel High School commuters, construction, people who are trying to use it as a shortcut when the freeway is backed up or there is an accident, the road has become way too fast and congested for its original use. When there are any cars parked on the road, it becomes one lane, and it's even more dangerous for pedestrians and drivers. The curve right at the entrance to the Flander's estate is a blind one and dangerous. If we choose to walk there, we must walk on the Flander's side, since cars coming up Hatton will not see us as they turn the corner. Many of us choose to walk during the slower traffic times, which is typically early evening and weekends when school, construction and commuting are lessened. These happen to also be the most popular times to host events. You should not walk on Hatton Road in the dark, and most visitors will be parking on Hatton and walking back to their cars in the dark, unaware of how dangerous this is and possibly impaired from alcohol.

We have nearly been hit by cars in the middle of the day several times, so I very much want this warning of safety to be on the public record. If someone does get hit then consider yourselves

warned. I believe without stop signs, speedbumps, and with increased traffic and visitors and trucks using the road at all hours, it is only a matter of time until someone will be injured.

FIRE DANGER- People like to smoke at events. If they are a smoker and they are drinking, they want to smoke cigarettes, marijuana or a cigar and will find a place to do it. It is rare that they take their butts with them or find a place to safely dispose of them. Employees who smoke typically smoke right before entering work, during breaks and immediately after work before they get into their cars. Since I assume smoking will only be allowed outdoors, this presents an obvious fire hazard for our entire area. Even if you make the estate a non-smoking area, it will not stop someone from lighting up, especially if they are intoxicated. They will just go where they cannot be seen or go smoke on the street by their car. Our residents are having difficulty even obtaining or keeping fire insurance and we are doing everything to try and lessen our chances of a fire. Visitors who attend events will not be as aware and cautious of our surroundings.

Let's say a fire were to start at 9:00 pm during a 75 person event on a slightly windy night. You would have an excess of 40-50 cars with frantic guests, some intoxicated and staff trying to get out on Hatton Road. Many of them not knowing our area at all. There are many homes surrounding Flanders and they are mainly owner occupied in this area, with many elderly and families. In addition, you would have residents trying to flee, if they are lucky enough to have any warning. Some would be asleep as well. All using the same road as the first responders who are trying to drive past them on Hatton to reach the fire. It will take additional emergency personnel several minutes to reach the fire and begin to put it out if they can get past all of cars. In just a few minutes, with some wind, the devastation can be swift and devastating. If the roads back up or there is an accident or residents do not have adequate warning, there can also be loss of life. We simply do not have necessary access and exit points to handle large crowds, vehicles and disasters. If we have learned nothing else from the Palisades fire, it's that limited access and exit roads are a recipe for devastation. Traffic will back up trying to cross the freeway and turning onto Ocean Avenue which may force people to leave their vehicles behind. Without any street lights or sidewalks, people are also in danger of being hit by cars. Then you add the threat of the fire spreading to homes through the forest and down towards the mission. The thought of our residents having to flee their homes or vehicles, potentially lose their homes and pets, because we agreed to host events for someone else's financial gain is unimaginable. For those of us that remember the Pebble Beach fire and how quickly it spread, there is no reason it cannot happen here.

EVENT STAFFING- Many people do not understand the basic set up of what goes into an event. I will give an example of a 100-person event. These numbers were given to me by an event planner. Weddings are typically 5-6 hours minimum plus several hours prior and after for set up

and take down. Figure at least ten employees setting up plus vendors, so that is ten cars right there. Figure at least half the guest count of cars. Support services such as rental trucks, food trucks, beverages, bartending, sound, lighting, florals and decorations will all drive in and out, often before and after each event.

SOUND POLLUTION- At many other events locations noise is a significant issue and is very disruptive. Event planners use decibel readers to measure sound from live music and DJ's when there is a sound ordinance or complaints from neighbors. If the decibel level is above a certain number the music must be turned down, but it still does not really work. At our location on Hatton Road, we hear every event from The Forest Theatre, Carmel High, traffic from Ocean Avenue and Highway 1. Sound travels here and we can hear car doors slam down the street. With events, residents will constantly be hearing car doors slamming, people talking and laughing on the street, car alarms, cars turning around and have headlights shining into some of our windows up until midnight if an event ends at 10:00 pm.

Does the Flander's Estate have a sound ordinance in place? If not, will one be established?

LAW ENFORCEMENT- We do not have significant law enforcement in our area to manage an event location. Consider falls, drug and alcohol issues, fender benders, accidents, sound complaints, arguments, lost or stolen items, fires and other injuries.

VENUE SHORTAGE- There is an extreme shortage of event venues on the Monterey Peninsula, and our area is a very desirable destination for events of all types. Due to the location and uniqueness, this venue will be booked nonstop year-round. Weddings are no longer a weekend only event. They often take place any day of the week because most people are traveling here and making this a vacation. To maximize peak times, venues often try to schedule two events in a day. Such as a day wedding, brunch or lunch followed by a different evening event.

I cannot speak for the Flanders family but I do know they built their home to stand the test of time, not sit vacant for fifty years in disrepair and then be used as financial gain for others. We talk so much about preserving historical places because of the age, architect or style of home. What about preserving the intention of why the structure was created in the first place and respecting and honoring the family and what they endured and contributed to our area. They could have lived anywhere and they chose to live in the middle of a quiet forest, to raise their family. I believe they would not want their home used as a monetary vehicle that would negatively impact all of their neighbors near and far and potentially cause injury or a fire.

I also advise against comparing it to Sunset Center, The Forest Theatre and The Golden Bough. Those venues are in the city limits and were created as event locations. They also have their share of challenges but have decades of experience on how to best handle them.

WILDLIFE- This area is a tranquil nature area and trail, with active wildlife. Racoons, skunks, feral cats, rabbits, rats and mice, mountain lions, bobcats, etc. All just feet from visitors inhabiting their homes. If these animals feel threatened they will either attack or flee into our neighborhoods. We already have issues with racoons and skunks ending up in our backyards and mountain lions walking our streets. The nocturnal animals will also be impacted with evening events and people coming and going late into the night.

We are not Carmel-by-the-Sea citizens and we are a block outside of the village. But we are more impacted by this estate than most residents of the village. This will not negatively affect someone living on Dolores Street or down by the beach. It will negatively impact Hatton Fields, and the streets whose homes are along the other side of the park. If there is an injury or a fatality, everyone will feel bad, but if they vote for events to take place knowing the risks, then they are just as guilty. If there is a fire after all of the warnings, then we all lose. Not to mention the wildlife, air quality, possible loss of human life, pets, properties, etc.

The city has had over fifty years to develop a plan and has allowed a magnificent home to decay. Sell it and use the money for fire safety, the police department, or other much needed projects.

Let's end this waste of time and money once and for all.

Kirsten and Jean-Paul Tarman

Hatton Rd.

Carmel, CA 93923



**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report**

**February 27, 2025
ADJOURNMENT**

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Nova Romero, City Clerk

APPROVED BY: Chip Rerig, City Administrator

SUBJECT:

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

Priorities Presentation

Public comment - Flanders Presentation



City of Carmel-by-the-Sea

City Council Strategic Priorities

City Council Workshop

February 27, 2025
Sunset Center



Vision & Mission

Vision Statement

Carmel-by-the-Sea will always be a community that values its historic culture, artistic character, and natural environment.

Mission Statement

“The City will provide exceptional services that respect residential character, promote local commerce and protect natural resources, while ensuring public health, safety and welfare.”



Guiding Values

Guiding Values

- ❖ *Public Stewardship*
- ❖ *Accountability & Responsibility*
- ❖ *Open Communication*
- ❖ *Collaboration and Teamwork*
- ❖ *Excellence*
- ❖ *Respect and Caring*
- ❖ *Customer Service*

Council Priorities

1. *Financial Sustainability*
2. *Natural Environment/Village Character*
3. *Community Engagement*
4. *Infrastructure*
5. *Business Environment*

City's Mission, Vision, and Guiding Values Serve as the Foundation to Council Priorities

*Natural Environment/
Village Character*

Financial Sustainability

Community Engagement

Business Environment

Infrastructure

Vision Statement

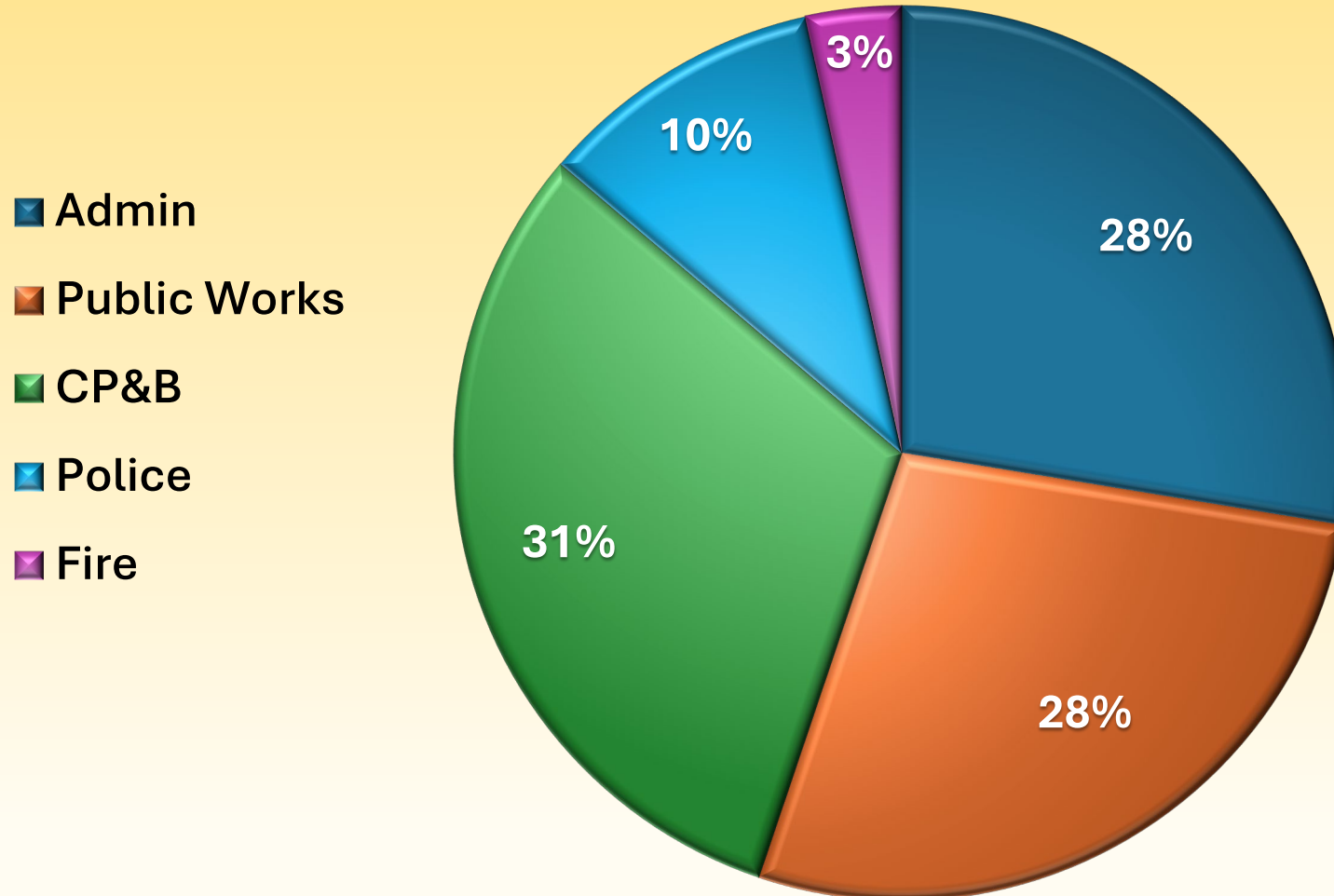
Mission Statement

Guiding Values



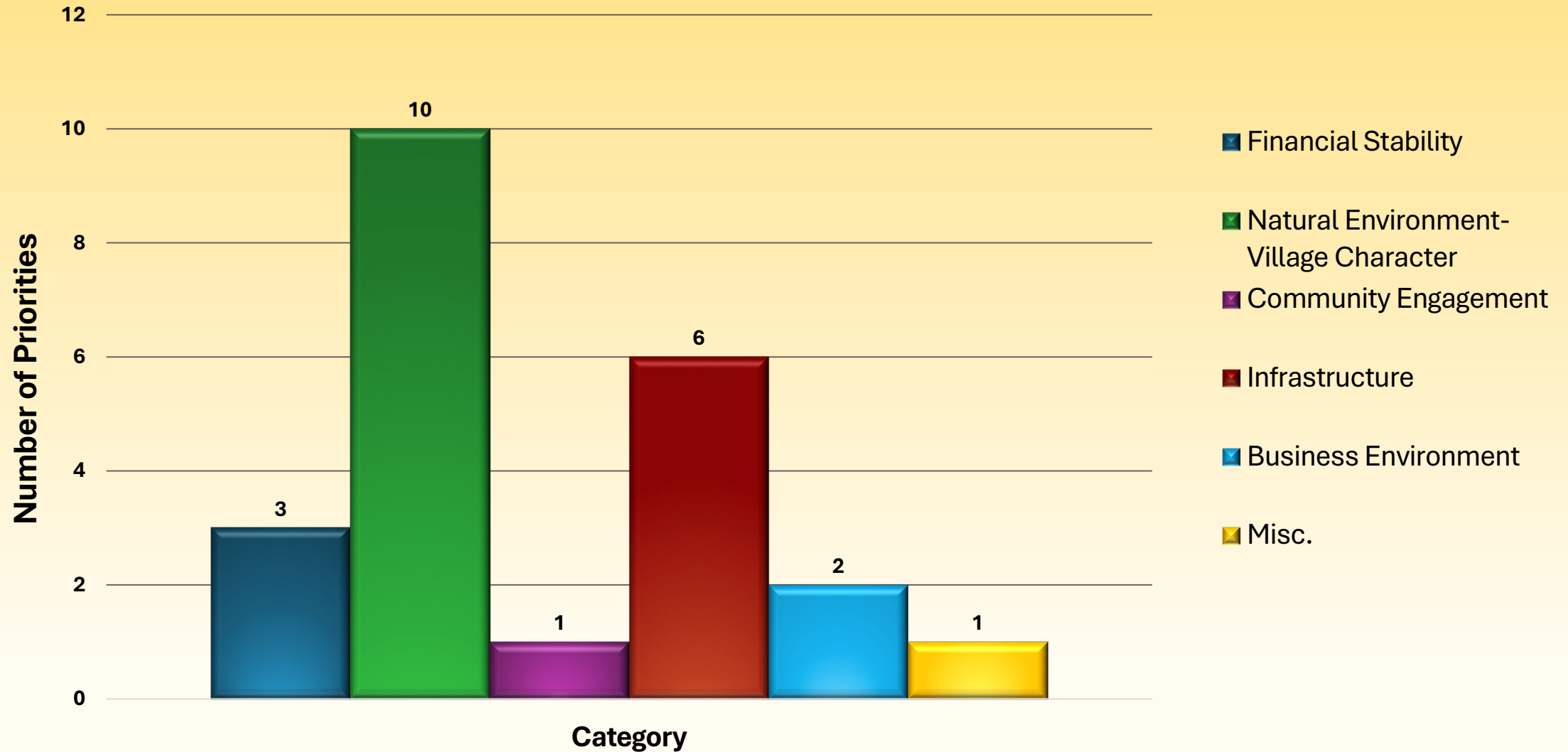


Priorities by Department





Priorities by Category





Explore Street Addresses

Item # 1

Department
Administration

Percentage Complete
March 2024: 70%
February 2025: 72%

Direction from Council

- September 10, 2024:
 - Council voted in favor of holding a public vote on street addresses
 - Type of vote to be determined
 - Further community engagement and in-depth discussions requested

Progress Since March 2024

- Staff continued research exploring different street addressing systems
- Staff gained deeper understanding about USPS-acceptable addressing systems in relation to the City



Transient Occupancy Tax (TOT) Increase

Item # 2

Department
Administration

Percentage Complete
March 2024: 5%
February 2025: 100%

Direction from Council

- Requested update from staff about adding a ballot measure to the November 5, 2024 election
- Identified as a time-sensitive item

Progress Since March 2024

- Council received an update from staff in May 2024
 - Directed staff not to pursue adding a ballot measure to November 2024 election
 - Voted to table TOT discussion

Priority Item is Identified as “Completed”



Carmel Area Wastewater District (CAWD) Bridge to Everywhere Project

Item # 3

**Department
Administration/CP&B**

**Percentage Complete
March 2024: 5%
February 2025: 10%**

Direction from Council

- City mailed a Letter of Support for the project
- City Planner, Katherine Wallace, added to project team

Progress Since March 2024

- City Planner, Katherine Wallace, attended multiple meetings for the project
- December 2024: Presentation by CAWD to Council explaining its project vision
- No lease or land use agreements in place



Board and Commissioner Training

Item # 4

**Department
Administration**

**Percentage Complete
March 2024: 75%
February 2025: 75%**

Direction from Council

- Council decided to postpone adoption of a new handbook for the time being

Progress Since March 2024

- New Board members and Commissioners continue working with City Clerk for training and resources including:
 - Ethics training
 - Brown Act resources and training
 - Comprehensive City handbook
 - Onboarding resources



Develop and Implement Social Media Plan

Item # 5

**Department
Administration**

**Percentage Complete
March 2024: 50%
February 2025: 90%**

Direction from Council

- Low Priority Status due to other priorities and staff capacity

Progress Since March 2024

- Staff researched municipal social media programs with efforts focused on developing a Social Media Plan, to include:
 - Best practices
 - Compliance requirements
 - Effective social media presence
 - Social Media Policy
- Explored opportunities for enhanced community engagement
- City Social Media Policy development is complete
 - Ready for Council consideration



Explore Traffic and Parking Management Program

Item # 6

Department
Administration

Percentage Complete
March 2024: 50%
February 2025: 50%

Direction from Council

- Planned for future date: presentation to Council with community feedback and options
 - Community engagement phase completed Winter 2023

Progress Since March 2024

- Traffic Management updates: Assembly Bill(AB) 413 - “Daylighting Bill” & California Vehicle Code (CVC) Section 22500
 - Ordinance No. 2024-002 adopted by Council to meet compliance requirements
 - Implementation of changes required is complete



Review/Reformulate Approach to Reserves/Update Financial Policies

Item # 7

**Department
Administration**

**Percentage Complete
March 2024: 35%
February 2025: 45%**

Direction from Council

- March 2024 - On Hold Due to Staffing

Progress Since March 2024

- New Finance Manager hired June 2024
- In Process: enhancing relevant policies for effective financial management, continued transparency, best practices, and governance
- Council established Financial Stewardship Workgroup



Explore Opportunities for Flanders Mansion

Item # 8

**Department
Administration**

**Percentage Complete
March 2024: 20%
February 2025: 20%**

Direction from Council

- On Hold Due to Other Priorities

Progress Since March 2024

- Staff continued gauging community interest in opportunities for Flanders
- Worked with CP&B to update available property records for Flanders on City's website
- Coordinated with PW to facilitate proactive and preventative maintenance in anticipation of winter season



Review Barriers to Construction of Affordable Housing (Housing Element Adoption)

Item # 9

Department
Community Planning & Building

Percentage Complete
March 2024: 95%
February 2025: 100%

Direction from Council

- Set for adoption by Council in April 2024

Progress Since March 2024

- Housing Element adopted by Council April 8, 2024
- Housing Element Certified by State of California

Priority Item is Identified as “Completed”



Explore opportunities for alternate affordable housing sites and amend Housing Element to move units from City-Owned Sites

Item # 10

**Department
Community Planning & Building**

**Percentage Complete
March 2024: 0%
February 2025: 50%**

Direction from Council

- Did not exist during the last Strategic Priorities Workshop

Progress Since March 2024

- Staff is working with resident group, “AHA” to find alternative sites for affordable housing in the City
- Consultant brought onboard to assist with State (HCD) interface
- Programs Currently Explored:
 - ADU’s
 - Hotel Conversion
 - Downtown Property
 - Church Sites
- First draft of amendment for public comment anticipated for March 2025
- Summer 2025: Target for Council adoption



Develop Accessory Dwelling Unit (ADU) Ordinance

Item # 11

**Department
Community Planning & Building**

**Percentage Complete
March 2024: 75%
February 2025: 80%**

Direction from Council

- Previously, waiting for HCD comments on first draft ordinance

Progress Since March 2024

- Community workshop on Ordinance anticipated for February/March 2025
- Staff anticipates Ordinance in front of Council in April/May 2025



Update Zoning Code and Design Guidelines (residential & commercial) AND Explore Reinstatement of the Design Review Board (DRB)

Item # 12

**Department
Community Planning & Building**

**Percentage Complete
March 2024: 60%
February 2025: 65%**

Direction from Council

- Efforts on Pause due to staff resources

Progress Since March 2024

- Meetings resumed November/December 2024
 - Photographs and diagrams reviewed throughout four steering committee meetings
 - February/March 2025: Reshooting photos and formatting scheduled



Explore Opportunities for Permanent Outdoor Dining/Downtown Master Plan

Item # 13

**Department
Community Planning & Building**

**Percentage Complete
March 2024: 25%
February 2025: 25%**

Direction from Council

- On Hold Due to Other Priorities

Progress Since March 2024

- No updates at this time



Housing Element Implementation

Item # 14

**Department
Community Planning & Building**

**Percentage Complete
March 2024: 5%
February 2025: 10%**

Direction from Council

- Implementation Schedule pending Council adoption in April 2024

Progress Since March 2024

- Implementation in Progress
- Principal Planner position created to focus solely on implementation - Marnie Waffle
- Implementation taking place at same time as amendment
- February 25th: Special Meeting to discuss Zoning Amendments
- Recommendation: Elevate this item to High Priority



Outdoor Wine Tasting Ordinance

Item # 15

**Department
Community Planning & Building**

**Percentage Complete
March 2024: 5%
February 2025: 5%**

Direction from Council

- Ad Hoc Committee established (disbanded in January 2025)

Progress Since March 2024

- No updates at this time



Review Opportunities for Enhanced Fire/Ambulance Service

Item # 16

Department
Police Department

Percentage Complete
March 2024: 35%
February 2025: 75%

Direction from Council

- Continue Ad Hoc Committee discussion for management and oversight options

Progress Since March 2024

- Ad Hoc Committee meetings completed
- Significant progress on review and narrowing in on ambulance employees' wages and benefits
- Next Steps Include
 - Receiving a proposal back from Ambulance Association
 - Presenting it to Council in Closed Session
 - Council approval in open session to move forward



Police/Public Works Building Project

Item # 17

Department
Police Department

Percentage Complete
March 2024: 30%
February 2025: 35%

Direction from Council

- Facilitate tours of Carmel by the Sea Police Station and Salinas Police Station
- In March 2024, next step for implementation was to authorize architect to begin schematic designs
 - Possible new building at new site
 - Renovation options at existing site

Progress Since March 2024

- March-June 2024: Multiple Ad Hoc Meetings and Public Listening Sessions
- Community Consensus: existing building needs replacement
- July 2024: Council selected option of rehabilitating and expanding the Police building on the existing site
 - Consultant architect subsequently developed:
 - Concept Design: Maximizing the existing site
 - Preliminary phasing plans
- February 2025: Anticipated Amendment to Professional Services Agreement (PSA)



Develop a plan to ensure that the City's natural areas, as well as private property, are properly maintained to reduce fire risk

Item # 18

**Department
Fire, Police, Public Works**

**Percentage Complete
March 2024: 65%
February 2025: 95%**

Direction from Council

- Bi-annual community engagement meetings planned

Progress Since March 2024

- June 2024: Carmel Prepares community meeting held to discuss wildfire preparation
- September 2024: Community Wildfire Prevention Plan (CWPP) adopted by Council
- Ongoing fuel reduction projects in CWPP assigned to City's landscape maintenance contractor and Forestry crews
- Ongoing invasives removal and fuel reduction by Friends of MTNP and other volunteers in the North Dunes Habitat Restoration Site, along the Scenic Pathway, and other locations
- Monterey Fire conducted annual fuel reduction inspections for all Carmel properties in the fall
- Recommendation: Priority be eliminated as remaining tasks are ongoing



Develop ~~Urban Forest Master Plan (UFMP)~~ & Update Tree Ordinance

Item # 19

Department
Public Works

Percentage Complete
March 2024: 60%
February 2025: 80%

Direction from Council

- April-May 2024: Anticipated release of draft UFMP and a Public Workshop
- June 30, 2024: UFMP expected to be completed
 - Public outreach and ordinance updates continuing into FY 25

Progress Since March 2024

- Project renamed, **“Carmel Forest Master Plan”(CFMP)**, based on community input
- Consultant services completed
 - Production of additional tree inventory surveys
 - Produced a first draft and revised draft of CFMP
- Monthly status updates of CFMP provided at Forest & Beach Commission
- Forest and Beach Commission, CFMP Steering Committee, and staff held Public Workshops
- Coastal Ecologist engaged to oversee efforts to customize CFMP to fit the needs and expectations of the community and integrate the new CFMP with the prior, existing Plan
- Commenced a qualifications-based selection process to hire an environmental firm to prepare an Initial Study and appropriate CEQA documents upon availability of CFMP final draft



Underground Utilities Rule 20A

Item # 20

Department
Public Works

Percentage Complete
March 2024: 50%
February 2025: 95%

Direction from Council

- Directed staff to research costs for private undergrounding before returning to Council to adopt District(s)

Progress Since March 2024

- Ad Hoc Committee meetings resulted in decision to recommend the Del Mar Underground District to Council and eliminate further review of alternative site along MTNP Willow Trail
- November 2024: Public Hearing held, Council adopted resolution establishing the Del Mar Underground Utility District and authorized the Del Mar Utility Undergrounding Project utilizing remaining Rule 20A Work Credits (\$667,639)
- Adopted resolution, map, and application submitted to PG&E
 - PG&E designated the City an “Active Community,” and no further reallocation of funds are expected
 - PG&E estimates starting the design for the District in approximately five years
- Notifications and discussions with potentially impacted homeowners continue
- Recommendation: Priority be eliminated and resumed once PG&E begins the design in a future year



Coastal Engineering Study and Climate Committee

Item # 21

Department
Public Works

Percentage Complete
March 2024: 35%
February 2025: 50%

Direction from Council

- March 2024: Council approved Amendment #2 to consultant team for two-year Phase 2 development, to include public outreach, coastal adaptation strategies, and an LCP Amendment
- March-May 2024: Public Works staff to repair and open five concrete stairs

Progress Since March 2024

- Amendment #2 executed, resulting in production of
 - Community Engagement Plan
 - Socio-Economic Analysis
 - Presentation of a draft Community Survey for Sea Level Rise to the Forest & Beach Commission
 - Current development of long-term beach adaptation strategies
- Three technical proposals received in response to RFP for the Shore-line Infrastructure Repairs project
 - Best qualified firm selected; staff negotiated Scope of work and estimated fees to maximize project budget
- Professional Services Agreement, with a fee of approximately \$400k, is anticipated to be submitted to Council for award in March 2025



Stormwater Ordinances Update

Item # 22

Department
Public Works

Percentage Complete
March 2024: 95%
February 2025: 100%/10%

Direction from Council

- Pending: Local Coastal Program (LCP) Amendment – Planning Commission approval required
 - Expected: FY 2024/25
- Pending: LCP Amendment – California Coastal Commission (CCC) approval required
 - Expected: FY 2024/25

Progress Since March 2024

- Provided CCC staff with Council-adopted Stormwater Ordinances for review
- Coordinated with Planning Department regarding LCP and LCPA submittal requirements and the timing of the LCP Amendment for stormwater
- Following Planning Commission approval, Stormwater Ordinances then go to CCC for final approval



Explore Opportunities for Scout House

Item # 23

Department
Public Works

Percentage Complete
March 2024: 40%
February 2025: 40%

Direction from Council

- Relocation and Renovation Option selected by Council
- Several relocation sites to be evaluated

Progress Since March 2024

- Initial sites were preliminarily evaluated and logistical challenges identified
- Proposed CIP project to allocate \$250,000 for a consultant team, led by historic preservation architect, to:
 - assess feasible sites for relocation
 - design full removal plans of the Scout House from existing site
 - design the renovation plans, meeting ADA, historic preservation standards, and building code requirements
 - perform an Initial Study and begin environmental review (EIR anticipated) for the overall project
- Costs expected to partially be offset by the sale of existing site



Undergrounding Power Lines Separate from Rule 20A

Item # 24

Department
Public Works

Percentage Complete
March 2024: 5%
February 2025: 5%

Direction from Council

- Considered staff's recommendation to adopt Underground Utility District(s) for Rule 20A project before pursuing City-wide undergrounding

Progress Since March 2024

- PG&E currently in design to underground utilities along San Antonio, between Second and Fourth Avenues
 - Project sponsored by Carmel Cares and will be entirely funded by adjoining properties
- Department's efforts focused on the Rule 20A Undergrounding Project Priority Item
- Recommendation: rename this item to "Undergrounding Power Lines – Citywide"



Discussion

- **Questions for Staff**
- **Direction to Staff**



Refreshed Priority Themes

Everything we do Should:

Allow us to provide better service as a Government

and/or

Make the Village a better and safer place to live and visit

- 1. Financial Sustainability, Accountability & Transparency**
- 2. Stewarding the Natural Environment**
- 3. Maintaining Public Safety and Infrastructure**
- 4. Preserving the Village Character**
- 5. Providing Effective, Reliable, Responsive and Friendly Government Services**



Financial Sustainability, Accountability & Transparency

- 1. Refine financial policies**
 - i. Better position the City for bonds or other financing**
- 2. Tune-up investment portfolio**
- 3. Continue the Financial Stewardship Workgroup**
- 4. Find revenue enhancements**
- 5. Implement new HR and Payroll management system**



Stewarding the Natural Environment

1. Beach infrastructure repairs

i. Ramp

ii. 4th Ave. Outfall

iii. Stairs

iv. Revetments

2. Wildfire mitigation and prevention

i. Complete Urban Forest Management Plan – Consistent with CWPP



Maintaining Public Safety and Infrastructure

- 1. Conduct assessment of all buildings and get current on maintenance**
- 2. Conduct assessment of all city sidewalks (incl. tree wells) and get current on repairs and ADA improvements**
- 3. Make Police/PW Building safe**
- 4. Complete ambulance merger with Monterey Fire**
- 5. Implement a parking and traffic management program**
- 6. Build city-owned conduit system for data (currently Comcast owned)**
- 7. Formalize a street address program**
- 8. Develop a formal IT Strategic Plan, including cyber-security**



Preserving the Village Character

- 1. Complete the Design Traditions 1.5 Project**
 - i. Re-establish the Design Review Board (DRB)**
- 2. Implement the Housing Element**
 - i. Complete amendment to move units from City lots**
 - ii. Establish Objective Design Guidelines for affordable units**



Providing Effective, Reliable, Responsive and Friendly Government Services

- 1. Research and implement new permitting software, with focus on integrating Artificial Intelligence**
- 2. Scan and digitize ALL historic city records to make available online (resolutions, ordinances, etc.)**
- 3. Expand public Wi-Fi network to cover all parks and key public areas**
 - i. Part of “Smart Village” plan**
- 4. Implement new technologies across all City functions to support routine staff tasks and free up time for enhanced customer service**



Staff Level – Focus on Priority Themes

- 1. Implement new software for effectiveness/cost savings in accounting (Financial)**
- 2. Refine internal controls & processes for contracts (Financial)**
- 3. 100% of PW electric vehicle purchases by 2027 (Environment)**
- 4. Update the Safety Element of the General Plan (Safety)**
- 5. Complete building code updates related wildfire best practices (Safety)**
- 6. Updates to enforcement section of Municipal Code (Planning & Building) to clarify and make more enforceable (Character)**
- 7. Restructure and hire accordingly in Police Department (Safety)**
- 8. New Police Dept. records management system (Government)**
- 9. Develop I.T. internship program with focus on security (Safety)**
- 10. Audit permit process and look for ways to streamline (Government)**
- 11. Conduct cyber-security tabletop exercises (Safety)**
- 12. Improvements to high-hazard storm drains (Infrastructure)**
- 13. Explore new physical file storage partner to keep files closer (Financial)**

FLANDERS MANSION FEASIBILITY STUDY REQUEST

By
Carmel Outlands

FEB 27TH, 2025

No cost to the city 2 days of
access No lease agreement No
commitment

Gather accurate data



60-day window

- 4 months to deliver
Professional assessments
- A 3-phased restoration plan with cost estimates
- Owned by the city
- Well-informed decision
Comprehensive data by the end of July 2025



Fully funded by in-kind contributions from local contractors who believe in preserving this historic site.

\$61,125

- Lewis Builders General Contractor) - \$10,000
- Charles Grewell Design Consultant) - \$2,500
- Pro View Home Inspection) - \$2,125
- ACME Plumbing Plumbing/Sewage Inspection) - \$1,000
- Cate Electrical Electrician) - \$1,500
- Monterey Peninsula Heating Mechanical) - \$1,500
- Aero-Environmental Consulting Hazardous Materials) - \$1,000
- Evan Smith CPA Financial Consulting) - \$5,000
- Wolfhead Industries, Inc. Production Design) - \$3,000
- Cain Sound Sound Consultant) - \$1,500
- Kendal Smith Design Lighting Consultant) - \$5,500
- Kaku Consulting Organizational Development Consultant) - \$1,500
- Wolfhead Industries Technology Consultant) - \$3,000
- House of 8 Media 30-minute documentary on findings) - \$22,000



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February 7-13, 2025

TRUSTED BY LOCALS AND LOVED BY VISITORS SINCE 1915

Insurance software manager, programmer get commission posts

By MARY SCHLEY

A PAIR of residents appointed to two important commissions Tuesday could shake things up a bit, according to Carmel Mayor Dale Byrne, who along with Vice Mayor Bob Delves recommended them for the positions.

"I'm looking at them to take a look at what's going on in our commissions — not just these two, but all of them — and make recommendations to all of us on what we might do to improve the process," Byrne told the council Feb. 4 after observing that Mel Ahlborn and Neal Rutta are "process people."

Byrne and Delves recommended Ahlborn for the planning commission, which Delves left when he was elected



Dale Byrne

Bob Delves

to the council in November 2024, and Rutta for the forest and beach commission, where councilman Hans Buder had a seat until he was elected last fall. They will serve until May 30, 2029, and May 30, 2028, respectively.

"The reason we ended up picking the people we did is because they are very objective," Byrne explained.

Specialties

Ahlborn, an artist who owns Illumination Studio and has worked as a programmer and multimedia specialist, said in her application that she is "deeply invested in the future of Carmel-by-the-Sea and its unique charms," and that she wants to "contribute to the thoughtful preservation and development of our community, balancing growth with sustainability and innovation."

The Mission Street resident said she has worked as an engineer, consultant and programmer "in the fields of aerospace manufacturing; residential, multifamily and commercial real estate management and renovation,

See APPOINTMENTS page 13A

Groups fight over long-vacant Flanders Mansion

By MARY SCHLEY

A PROPOSAL to transform the dilapidated Flanders Mansion into a quasi-residence and event space is facing a counterproposal from longtime supporters of Mission Trail park and Hatton Road residents who envision a more low-key future for the historic building that has been owned by taxpayers since 1972 but has never been put to public use.

Mike Buffo and his Carmel Outlands supporters, including former Mayor Ken White, former councilmen Bobby Richards and Gerard Rose, prior council candidate David O'Neil, and preservation activist Karyl Hall, among others, have been pushing the city to support their concept of transforming the nearly century-old Tudor-style house into "a multi-use cultural hub blending public benefit with private residence functions, educational programs and small community gatherings to increase public engagement."

'Weedies' say no

Their pitches, however, have prompted pushback from the Friends of Mission Trail Nature Preserve — informally known as the Weedies for their organized efforts to remove non-native invasive plants from the park — and residents in the historic mansion's Hatton Road neighborhood.

Former city councilwoman Karen Fertito and former assistant city administrator Greg D'Amrosio, along with more than a dozen other devotees who make up the Friends, said Buffo's

Carmel Outlands is disingenuous in its pledge to restore the mansion in "a low-impact plan that protects the property, complements Mission Trail, respects the neighborhood and ensures financial stability."

"To the contrary, the proposal seeks to transform Flanders into a publicly accessible 'event destination' where

See FLANDERS page 16A



PHOTO/MIKE BUFFO

Who should be able to enjoy this room and the rest of Flanders Mansion? A nonprofit wants it for a quasi-residence and cultural space, while another group wants it to be a private home.

Boomtown Marina attracts buyers young and old

By CAITLIN CONRAD

MARINA MAY not have gold or silver, but it has water, which can be even more valuable. The precious resource has made the city a boomtown by coastal California standards, with more than 3,000 people moving in over the last 10 years. Which raises the question: Who is moving to Marina?

Real estate agent Kevin Cesario said he's seen a great diversity in clients looking to buy there, including first-time purchasers, young families, and retirees wanting to downsize.

"I think Marina is going to turn into probably the biggest of all the cities in the area," said Cesario.

New communities

He may be right. The Association of Monterey Bay Area Governments forecasts Marina will have a population of more than 34,000 by 2050, which would make it the county's biggest city along the coast and its second largest overall.

The growth has been fueled in large part by the private development of three communities, East Garrison, Sea Haven and The Dunes.

Over the last 10 years, the developer behind The Dunes, Shea Homes, has built and sold 551 homes. The company reports 50 percent of its clients are Monterey County residents, and most are first-time buyers, including young professionals and families with small children, like Rebecca Seldin and her husband, who bought in 2022.

The couple checks all of those boxes. They have two kids under 5 and both work as attorneys, he in Monterey and she in Salinas. Marina was the perfect midpoint for their separate commutes, and The Dunes offered brand-new construction.

"It was more affordable than other areas, and we were getting a house that we knew we wouldn't have to continue to fix up," said Seldin.

See MARINA page 14A

RESIDENTS: BATTERY FIRE CAUSED HEALTH PROBLEMS

■ Draws attention from lawyers, activist

A private
caretaker's
residence

Appointed by a
board of directors

A space for small
groups

Utilizing existing
parking





It's your building, and it always will be.