



CITY OF CARMEL-BY-THE-SEA

CITY COUNCIL AGENDA

Mayor Steve Dallas
Council Members Carolyn Hardy
Jan Reimers, Bobby Richards, and Carrie Theis

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

Contact: 831.620.2000 www.ci.carmel.ca.us/carmel

REGULAR MEETING TUESDAY, JULY 12, 2016 TOUR OF INSPECTION 2:30PM CLOSED SESSION 3:30PM OPEN SESSION 4:30PM

CALL TO ORDER AND ROLL CALL

TOUR OF INSPECTION (Beginning at 2:30PM) The Council will meet in the Council Chamber to an on-site tour of inspection of all properties listed on the Agenda. Members of the public are welcome to participate in the tour.

- A. Lehman property located on Vizcaino, 11 SE of Mountain View.
- B. Chadwick property located on Scenic Road, 2 NW of 8th Avenue.

CLOSED SESSION (Beginning at 3:30PM)

- A. LABOR NEGOTIATIONS
Pursuant to Government Code Section 54957.6(a)
Agency Designated Representatives: Zutler
Employee Organization: Ambulance
- B. LITIGATION ONE MATTER
BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA
Pursuant to subdivision (b) of Government Code Section 54956.9: 1 cases Order Instituting Investigation and Order to Show Cause on the Commission's Own Motion into the Operations and Practices of Pacific Gas and Electric Company with respect to Facilities Records for its Natural Gas Distribution System Pipelines.
Investigation 14-11-008 (Filed November 20, 2014)
- C. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(D)(1)
Name of Case: Jennifer Da Silva, Plaintiff v. City of Carmel-by-the-Sea, Monterey County Superior Court Case No. M132929

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(D)(1)

Name of Case: Victoria Beach, Plaintiff v. City of Carmel-by-the-Sea, Monterey County
Superior Court Case No. 165C000631

D. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to subdivision (b) of Government Code Section 54956.9: 2 cases

OPEN SESSION (Beginning at 4:30PM)

ROLL CALL AND PLEDGE OF ALLEGIANCE

EXTRAORDINARY BUSINESS

- A. Introduction of Lori Aiello, Community Activities Assistant
- B. Introduction of Beth Rosenblum, Reference Librarian
- C. Introduction of Tina Spellman, Library Assistant
- D. Introduction of Jennifer Hall, Library Assistant
- E. Introduction of Katie O’Connell, Local History Librarian
- F. Centennial Committee Update

PUBLIC APPEARANCES Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person’s comments shall be limited to 3 minutes, or as otherwise established by the City Council. Matters not appearing on the City Council’s agenda will not receive action at this meeting but may be referred to staff for a future meeting. Persons are not required to give their names, but it is helpful for speakers to state their names in order that the City Clerk may identify them in the minutes of the meeting.

ANNOUNCEMENTS Announcements from City Council Members (Council Members may ask a question for clarification, make an announcement or report on his or her activities), City Administrator, and/or the City Attorney.

- A. Announcements from Closed Session
- B. Announcements from City Council Members
- C. Announcements from City Administrator
- D. Announcements from City Attorney

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

- 1. Minutes (p. 5)
- 2. Check Register for May (p. 29)

3. Monthly Reports for May (p. 38)
4. AB 1145 Consideration of a resolution authorizing the City Administrator to renew the jail services agreement with the City of Monterey for use of its jail facilities. (p. 68)
5. AB 1146 Consideration of the adoption of a resolution authorizing the City Administrator to accept donations for the centennial parade floats totaling \$43,000. (p. 71)
6. AB 1147 Consideration of a resolution authorizing City co-sponsorship of the Carmel Public Library Foundation's annual Donor Salute at the Main Library on Sunday, March 5, 2017. (p. 74)
7. AB 1148 Authorization of the City Administrator to send a letter authorizing the County of Monterey to execute all documents necessary to continue to implement the annual Used Oil Payment Program (OPP) 7th Cycle, FY 2016-2017 on behalf of the City. (p. 83)
8. AB 1149 Consideration of resolutions authorizing the City Administrator to enter into various services agreements for planning, portable toilets and storm water related services in a total amount not to exceed \$79,000 for all services. (p. 85)
9. AB 1150 Consideration of the adoption of an environmentally preferred purchasing policy. (p. 98)
10. AB 1151 Consideration of the adoption a resolution establishing and adopting the job descriptions and salary ranges for 1. Code Compliance Coordinator and 2. Environmental Compliance Manager.(p. 106)

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

11. AB 1152 Consideration of the disbursement of marketing funds to MCCVB, Carmel Chamber of Commerce and Burghardt+Dore. (p. 117)

PUBLIC HEARINGS

12. AB 1154 Adoption of an Ordinance of the City Council of the City of Carmel-by-the-Sea amending chapters 17.08.040, 17.14.030, 17.64.190, 17.64.220, 17.68.040, and of the Municipal Code in accordance with state housing law. (p. 119)
13. AB 1153 Consideration of the adoption of an ordinance amending Sub-Section A. of Section 1.16.01 dealing with citing violations of the City's Municipal Code. (p. 123)
14. AB 1155 Consideration of an appeal of the Planning Commission's decision to approve a Design Study (DS 16-069) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1) Zoning District. The application is being appealed by neighboring property owners: Eric Hannah and Lucille Biesbroeck-Hannah. (p. 140)
15. AB 1156 Consideration of an appeal of the Planning Commission's decision to approve Design Study (DS 15-217), Coastal Development Permit and Variance (VA 16-070)

applications for the demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1), Beach and Riparian (BR) and Archaeological Significance (AS) Overlay Zoning Districts. The application is being appealed by neighboring property owners: Simeon and Sally Yencken. (p. 170)

- 16. AB 1157** Consideration of an appeal of the Planning Commission's decision to deny the reissuance of Design Review, Use Permit, and Coastal Development Permit applications for the redevelopment of the Carmel Sands hotel located in the Service Commercial (SC) and Multi-Family Residential (R-4) Zoning Districts (New planning application case numbers: DR 14-36 and UP 14-20). **NOTE: This item will be continued to the August 2, 2016 Regular Meeting.** (p. 230)

FUTURE AGENDA ITEMS

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, NE corner of Ocean Avenue and Lincoln Street, and 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/carmel/> on July 7, 2016 in accordance with the applicable legal requirements.

Ashlee Wright, City Clerk

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, after the posting of the agenda and received by 12:00PM the day of the Council meeting, will be available for public review in the City Clerk's Office located at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, during normal business hours. In addition, such writings or documents will be available for public review at the respective meeting. Documents or and writings received at the meeting or after 12:00PM the day of the meeting will be made available for public review the following business day.

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 831-620-2007 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).

CHALLENGING DECISIONS OF CITY ENTITIES The time limit within which to commence any lawsuit or legal challenge to any quasi-judicative decision made by the City of Carmel-by-the-Sea is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-judicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing. If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Carmel-by-the-Sea, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.



CITY OF CARMEL-BY-THE-SEA

July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Ashlee Wright, City Clerk

SUBJECT: Draft Minutes of the Special Meeting held May 2, 2016
Draft Minutes of the Regular Meeting held May 3, 2016
Draft Minutes of the Special Meeting held June 1, 2016
Draft Minutes of the Special Meeting held June 6, 2016
Draft Minutes of the Regular Meeting held June 7, 2016
Draft Minutes of the Special Meeting held June 30, 2016

RECOMMENDATION

By motion to the Consent Calendar, approve the Minutes of the Special Meetings held May 2, 2016 Regular Meeting held May 3, 2016, Special Meeting held June 1, 2016, Special Meeting held June 6, 2016, Regular Meeting held June 7, 2016 and Special Meeting held June 30, 2016.

ATTACHMENTS

1. Draft Minutes of the Special Meeting held May 2, 2016
2. Draft Minutes of the Regular Meeting held May 3, 2016
3. Draft Minutes of the Special Meeting held June 1, 2016
4. Draft Minutes of the Special Meeting held June 6, 2016
5. Draft Minutes of the Regular Meeting held June 7, 2016
6. Draft Minutes of the Special Meeting held June 30, 2016

APPROVED:

Handwritten signature of Chip Rerig in blue ink.

Chip Rerig, City Administrator

Date: _____

7.6.16

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

Monday, May 2, 2016

CLOSED SESSION

The City Clerk Ashlee Wright adjourned the Closed Session due to the illness of the City Attorney Don Freeman who was to report on Closed Session Item 1.

Item 1: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(D)(1)

Name of Case: Jennifer Da Silva, Plaintiff v. City of Carmel-by-the-Sea, Monterey County Superior Court Case No. M132929

Present: Council Member Reimers

Absent: Council Members Richards and Theis, and Mayor Dallas

Staff: Ashlee Wright, City Clerk

OPEN SESSION

Mayor Dallas called the Open Session of the Council Meeting to order at 5:30PM.

ROLL CALL

Present: Council Members Reimers, Richards, Theis, and Mayor Dallas

Absent: None

Staff: Chip Rerig, City Administrator
Rob Mullane, Public Works Director
Paul Tomasi, Police Commander
Marc Wiener, Senior Planner
Andrew Vanderford, Special Projects Manager
Sharon Friedrichsen, Director of Budgets and Contracts
Paul Wood, Finance Manager
Ashlee Wright, City Clerk

Council Member Reimers led Council in the Pledge of Allegiance.

PUBLIC APPEARANCES

None

CONSENT AGENDA

Action: Upon a motion made by Council Member Theis, seconded by Council Member Reimers, Council unanimously approved the Consent Agenda with the exception of Items 4.b and 6 as follows:

- Item 2: Minutes for the April 4, 2016 Special Council Meeting - Tour of Inspection, April 4, 2016 Special Council Meeting, and April 5, 2016 Regular Council Meeting. **Approved, 4:0**
- Item 3: Check Register for the Month of March. **Approved, 4:0**
- Item 4: Monthly Reports for the Month of March. **Approved, 4:0** (with the exception of 4.b)
- a. Contracts executed within the City Administrator's Signing Authority
 - b. Community Planning and Building Department Reports
 - c. Police, Fire, Ambulance and Beach Reports
 - d. Public Records Act Request Logs – City Clerk and Police
 - e. Forester's Report
 - f. City Treasurer's Report
- Item 5: AB 1118 Consideration of a Resolution authorizing the City Administrator to Execute an Agreement with Fiesta Parade Floats for Float Construction Services in an Amount Not to Exceed \$48,000. **Adopted Resolution 2016-024, 4:0**

The following items were pulled by members of the public or by a Council Member and taken up separately:

- Item 4: Monthly reports for the Month of March: b. Community Planning and Building Department Reports

Sue McCloud asked a question and requested clarification on this item. City Administrator Chip Rerig responded.

Public Comments – None

Action: Upon a motion made by Council Member Richards, seconded by Council Member Theis, Council moved to accept Item 4.b Community Planning and Building Reports for the month of March 2016. **Received, 4:0**

- Item 6: AB 1117 Consideration of a Resolution to Award a Contract for Re-Construction of the Mountain View Avenue Entrance to Mission Trail Nature Preserve to Staples Construction Company in the amount of \$ 95,476.00 and Authorization of a Budget Transfer for an Amount Not to Exceed \$45,378.00 from Measure D funds.

Rob Mullane provided the staff report and responded to Council questions.

Public Comments – None

Council discussion followed.

Action: Upon a motion made by Council Member Theis, seconded by Council Member Reimers, Council moved to adopt a resolution to award a Contract for re-construction of the Mountain View Avenue Entrance to Mission Trail Nature Preserve to Staples Construction Company in the amount of \$ 95,476.00 and authorization of a budget transfer for an amount not to exceed \$45,378.00 from Measure D funds with the amendment that the pathway be 4 feet across. **Adopted Resolution 2016-026, 3:1** (Council Member Richards opposed)

ORDERS

Item 7: AB 1119 Consideration of a Resolution approving the Transportation Safety & Investment Plan to be placed before the voters on a future ballot and approve the list of examples of local road repair and safety projects anticipated to receive tax revenues, should the ballot measure be approved. (p. 70)

Todd Muck of TAMC provided a presentation on the Transportation Safety Investment Plan. City Administrator Chip Rerig provided further comments on this item.

Council Member discussion followed.

Public Comment

Lynette Zimmerman and Richard Kreitman spoke on this item.

---End Public Comment---

Council Member discussion followed.

Action: Upon a motion made by Council Member Theis, seconded by Council Member Reimers, Council moved to approve the Transportation Safety & Investment Plan to be placed before the voters on a future ballot and approve the list of examples of local road repair and safety projects anticipated to receive tax revenues, should the ballot measure be approved.

Adopted Resolution 2016-025, 4:0

Item 8: AB 1120 Fiscal Year 2016-2017 Provisional Budget.

City Administrator Chip Rerig provided the staff report.

Public Comments – None

Council questions and discussion followed. Staff responded to questions and provided clarifications.

Action: Report received.

FUTURE AGENDA ITEMS - None

There being no further business Mayor Dallas adjourned the meeting at 6:50PM.

APPROVED:

ATTEST:

Steve G. Dallas, Mayor

Ashlee Wright, City Clerk

**MINUTES
CITY COUNCIL REGULAR MEETING
CARMEL-BY-THE-SEA**

Tuesday, May 3, 2016

Mayor Dallas called the meeting to order at 4:30PM.

ROLL CALL

Present: Council Members Reimers, Richards, Theis, and Mayor Dallas.

Absent: None

Staff: Chip Rerig, City Administrator
Don Freeman, City Attorney
Paul Tomasi, Police Commander
Rob Mullane, Public Works Director
Margi Perotti, Community Activities Assistant
Michael Tope, Coastal Gardener / Maintenance Worker
Thomas Lang, Maintenance Worker
Rob Culver, Public Works Superintendent
Cleve Waters, Facilities Maintenance Specialist
Jesse Aquino, Streets Supervisor
Matt Feisthamel, Assistant City Forester
Demonic Marquez, Maintenance Worker
Yvette Oblander, Public Works Administrative Assistant
Ashlee Wright, City Clerk

City Clerk Ashlee Wright led the pledge of allegiance.

EXTRAORDINARY BUSINESS

Rob Mullane, Public Works Director, introduced Michael Tope, Coastal Gardener / Maintenance Worker and Thomas Lang, Maintenance Worker to the Council and the community.

Mayor Dallas appointed Council Member Theis as Mayor Pro Tem.

ANNOUNCEMENTS

Council Member Richards read a proclamation declaring 2016 the Year of the Veteran, which was presented to American Legion Post 512 representative Paul Rodriguez.

Rob Mullane, Public Works Director, read a proclamation declaring Public Works week.

Tom Brocato and Sue McCloud provided an update on Centennial Committee activities.

Council Member Reimers reported on an email received from a constituent.

Mayor Pro Tem Theis thanked the Community Planning and Building Department for re-opening during the hour from 12:00PM-1:00PM.

Mayor Dallas thanked volunteers and staff for work on the Arbor Day event, reported that the EG conference will be back next year, and announced that Board and Commission applications for current vacancies are being taken and that local agency appointments will be reviewed at the June Council Meeting.

City Administrator Chip Rerig requested that people email him via his City email, and announced that there was a new platform for the Friday letter and that the repaving projects that would be underway this week.

City Attorney Don Freeman announced that he would like to give a short talk about conflicts of interest and ethics for Council and the public at the next Council meeting.

PUBLIC APPEARANCES

Paul Rodriguez, Christine Sandin, E. Griffin Ortiz, Stephen Moorner, Stacey Meheen, and Bob Walker spoke during Public Appearances.

---End Public Appearances---

ORDERS

Item 6: AB 1121 Consideration of process options to fill the vacancy on the City Council.

Ashlee Wright, City Clerk, provided the staff report, answered questions and provided clarifications for Council.

Public Comments

Ian Martin, John and Marcia Nagel, Jim Emery, and Richard Kreitman spoke on this item.

---End public comments---

Council discussion followed.

Action: Upon a motion made by Council Member Reimers, seconded by Council Member Richards, the City Council moved to solicit applications for the Council vacancy and to appoint Mayor Dallas and Mayor Pro Tem Theis to an ad hoc committee to review the applications, interview applicants, and provide a recommendation to Council. **Approved, 4:0**

Item 7: AB 1122 Consideration of a request to authorize shared use of the Indoor Forest Theater between the Forest Theater Guild, Pacific Repertory Theater, and the 2016 Centennial Committee during the 2016 season.

Margi Perotti, Community Activities Assistant, provided the staff report.

Public Comments

Barbara Livingston, Judy Furman, Diane Mall, Janice Marada Pearl, Jim Bennett, Joanna Hobbs, Carl Giardini, Diane Gloyet, Richard Kreitman, Gloria Sousza, Kate Bunch, No name given, Paul Hart, Miles Williams, E Griffin Ortiz, Paulette Lynch, Don Hilburn, Kevin, Bob Mulford, Donna Federico, Michelle Swanson, Stacey Meheen, Yvonne Bowen, Kim Mitchell Benjamin Jonas, Lenore Carey, Roya Bow Azizi, Stephen Moorer, Cindi Lloyd spoke on this item.

---End Public Comments---

Council discussion followed.

Action: Upon a motion made by Council Member Reimers, seconded by Mayor Pro Tem Theis, Council moved to accept recommendation from the Community Activities & Cultural Commission to authorize the exclusive use of the Indoor Theater to SoDA (Pacific Repertory School of Dramatic Arts) during the next 22 months, and that the City explore ways of creating a more user friendly space that can be shared. **Approved, 4:0**

Item 8: AB 1123 Consideration of the approval of the proposed Draft Forest Theater Use Agreement.

Margi Perotti, Community Activities Assistant, provided the staff report, answered Council questions, and provided clarifications.

Public Comments

Stephen Moorer, Yvonne Bowen, Stacey Meheen spoke on this item.

---End Public Comment---

Council discussion followed and staff responded to questions and provided clarifications.

Action: Upon a motion made by Mayor Pro Tem Theis, seconded by Mayor Dallas, Council moved to extend the current use agreement for the Forest Theater Guild and Pacific Repertory Theater for 22 months, direct staff to make wordsmithing changes requested by the Council and to return the use agreement to Council at a subsequent meeting for informational purposes.

Mayor Dallas called a recess at approximately 6:50PM. Council resumed at approximately 7:00PM.

Item 9: AB 1124 Authorization of the closure of Devendorf Park and certain streets for the 19th annual Pebble Beach Tour d'Elegance event and the placement of tents in Devendorf Park, and Consideration of an event fee waiver request in the amount of \$5,000.

City Administrator Chip Rerig provided an introduction to staff reports AB 1124 and AB 1125.

Margi Perotti provided the staff report for AB 1124.

Public Comments

Bob Mulford, Barbara Livingston, Monta Potter, and Richard Kreitman spoke on this item.

---End Public Comment---

Staff provided clarifications and answered questions. Council discussion followed.

Action: Upon a motion made by Mayor Pro Tem Theis, seconded by Council Member Reimers, Council moved to authorize the closure of Devendorf Park and certain streets for the 19th annual Pebble Beach Tour d'Elegance event and the placement of tents in Devendorf Park, and an event fee waiver in the amount of \$5,000. **Authorized, 3:1** (Council Member Richards opposed)

Item 10: AB 1125 Authorization of the closure of certain streets for the 10th annual Concours on the Avenue event and the placement of tents in Devendorf Park, and consideration of a fee waiver request in the amount of \$21,809.

Margi Perotti, Community Activities Assistant provided the staff report.

Jill Sheffield, CEO of the Carmel Foundation spoke on this item.

Public Comments

Sue McCloud, No name given, Michael Mason, Barbara Livingston, Richard Kreitman, Gabe Georis, Bob Walker and Monta Potter spoke on this item.

--End Public Comments---

Action: Upon a motion made by Council Member Richards, seconded by Council Member Reimers, Council moved to authorize the closure of certain streets for the 10th annual Concours on the Avenue event and the placement of tents in Devendorf Park, and authorize a fee waiver in the amount of \$18,922.00. **Authorized, 3:1** (Mayor Dallas opposed)

PUBLIC HEARING

Item 11: AB 1126 Consideration of Use Permit (UP 16-100) and Coastal Development Permit applications for the addition of a second-level mezzanine (floor area) to an existing commercial building and for a temporary (6 month) amendment to an existing Use Permit (UP 12-20) to allow for a food store/restaurant use at the subject location. The project site is located at the southeast corner of Dolores Street and 7th Ave in the Service Commercial (SC) Zoning District.

City Attorney Don Freeman, Council Member Reimers and Mayor Dallas announced that they each owned property within 500 feet of the proposed project site. Because of a lack of quorum on this item Mayor Dallas and Council Member Reimers drew straws, and it was determined that Mayor Dallas would remain at the dais, limited to seconding motions and casting a vote on this item. Council Member Reimers stepped down from the dais.

Marc Wiener, Senior Planner provided the staff report, responded to Council questions and provided clarifications.

Anthony Lombardo, attorney for the applicant, and applicant Jay Dolata spoke on this item, responded to Council questions and provided clarifications.

Public Comment

Roberta Miller, Eric Schlosser, Barbara Livingston, Jonathan Sapp, Darlene Mosley, Gabe Georis, Rich Pepe, David Fink, Gaston, Dave Mosley, Monta Potter, Fermin Sanchez, George Meideros, Sue McCloud, Cheryl Twiberry, Jeff Peterson, and no name given spoke on this item.

---End Public Comments---

Staff and the attorney for the applicant, Anthony Lombardo, responded to Council questions and provided clarifications.

Council discussion followed.

Action: Upon a motion made by Council Member Richards, seconded by Mayor Pro Tem Theis, Council moved to table the consideration of Use Permit (UP 16-100) and Coastal Development Permit applications for the addition of a second-level mezzanine (floor area) to an existing commercial building and for a temporary (6 month) amendment to an existing Use Permit (UP 12-20) to allow for a food store/restaurant use at the subject location, direct the applicants to return to Council as soon as possible with a more focused plan that has been approved by the restaurant subcommittee, and to direct staff to broaden the membership of the restaurant subcommittee. **Approved, 3:0**

FUTURE AGENDA ITEMS

- Provide update on median lights
- Work program and priorities

ADJOURNMENT

There being no further business Mayor Dallas adjourned the meeting at 9:38PM.

APPROVED:

ATTEST:

Steve G. Dallas, Mayor

Ashlee Wright, City Clerk

**MINUTES
CITY COUNCIL SPECIAL MEETING
CARMEL-BY-THE-SEA**

Wednesday, June 1, 2016

Mayor Dallas called the meeting to order at 3:30PM.

ROLL CALL

Present: Council Members Reimers, Richards, Theis, and Mayor Dallas.

Absent: None

Staff: Chip Rerig, City Administrator
Don Freeman, City Attorney
Paul Tomasi, Police Commander
Rob Mullane, Public Works Director
Margi Perotti, Community Activities Assistant
Deanna Allen, Finance Analyst
Anna Aubuchon, Finance Administrative Coordinator
Paul Wood, Finance Manager
Maxine Gullo, Human Resources Manager
Sharon Friedrichsen, Director of Budgets and Contracts
Ashlee Wright, City Clerk

City Attorney Don Freeman led the pledge of allegiance.

PUBLIC APPEARANCES

Lynette Zimmerman spoke during public appearances.

---End Public Appearances---

ORDERS

Item 1: Consideration of a recommendation by the Ad Hoc City Council Vacancy Committee to appoint a City Council Member to fill the current vacancy.

Mayor Pro Tem Theis provided the report and recommended that the Council appoint Carolyn Hardy to fill the Council vacancy.

Public Comments

Dick Stiles, Lynette Zimmerman, and Richard Kreitman spoke on this item.

---End Public Comments---

Council discussion followed.

Action: Upon a motion made by Council Member Richards, seconded by Council Member Reimers, the Council moved to appoint Carolyn Hardy to fill the Council vacancy. **Ratified, 4:0**

Mayor Dallas called a recess at approximately 3:50PM. Council resumed at approximately 3:57PM.

EXTRAORDINARY BUSINESS

Item 2: Administration of the Oath of Office to the appointed member of City Council by the City Clerk.

City Clerk Ashlee Wright administered the oath of office to Carolyn Hardy, who then took her seat at the dais.

ORDERS

Item 3: Budget Questions

City Administrator Chip Rerig and Finance Manager Paul Wood provided the staff report, responded to Council questions, and provided clarifications.

Public Comments

Lynette Zimmerman, Sue McCloud, Monta Potter, and Cheryl Merritt spoke on this item.

---End of Public Comments---

The Council provided direction to staff for the Fiscal Year 2016-2017 Provisional Budget:

- Approve funding for additional library hours and staff
- Keep the allocations to the Monterey County Visitors Bureau, Carmel Chamber of Commerce, and Burghardt+Dore for marketing status quo
- Maintain the Council fee waivers amount \$27,500.00.
- Provide Council discretionary funds to the following groups in the following amounts:
United Way - \$2,000.00, HARA - \$1,000.00, MEarth - \$11,000.00, Carmel Youth Center - \$11,000, Sober Grad - \$1,500.00, Carmel Heritage - \$8,500.00, Monterey County Film Commission - \$500.00, and Carmel Friends of the Forest - \$500.00.

ADJOURNMENT

There being no further business Mayor Dallas adjourned the meeting at 6:05PM.

APPROVED:

ATTEST:

Steve G. Dallas, Mayor

Ashlee Wright, City Clerk

**MINUTES
CITY COUNCIL SPECIAL MEETING
CARMEL-BY-THE-SEA**

Monday, June 6, 2016

CALL TO ORDER

Mayor Dallas called the meeting to order at 2:30PM.

ROLL CALL:

Present: Council Members Hardy, Reimers, Richards, Theis and Mayor Dallas

Absent: None

Staff: Chip Rerig, City Administrator
Marc Weiner, Senior Planner
Ashlee Wright, City Clerk

TOUR OF INSPECTION

The Council proceeded to the Carmel Mission located at the southwest corner of Rio Road and Lasuen Drive to conduct the Tour of Inspection.

CLOSED SESSION

The Council reconvened in the Council Chambers at 3:30PM and Mayor Dallas announced the Closed Session items.

Present: Council Members Hardy, Reimers, Richards, Theis and Mayor Dallas

Absent: None

Staff: Chip Rerig, City Administrator
Don Freeman, City Attorney
Ashlee Wright, City Clerk

Item 1: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(D)(1)
Name of Case: Jennifer Da Silva, Plaintiff v. City of Carmel-by-the-Sea,
Monterey County Superior Court Case No. M132929

Item 2: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(D)(1)
Name of Case: City of Carmel-by-the-Sea, Plaintiff v. Pacific Harvest Seafood,
Inc. - Monterey County Superior Court Case No. 15CV000014

- Item 3: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(D)(1)
Name of Case: Gerit Sand; Cobblestone Bakery, a sole proprietorship, Plaintiff v. City of Carmel- by-the-Sea, Defendant - Monterey County Superior Court Case No. M130393
- Item 4: LITIGATION ONE MATTER
BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA Order Instituting Investigation and Order to Show Cause on the Commission's Own Motion into the Operations and Practices of Pacific Gas and Electric Company with respect to Facilities Records for its Natural Gas Distribution System Pipelines. Investigation 14-11-008 (Filed November 20, 2014)
- Item 5: LABOR NEGOTIATIONS
Pursuant to Government Code Section 54957.6(a)
Agency Designated Representatives: Zutler
Employee Organization: Ambulance

There were no public comments. Council adjourned to Closed Session at 3:32PM.

OPEN SESSION

Council Resumed in Open Session at 5:30PM.

- Present: Council Members Hardy, Reimers, Richards, Theis and Mayor Dallas
- Absent: None
- Staff: Chip Rerig, City Administrator
Don Freeman, City Attorney
Ashlee Wright, City Clerk
Margi Perotti, Community Activities Assistant
Rob Mullane, Public Works Director
Sharon Friedrichsen, Director of Budgets and Contracts
Marc Weiner, Senior Planner
Paul Tomasi, Police Commander
Mike Calhoun, Public Safety Director

City Attorney Don Freeman announced that Council received updates on Closed Session Items 1, 2, 3, and 5 with no action taken and received an extensive update on Item 4, gave staff direction.

City Administrator Chip Rerig led the Pledge of Allegiance.

PUBLIC APPEARANCES

The following members of the public spoke during public appearances: Karen Ferlito

---End Public Appearances---

CONSENT AGENDA

Action: Upon a motion made by Mayor Pro Tem Theis, seconded by Council Member Hardy, Council unanimously approved the Consent Agenda with the exception of Items 4, 5, 6, 9, 10, and 12 as follows:

- Item 1: Check Register for the Month of April. **Approved, 5:0**
- Item 2: Monthly Reports for the Month of April. **Approved, 5:0**
- a. Contracts executed within the City Administrator's Signing Authority
 - b. Community Planning and Building Department Reports
 - c. Police, Fire, Ambulance and Beach Reports
 - d. Public Records Act Request Logs – City Clerk and Police
 - e. Forester's Report
 - f. City Treasurer's Report
- Item 3: AB 1127 Consideration of a resolution authorizing the City Administrator to execute the updated Monterey County Multi-jurisdictional Local Hazard Mitigation Plan (LHMP). **Adopted Resolution 2016-040, 5:0**
- Item 7: AB 1131 Receive fully revised and approved Forest Theater Use Agreement for informational purposes. **Received, 5:0**
- Item 8: AB 1132 Appointments to Board and Commission vacancies. **Ratified, 5:0.**
- Item 11: AB 1135 Authorize the City Administrator to Execute Various Professional Services Agreements for Beach Security, Code Compliance in a Total Amount Not to Exceed \$67,000 **Adopted Resolutions 2016-033 and 2016-034, 5:0**

Mayor Dallas announced the new appointees to the Boards and Commissions.

The following items were pulled by members of the public or by a Council Member and taken up separately:

- Item 4: AB 1128 Consideration of a Resolution Approving the Rates Charged by GreenWaste Recovery Effective July 1, 2016 for the Collection of Franchised Solid Waste, Recycling and Organics.

Sharon Friedrichsen, Director of Budgets and Contracts, responded to Council questions and provided clarifications.

Public Comment:

Monta Potter spoke on this item.

---End Public Comment---

Action: Upon a motion made by Council Member Hardy, seconded by Mayor Pro Tem Theis, the Council unanimously moved to adopt a resolution approving the rates charged by GreenWaste Recovery Effective July 1, 2016 for the Collection of Franchised Solid Waste, Recycling and Organics. **Adopted Resolution 2016-027, 5:0**

Item 5: AB 1129 Consideration of a resolution adopting updated Facility Use Guidelines for the J. O. Handley Lumberyard Community Room/Vista Lobos Facility.

Public Comments:

Sue McCloud spoke on this item and noted a correction to be made to the name of the facility.

---End Public Comments---

Action: Council unanimously moved to adopt a resolution updating Facility Use Guidelines for the J. O. Handley Lumberyard Community Room/Vista Lobos Facility. **Adopted Resolution 2016-028, 5:0**

Item 10: AB 1134 Consideration of the Adoption of a Policy to establish a Records Management Program for the Preservation, Protection, Retention, and Legal Disposition of the City's Records.

Public Comments:

Sue McCloud spoke on this item.

---End Public Comments---

Action: Council unanimously moved to adopt a policy to establish a Records Management Program for the Preservation, Protection, Retention, and Legal Disposition of the City's Records. **Adopted Resolution 2016-032, 5:0**

Item 12: AB 1136 Consideration of a Lot Line Adjustment (LLA 15-354) between the City of Carmel-by-the-Sea and the Roman Catholic Bishop of Monterey.

Public Comments

Sue McCloud spoke on this item.

---End Public Comments---

Action: Council unanimously moved to approve the Lot Line Adjustment (LLA 15-354) between the City of Carmel-by-the-Sea and the Roman Catholic Bishop of Monterey. **Approved, 5:0**

Item 9: AB 1133 Consideration of a Resolution Confirming the City's Appointments to Local Agencies: Association of Monterey Bay Area Governments (AMBAG), Fort Ord Reuse Authority (FORA), Monterey Peninsula Regional Water Authority (MPRWA), Monterey-Salinas Transit (MST), and Transportation Agency of Monterey County (TAMC), and others as determined.

Public Comments:

Sue McCloud spoke on this item.

---End Public Comments---

City Attorney Don Freeman provided clarification.

Action: Upon a motion made by Council Member Hardy Council, seconded by Council Member Richards, Council unanimously moved to adopt a resolution confirming the City's appointments to Local Agencies: Association of Monterey Bay Area Governments (AMBAG), Fort Ord Reuse Authority (FORA), Monterey Peninsula Regional Water Authority (MPRWA), Monterey-Salinas Transit (MST), and Transportation Agency of Monterey County (TAMC), and others as determined, with the addition of the word "may" to the second whereas in the resolution.

Adopted Resolution 2016-031, 5:0

Item 6: AB 1130 Consideration of the adoption of a resolution authorizing the Homecrafters' Marketplace craft fair to continue to be held in the Sunset Center north parking lot, closure of the north parking lot, closure of San Carlos between 8th and 10th Avenues, and amplified music at the venue, and the adoption of a resolution authorizing the Pumpkin Roll special event to continue annually and the closure of Ocean Avenue west of Santa Rita Street to Junipero Avenue; Santa Fe Street between Ocean Avenue and Mountain View Avenue; and Torres Street between 6th Avenue and Mountain View Avenue.

Margi Perotti, Community Activities Assistant, responded to Council questions and provided clarifications.

Public Comments – None

Action: Upon a motion made by Council Member Hardy, seconded by Council Member Richards, Council unanimously moved to adopt a resolution authorizing the Homecrafters' Marketplace craft fair to continue to be held in the Sunset Center north parking lot, closure of the north parking lot, closure of San Carlos between 8th and 10th Avenues, and amplified music at the venue for a trial basis of one year, and the adoption of a resolution authorizing the Pumpkin Roll special event to continue annually and the closure of Ocean Avenue west of Santa Rita Street to Junipero Avenue; Santa Fe Street between Ocean Avenue and Mountain View Avenue; and Torres Street between 6th Avenue and Mountain View Avenue.

Adopted Resolutions 2016-029, 2016-030 5:0

ORDERS

Item 13: AB 1137 Direction on Preferred Plan for Replacement of the City's Holiday Tree.

Rob Mullane, Public Works Director, and David Refuerzo, Forest and Beach Commissioner provided the report, responded to Council questions and provided clarifications.

Public Comment

Sue McCloud, Karen Ferlito, and Denise Otterson spoke on this item.

---End Public Comment---

Council discussion followed.

Action: Upon a motion made by Mayor Pro Tem Theis, seconded by Council Member Hardy, Council unanimously moved to approve the Forest and Beach subcommittee recommendations to replace the current holiday tree by planting a large (48" box) tree in the southeast corner planter of Devendorf Park with a Deodar Cedar, and that the City continue to decorate the current holiday tree until the new tree is sufficiently large or until the existing tree is removed, with the added amendment to refer to the tree as the Centennial Tree. **Approved, 5:0**

PUBLIC HEARING

Item 14: AB 1138 Beach Fires Revised Pilot Program Coastal Development Permit Approval.

Rob Mullane, Public Works Director, provided the staff report, responded to Council questions and provided clarifications.

Public Comment:

Lynette Zimmerman, Tricia Dalley, Maggie Eaton, Wayne Moon, Parker Logan, Lynn Ross, Karen Ferlito, Glen Nash, Christine Ellison, Katherine Watikowski, Gary Bang, Sue McCloud, and Denise Otterson spoke on this item.

---End Public Comment---

Council discussion followed.

Action: Upon a motion made by Council Member Hardy, seconded by Council Member Richards, the Council moved to adopt the findings and conditions of approval for a Coastal Development Permit for the Beach Fires Pilot Program with revisions to the program as follows: wood-fueled devices would be permitted from the outset; wood-fueled devices would initially be City supplied; up to twelve (12) wood-fueled devices will be permitted; neither propane devices nor wood-fueled devices will be permitted north of 10th Avenue; wood-fueled and propane fueled devices will be permitted 4:00PM to 10:00PM; wood fueled devices and propane fueled devices will be permitted a minimum of fifty (50) feet from the beach bluff; no additional wood-fueled devices will be permitted on holidays; and the City will consider city-supplied wood.

FUTURE AGENDA ITEMS – None

ADJOURNMENT

There being no further business Mayor Dallas adjourned the meeting at 8:15PM.

APPROVED:

ATTEST:

Steve G. Dallas, Mayor

Ashlee Wright, City Clerk

**MINUTES
CITY COUNCIL REGULAR MEETING
CARMEL-BY-THE-SEA**

Tuesday, June 7, 2016

Mayor Dallas called the meeting to order at 4:30PM.

ROLL CALL

Present: Council Members Hardy, Reimers, Richards, Theis, and Mayor Dallas.

Absent: None

Staff: Chip Rerig, City Administrator
Don Freeman, City Attorney
Paul Tomasi, Police Commander
Rob Mullane, Public Works Director
Mike Calhoun, Director of Public Safety
Maxine Gullo, Human Resources Manager
Janet Bombard, Library and Community Activities Director

Anna Williams spoke on behalf of Cindi Lloyd about former-Mayor Jean Grace and led the Council and community in a moment of silence to honor her passing.

EXTRAORDINARY BUSINESS

Paul Tomasi, Police Commander introduced Gerald Maldonado, PSO and Christina Woznuk, CSO and Mike Calhoun, Public Safety Director introduced Maxine Gullo, Human Resources Manager to the Council and community.

ANNOUNCEMENTS

Council Member Reimers stated that she wanted to assure those concerned about the white sands of Carmel Beach that she would be watching the pilot program process closely.

Marc Weiner, Senior Planner, provided a brief update on short-term rentals.

City Attorney Don Freeman spoke about conflicts of interest.

Paul Tomasi provided a commendation to those involved in a beach rescue that took place over Easter weekend 2016.

Sue McCloud and Tom Brocato provided an update on Centennial Committee activities.

PRESENTATIONS

Jesse Haro and Brian Garcia of the National Weather Service presented the City of Carmel-by-the-Sea with Tsunami Readiness Certification and recognized Joe Martis as being instrumental for achieving the certification.

PUBLIC APPEARANCES

The following members of the public spoke during public appearances: Nadya Guisi, Barbara Livingston, Jen Weathers, and Lee Larew.

---End Public Appearances---

City Attorney Don Freeman stated that he is available to give a presentation to interested groups on the difference between types of citations that the City can issue.

PUBLIC HEARING

Item 1: AB 1140 Public Hearing and Adoption of the FY 2016-2017 Budget.

City Administrator Chip Rerig provided the staff report.

Public Comments (Council discretionary allocations)

The following members of the public spoke during public comments: Tanya Roos, Karen Ferlito, Lewis Leader, and Barbara Livingston.

---End Public Comments---

Public Comments (Marketing funds)

The following members of the public spoke during public comments: Barbara Livingston, Tammy Blount, David Sparr, Rick Aldinger, Michael Troutman, Kim Stemler, Paulette Lynch, and Graham Robertson.

---End Public Comments---

Council discussion followed.

Public Comments (CIP)

The following members of the public spoke on this item: Steve Pearson and Sue McCloud.

---Public Comments---

Council discussion followed.

Public Comments (General FY 2016-2017 budget)

The following members of the public spoke on this item: Sue McCloud, Monta Potter, Karen Ferlito, Carl Iverson, Jim Emery, and Barbara Livingston.

Council discussion followed, staff responded to public and Council questions, and Council provided direction to staff.

Action: Upon a motion made by Council Member Hardy, seconded by Council Member Richards, Council moved to adopt the FY 2016-2017. **5:0**

Item 2: AB 1141 Consideration of a resolution approving FY 2016-2017 Gann Limits

Public Comments – None

Action: Upon a motion made by Mayor Pro Tem Theis, seconded by Council Member Reimers, Council moved to adopt a resolution approving the FY 2016-2017 Gann Limits. **Adopted 2016-038, 5:0**

Item 3: AB 1142 Consideration of a resolution approving MOU maintenance efforts (Prop 172)

Public Comments – None

Action: Upon a motion made by Mayor Pro Tem Theis, seconded by Council Member Hardy, Council moved to adopt a resolution approving the MOU maintenance efforts (Prop 172). **Adopted Resolution 2016-039, 5:0**

ORDERS

Item 4: AB 1139 Consideration of a resolution adopting a policy City Council policy C16- : City of Carmel-by-the-Sea Special Events Policy, and a resolution rescinding City Council policy C89-45: Establishing a Policy on Temporary Street Closures for Residential and Community Events; C90-01: City-wide Facilities Use Policy; C95-06: Short-term Use of Municipal Buildings and Public Spaces for Special Events; and C12-02: Event Fee Waivers

Commander Paul Tomasi provided the staff report. City Attorney Don Freeman provided supporting information. Commander Paul Tomasi and Community Activities and Library Director responded to Council questions.

Public Comments

The following members of the public spoke on this item: Tony Seton, David Sparr, Karen Ferlito, Jill Sheffield, no name given, Julie Armstrong, Monta Potter, Sue McCloud, Barbara Livingston, Dick Stiles, and Jim Emery.

---End Public Comments---

Staff responded to public questions. Council discussion followed.

Action: Upon a motion made by Mayor Pro Tem Theis, seconded by Council Member Hardy, Council moved to adopt a resolution adopting City Council policy C16-01 City of Carmel-by-the-Sea Special Events Policy, to adopt a resolution rescinding City Council policy C89-45:

Establishing a Policy on Temporary Street Closures for Residential and Community Events; C90-01: City-wide Facilities Use Policy; C95-06: Short-term Use of Municipal Buildings and Public Spaces for Special Events; and C12-02: Event Fee Waivers, and directed staff to develop a grant application process and summary/marketing component to be reviewed by the Community Activities and Cultural Commission and returned to the Council for final approval. **Adopted Resolutions 2016-035, 2016-036, 4:1** (*Council Member Richards opposed.*)

FUTURE AGENDA ITEMS - None

ADJOURNMENT

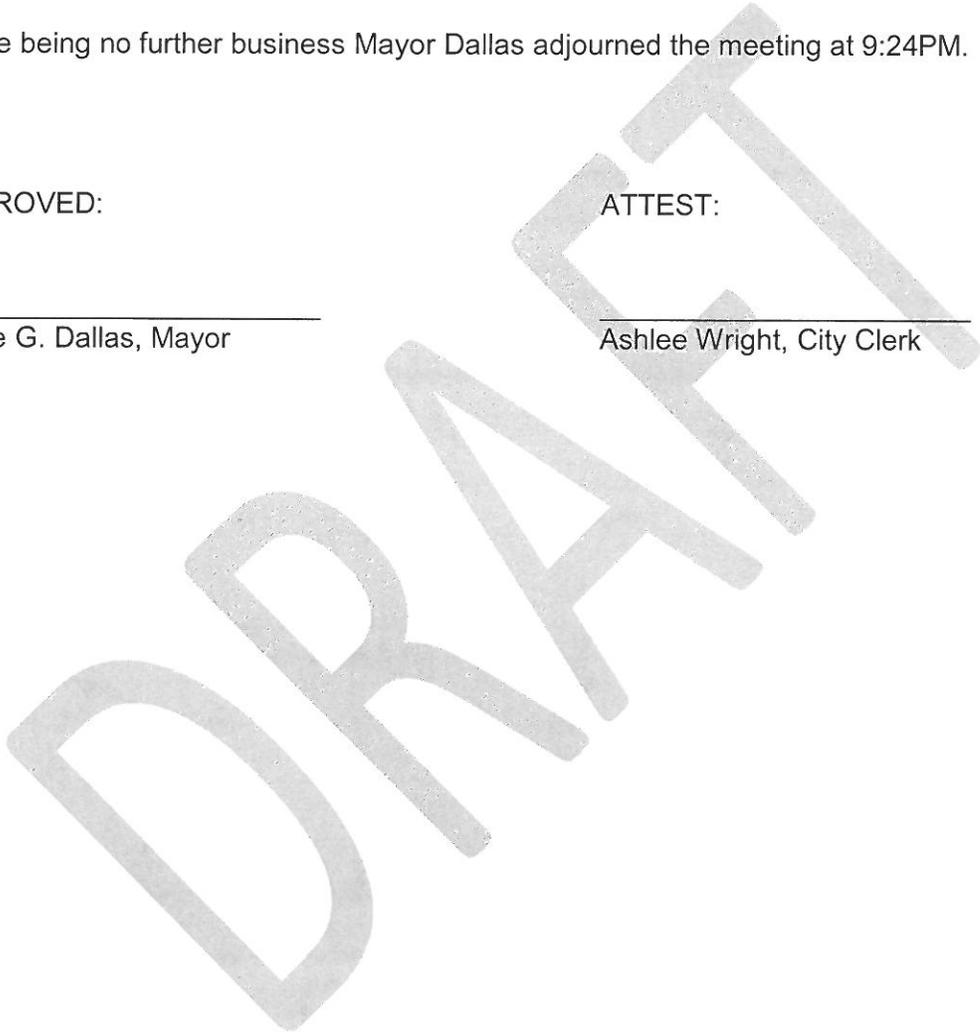
There being no further business Mayor Dallas adjourned the meeting at 9:24PM.

APPROVED:

ATTEST:

Steve G. Dallas, Mayor

Ashlee Wright, City Clerk



**MINUTES
CITY COUNCIL SPECIAL MEETING
CARMEL-BY-THE-SEA**

Thursday, June 30, 2016

Mayor Dallas called the meeting to order at 9:00AM.

ROLL CALL

Present: Council Members Hardy, Reimers, Richards, Theis, and Mayor Dallas.

Absent: None

Staff: Chip Rerig, City Administrator
Don Freeman, City Attorney
Mike Calhoun, Director of Public Safety
Paul Tomasi, Police Commander
Marc Weiner, Senior Planner
Guadenz Panholzer, Fire Chief
Ashlee Wright, City Clerk

Council Member Hardy led the pledge of allegiance.

PUBLIC APPEARANCES

The following members of the public spoke during public appearances: Monta Potter.

ANNOUNCEMENTS

Council Member Reimers announced that she has wordsmithing for the Special Events policy that she will share with the City Administrator and stated that she and Mayor Dallas had attended an event for the Odello land.

Council Member Richards announced that he had attended a Monterey County Convention and Visitors Bureau meeting.

City Administrator Chip Rerig thanked the Council for allowing him time off.

CONSENT AGENDA

Item 6: Authorization of the City Administrator to Execute an Amendment to the Agreement dated July 2, 2013 between the City and Sunset Cultural Center Inc. for Managing and Operating the Sunset Center for the Term of July 1, 2016 to June 30, 2017.

Public Comments – None

Action: Upon a motion made by Council Member Hardy, seconded by Council Member Reimers, Council moved to authorize the City Administrator to Execute an Amendment to the Agreement

dated July 2, 2013 between the City and Sunset Cultural Center Inc. for Managing and Operating the Sunset Center for the Term of July 1, 2016 to June 30, 2017. 5:0

PUBLIC HEARINGS

Item 7: Beach Fires Revised Pilot Program Coastal Development Permit Approval.

City Administrator Chip Rerig and Interim Planning Director Marc Weiner provided the staff report. Commander Paul Tomasi provided supporting information.

Public Comments:

The following members of the public spoke on this item: C. Juno Shoemaker, Irene Long, Tom Atkinson, Jean McWalters, Joe Rawn, Doug Westerfeld, Donna Shore, Barbara Livingston, Pat Bencur, Missy Jensen, Katie Morganroth, Lynn Ross, Darlene Mosley, Maggie Eaton, Monta Potter, Denise Otterson, Jim Bell, Kathy Bang, Gary Bang, Lynette Zimmerman, Karen Ferlito, Jennifer Atkinson, Rich Pepe, Mary Liskin, Tom Bonn, and Bill Smith.

---End Public Comments---

Council discussion followed.

Action: Upon a motion made by Council Member Richards, seconded by Mayor Dallas, the City Council of the City of Carmel-by-the-Sea moved to adopt the findings and conditions of approval for a Coastal Development Permit for the Beach Fires Pilot Program with revisions to the program as follows:

- The staff will return to Council with an update in 120 days.
- City supplied wood fueled devices and user supplied propane devices will be allowed South of 8th Avenue.
- City supplied wood-fueled devices must be a minimum of 75 feet from the beach bluff.
- User supplied Propane devices must be a minimum of 25 feet from the beach bluff.
- Up to 12 City supplied wood-fueled devices will be provided evenly spaced 200 feet apart between 8th Avenue and Martin Way.
- Fifty percent of the City supplied wood-fueled devices available for public use at any time will be for communal use.
- Implement an educational outreach program to inform the public about proper use of propane devices.

Adopted, 4:1 (*Council Member Reimers opposed*)

CLOSED SESSION

Mayor Dallas announced the Closed Session item.

Item 8: LITIGATION ONE MATTER
BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA Order Instituting Investigation and Order to Show Cause on the Commission's Own Motion into the Operations and Practices of Pacific Gas and Electric Company with respect to Facilities Records for its Natural Gas

Distribution System Pipelines. Investigation 14-11-008 (Filed November 20, 2014)

Public Comments - None

Council adjourned to Closed Session at 11:30AM.

Council resumed in Open Session at 12:15PM. City Attorney Don Freeman announced that the Council had received an update about the Closed Session item.

FUTURE AGENDA ITEMS - None

ADJOURNMENT

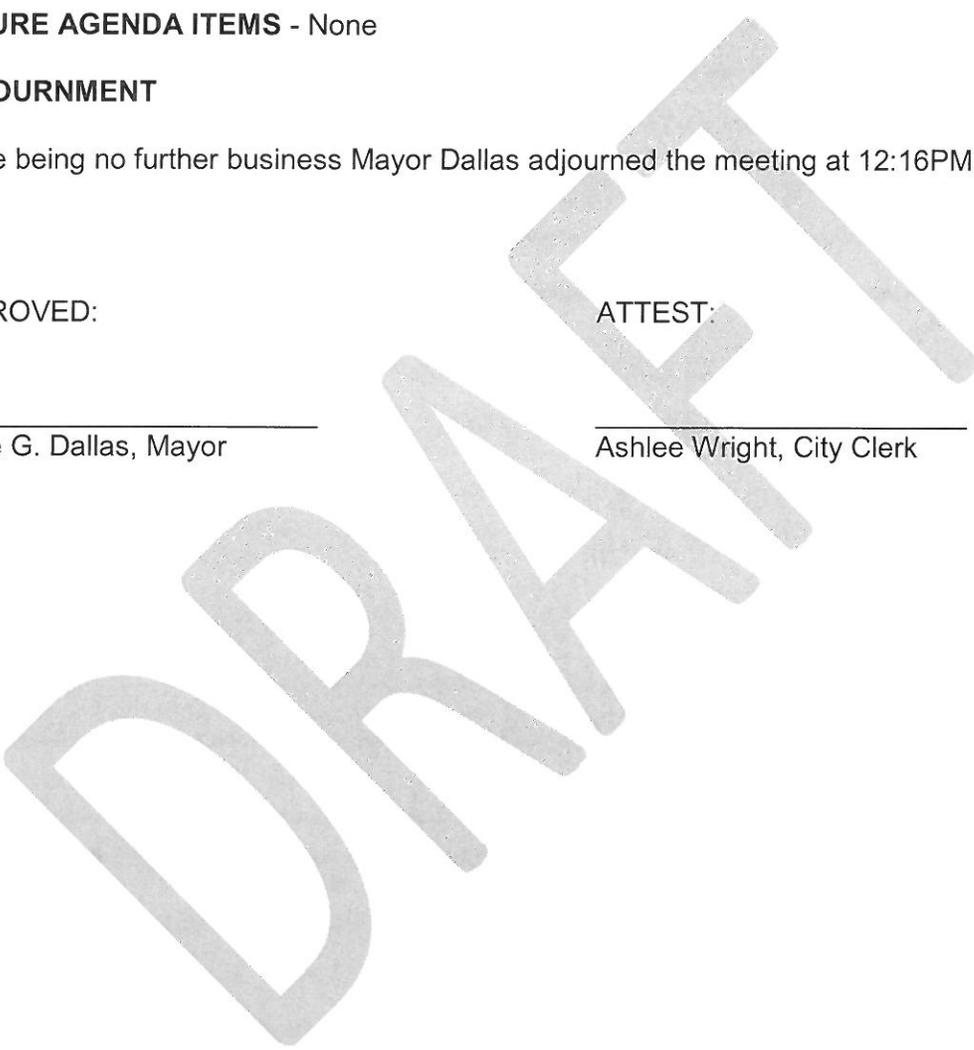
There being no further business Mayor Dallas adjourned the meeting at 12:16PM.

APPROVED:

ATTEST:

Steve G. Dallas, Mayor

Ashlee Wright, City Clerk





CITY OF CARMEL-BY-THE-SEA

July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
FROM: Paul Wood, Finance Manager
SUBJECT: Check Register for May 2016.

RECOMMENDATION

Approve Summary of Check Register.

SUMMARY

Attached is the Summary Report of Check Register for May, 2016.

PRIOR CITY COUNCIL ACTION

Approved.

ATTACHMENTS

1. Check Register for the Month of May, 2016

APPROVED:

Handwritten signature of Chip Rerig in blue ink.

Chip Rerig, City Administrator

Date:

Handwritten date "7.6.16" in blue ink.

Check No.	Check Date	Vendor Name	Dist Amount	Expense Amount	Description	Contracts Paid to Date	Contract Amount
132827	5/4/2016	ADVANCED METAL WORKS, INC.	10,925.55	13 70903	QUOTE SITE LIGHTING FOR FOREST THEATER		
132827	5/4/2016	ADVANCED METAL WORKS, INC.	1,699.52	13 70903	ADD ADD'L AMOUNT TO PURCHASE ORDER PER OBLANDER		
		Vendor Total ---->	32,623.07				
132828	5/4/2016	AILING HOUSE PEST CONTROL	60.00	01 70050	FY 15-16 INCREASE		
132828	5/4/2016	AILING HOUSE PEST CONTROL	50.00	01 70050	FY 15-16 INCREASE		
132828	5/4/2016	AILING HOUSE PEST CONTROL	50.00	01 70050	FY 15-16 INCREASE		
132828	5/4/2016	AILING HOUSE PEST CONTROL	65.00	01 70050	FY 15-16 INCREASE		
		Vendor Total ---->	225.00				
132926	5/19/2016	AIRTEC INC	2,984.00	01 70050	QUOTE-LIBRARY BATHROOM EXHAUST QUOTE	7,700.00	10,048.00
		Vendor Total ---->	2,984.00				
132890	5/11/2016	ALHAMBRA	55.78	01 72053	ACCOUNT 115365551 WATER SERVICE FIRE/AMB DEPT		
132890	5/11/2016	ALHAMBRA	55.78	07 73053	ACCOUNT 115365551 WATER SERVICE FIRE/AMB DEPT		
		Vendor Total ---->	111.56				
132829	5/4/2016	ALHAMBRA	115.26	01 76045	FY 15-16 INCREASE TO REFLECT USAGE		
132830	4/24/16	ALHAMBRA	115.26	01 76045	FY 15-16 INCREASE TO REFLECT USAGE		
132830	4/24/16	ALHAMBRA	81.72	01 64053	FY 15-16 INCREASE		
		Vendor Total ---->	81.72				
132927	5/19/2016	ALHAMBRA	98.47	01 80026	INCREASE PD ACCORDING TO USAGE		
		Vendor Total ---->	98.47				
132891	5/11/2016	ALLIANT INSURANCE SVCS	315.00	01 67425 0001	CA BOND RENEWAL CALHOUN 12/15-12/15/16		
132891	5/11/2016	ALLIANT INSURANCE SVCS	995.00	01 80425	ACIP-CRIME INSURANCE PROGRAM 7/1/16-7/1/2017		
		Vendor Total ---->	1,310.00				
132831	5/4/2016	ALWAYS UNDER PRESSURE	364.50	01 76049	PW YARD WATER TREATMENT		
		Vendor Total ---->	364.50				
132832	4/28/16	AMERICAN LOCK & KEY	62.92	13 70903	6 DND KEYS AND LABOR FOR FOREST THEATER		
132928	5/19/2016	AMERICAN LOCK & KEY	982.55	13 70903	FOREST THEATER DOOR LOCK SERVICES		
		Vendor Total ---->	1,045.47				
132833	5/4/2016	AT&T LONG DISTANCE	37.96	01 80036	LONG DISTANCE ACCT 0510894-42650 001		
		Vendor Total ---->	37.96				
132834	5/4/2016	AT&T	641.91	01 80036	INCREASE 2/4/16		
132834	5/4/2016	AT&T	3,183.62	01 80036	INCREASE 2/4/16		
132892	5/11/2016	AT&T	82.98	01 80036	T-1 LINES FOR PD		
		Vendor Total ---->	3,908.51				
132925	5/19/2016	AUDIO PRODUCTION GROUP	34,931.25	40 82801	SUNSET CENTER AUDIO EQUIPMENT PURCHASE PACKAGE-		
132929	4/25/09	AUDIO PRODUCTION GROUP	689.34	40 82801	INCREASE SALES TAX ADJUSTMENT		
		Vendor Total ---->	35,620.59				
132930	4/25/09	SARAH BERLING	158.00	01 80400	CENTENNIAL EXPENSE REIMBURSE FOR ENLARGING AND	70,551.84	69,863.00
		Vendor Total ---->	158.00				
132931	5/19/2016	BLINK NETWORK	450.00	01 70053	ALL INCLUSIVE SERVICE AND MAINTENANCE CONTRACT		
		Vendor Total ---->	450.00				
132893	5/11/2016	BOOTS ROAD GROUP LLC	2,000.00	01 67051	FY 15-16 WEBSITE SUPPORT AND MANAGEMENT		
		Vendor Total ---->	2,000.00				
132894	4/25/01	BOUND TREE MEDICAL LLC	636.09	07 73003	AMBULANCE SUPPLIES:GLUCOSE STRIPS/SHEETS/BLANKETS	21,086.78	22,000.00
		Vendor Total ---->	636.09				
132895	5/11/2016	UPBEAT PARADE PRODUCTIONS	1,000.00	01 80400	PARADE COORDINATOR CONTRACT MAY 1,2016 INSTALLMENT		
		Vendor Total ---->	1,000.00				
132835	5/4/2016	BST HOLDINGS	650.00	50 24050 2521	REFUND UNUSED VOLUME DEPOSIT DS 16-024		
		Vendor Total ---->	650.00				
132932	5/19/2016	BURGHARDT-DORE ADVERTISING, INC.	920.00	01 85200	DESTINATION MARKETING-WEBSITE MAINTENANCE AND		
132932	5/19/2016	BURGHARDT-DORE ADVERTISING, INC.	1,176.48	01 85200	DESTINATION MARKETING-WEBSITE MAINTENANCE AND		
132932	4/25/09	BURGHARDT-DORE ADVERTISING, INC.	3,964.00	01 85200	DESTINATION MARKETING-WEBSITE MAINTENANCE AND		
132932	5/19/2016	BURGHARDT-DORE ADVERTISING, INC.	2,400.00	01 85200	DESTINATION MARKETING-WEBSITE MAINTENANCE AND		

132932	5/19/2016	BURGHARDT-DORE ADVERTISING, INC.	449.30	01	85200	DESTINATION MARKETING-WEBSITE MAINTENANCE AND				
132932	42509	BURGHARDT-DORE ADVERTISING, INC.	612.00	01	85200	DESTINATION MARKETING-WEBSITE MAINTENANCE AND				
132932	5/19/2016	BURGHARDT-DORE ADVERTISING, INC.	2,970.00	01	85200	DESTINATION MARKETING-WEBSITE MAINTENANCE AND				
132932	42509	BURGHARDT-DORE ADVERTISING, INC.	847.50	01	85200	DESTINATION MARKETING-WEBSITE MAINTENANCE AND				
132932	5/19/2016	BURGHARDT-DORE ADVERTISING, INC.	156.25	01	80400	CENTENNIAL EXPENSE:PHOTOGRAPHY FOR CENTENNIAL				
		Vendor Total ---->	13,495.53							108,128.82 \$
132836	5/4/2016	BURKE, WILLIAMS & SORENSEN, LLP	4,047.40	01	61051 0005	PROF FEES:LABOR NEGOTIATIONS				
132836	42494	BURKE, WILLIAMS & SORENSEN, LLP	1,316.00	01	61051 0005	PROF FEES: GEN PERSONNEL MATTERS				LETTER OF ENGAGEMENT
		Vendor Total ---->	5,363.40							
132896	5/11/2016	CAL-AM WATER COMPANY	6,178.68	01	80026	FY 2015-16 WATER SERVICE-ALL CITY PROPERTY				
		Vendor Total ---->	6,178.68							
132933	42509	CA POLICE CHIEFS ASSN.	331.00	01	74033	2016 MEMBERSHIP FEE FOR CHIEF CALHOUN				
		Vendor Total ---->	331.00							
132934	5/19/2016	CALIFORNIA FIRE PROTECTION INC	750.00	13	70903	SERV./CALL FOREST THEATRE SPRINKLER LEAKING				
		Vendor Total ---->	750.00							
132897	5/11/2016	CALTRONICS BUSINESS SYSTEMS INC	191.44	01	74053	COPY MACHINE USAGE EARLY TERMINATION FEE				
		Vendor Total ---->	191.44							
132898	5/11/2016	CALTRONICS	15.82	01	72053	COPY MACHINE USAGE FOR FIRE/AMBULANCE FOR				
132898	5/11/2016	CALTRONICS	15.81	07	73053	COPY MACHINE USAGE FOR FIRE/AMBULANCE FOR				
		Vendor Total ---->	31.63							
132899	5/11/2016	CALTRONICS BUSINESS SYSTEMS	400.55	01	69051	PP&B KONICA COPIER CONTRON8576-01 MONTHLY USAGE				
132899	5/11/2016	CALTRONICS BUSINESS SYSTEMS	78.13	01	69053	FY 15-16 INCREASE				
		Vendor Total ---->	478.68							
132837	5/4/2016	CARMEL PINE CONE	351.00	01	80400	LEGAL AD-REP CENTENNIAL PARADE FLOAT CONSTRUCTION				
132900	5/11/2016	CARMEL PINE CONE	509.00	01	76053	PUBLIC NOTICE GREENWASTE CARDBOARD ADVISORY				
132935	42509	CARMEL PINE CONE	90.00	01	64040	LEGAL AD-CITY COUNCIL VACANCY				
132935	5/19/2016	CARMEL PINE CONE	195.00	01	64040	LEGAL AD-UNSCHEDULED VACANCIES COMMISSION BOARDS				
132935	5/19/2016	CARMEL PINE CONE	429.00	01	64040	LEGAL AD-REP CODE COMPLIANCE SERVICES				
		Vendor Total ---->	1,574.00							
132838	5/4/2016	CARMEL TOWING & GARAGE	90.00	01	76049	TOWING DODGE DAKOTA				
132936	42509	CARMEL TOWING & GARAGE	66.11	01	76046	APRIL TOWING AND FUEL/NEW BATTERY FOR PD VEHICLE				
132936	5/19/2016	CARMEL TOWING & GARAGE	284.95	01	76049	APRIL TOWING AND FUEL/NEW BATTERY FOR PD VEHICLE				
		Vendor Total ---->	441.06							
132839	5/4/2016	CAR CHARGING	789.52	01	70045	QUOTE FOR REPLACEMENT PIECE FOR CAR CHARGING ST				
		Vendor Total ---->	789.52							
132840	5/4/2016	CITY OF MONTEREY	1,727.16	01	76049	FY 15/16 VEHICLE REPAIRS PARTS AND LABOR				
132937	42509	CITY OF MONTEREY	162,372.33	01	72053 0006	MONTHLY SERVICE FEES TO PROVIDE INTERIM FIRE ADMIN				
132937	5/19/2016	CITY OF MONTEREY	7,214.61	07	73053 0006	JULY 2015 AGRMT TO PROVIDE INTERIM AMB/ADMIN SVCS				
		Vendor Total ---->	174,314.10							2,310,042.90 \$
132901	5/11/2016	COASTAL TPA, INC	505.60	01	80017	SELF-INSURED DENTAL/VISION EMPLOYEE PRGM COASTAL				
132901	5/11/2016	COASTAL TPA, INC	583.00	01	80017	SELF-INSURED DENTAL/VISION EMPLOYEE PRGM COASTAL				
132901	42501	COASTAL TPA, INC	696.90	01	80017	SELF-INSURED DENTAL/VISION EMPLOYEE PRGM COASTAL				
132938	5/19/2016	COASTAL TPA, INC	3,372.05	01	80017	SELF-INSURED DENTAL/VISION EMPLOYEE PRGM COASTAL				
		Vendor Total ---->	5,157.55							
132939	5/19/2016	CODY ANDERSON WASNEY ARCHITECTS, INC.	7,700.00	13	70903	FY 15-16 CIP FOREST THEATRE-CONSTRUCTION PHASE				
		Vendor Total ---->	7,700.00							
132902	5/11/2016	COMCAST	59.60	01	67053	HIGH SPEED INTERNET AND CABLE TV FOR PD				120,530.00 \$
132902	5/11/2016	COMCAST	77.80	01	67053	FY 15-16 INCREASE				
		Vendor Total ---->	137.40							
132841	5/4/2016	COPIES BY-THE-SEA	325.03	01	64039	MAY PRINTING: SPECIAL MEETINGS AND AGENDAS				
		Vendor Total ---->	325.03							
132842	42494	CORBIN WILLITS SYSTEM	720.79	01	67053	FY 2015-16 MOM SOFTWARE-MONTHLY MANAGED SERVICE				
		Vendor Total ---->	720.79							7,402.40 \$

132916	5/11/2016	MISSION LINEN SERVICE	54.63	01 72053	FY 15-16 INCREASE	
132963	5/19/2016	MISSION LINEN SERVICE	55.34	01 72053	FY 15-16 INCREASE	
132963	5/19/2016	MISSION LINEN SERVICE	55.34	01 72053	FY 15-16 INCREASE	
		Vendor Total ---->	165.31			
132864	5/4/2016	MONTEREY FIRE EXT. CO.	812.05	01 70050	ANNUAL FIRE EXT MAINT SERVICE SUPPLIES	
132864	4/29/16	MONTEREY FIRE EXT. CO.	48.00	01 70050	2-5 LB ABC FIRE EXT SERVICE	
132864	5/4/2016	MONTEREY FIRE EXT. CO.	45.00	01 70050	3 5LB ABC FIRE EXT SERVICE	
		Vendor Total ---->	905.05			
132984	5/20/2016	MTRY COUNTY CONVENTION & VISITORS BUREAU	12,652.20	01 20260	TID-CORRECTIONS IN REPORTING NOV-DEC 2015 AND SEP-	
		Vendor Total ---->	12,652.20			
132865	5/4/2016	MONTEREY REGIONAL WATER	6,169.00	01 76055	MRAWCA MONITORING PROGRAM	
		Vendor Total ---->	6,169.00			
132866	5/4/2016	MONTEREY BAY TELECOMM SERVICES	95.00	01 67053	MOVE 2 EXTENSIONS IN BUS OFFICE	
132964	4/29/16	MONTEREY BAY TELECOMM SERVICES	1,547.00	40 74906	INSTALL NEW 9-1-1 PHONE AT DEL MAR AND	
		Vendor Total ---->	1,642.00			
132985	5/20/2016	MONTEREY PENINSULA ENGINEERING	2,000.00	13 76907	FY 15-16 CARRYOVER DOLORES ST SIDEWALK AND	
132985	5/20/2016	MONTEREY PENINSULA ENGINEERING	25,650.00	13 76907	FY 15-16 CARRYOVER DOLORES ST SIDEWALK AND	
		Vendor Total ---->	27,650.00			
132867	5/4/2016	MOORE TWINING ASSOCIATES, INC	3,745.00	13 70903	FOREST THEATRE CAP PROJECT-CONSTRUCTION INSPECTION	
		Vendor Total ---->	1,745.00			
132917	5/11/2016	MOSS, LEVY AND HARTZHEIM LLP	3,698.00	01 67400	FY 15-16 AUDIT SERVICES	
		Vendor Total ---->	3,698.00			
132868	5/4/2016	ROBERT MULLANE	102.06	13 78910	PROPANE FOR BEACH FIRE PIT DEMOS	
		Vendor Total ---->	102.06			
132965	5/19/2016	MUNICIPAL MAINTENANCE EQUIPMENT	52.88	01 76045	WIPER BLADES FOR C-10	
		Vendor Total ---->	52.88			
132869	5/4/2016	JACQUELINE MALPANT OR KEVIN FOBES	116.24	01 33405	WITHDRAWN BENCH APPLICATION BD 16-116 (HOOPER)	
		Vendor Total ---->	116.24			
132870	5/4/2016	NEILL ENGINEERS CORP.	200.00	01 62053	FY 15-16 CITY ENGINEER SERVICES MONTHLY STIPEND	
		Vendor Total ---->	200.00			2,400.00
132918	5/11/2016	NEXTEL COMMUNICATIONS	1,513.19	01 80036	FY 15-16 TELEPHONE USAGE CELL PHONES	
132918	5/11/2016	NEXTEL COMMUNICATIONS	188.08	01 80036	FY 15-16 INCREASE	
		Vendor Total ---->	1,701.27			
132871	4/29/16	ORANGE COMMERCIAL CREDIT	1,499.42	01 78050	TEMPORARY STAFFING PERTAINING TO BEACH CLEANUP	
132871	5/4/2016	ORANGE COMMERCIAL CREDIT	1,499.42	01 78050	TEMPORARY STAFFING PERTAINING TO BEACH CLEANUP	
		Vendor Total ---->	2,998.84			
132919	5/11/2016	OCCU-MED LTD.	396.50	01 67110	PRE-EMP MEDICAL SCREENING LANG & TOPE	
132919	4/25/16	OCCU-MED LTD.	396.50	01 67110	PRE-EMP MEDICAL SCREENING LANG & TOPE	
		Vendor Total ---->	793.00			
132872	4/29/16	OFFICE DEPOT, INC.	21.97	01 76043	OFFICE SUPPLIES/PW-ADMIN OFFICE	
132872	5/4/2016	OFFICE DEPOT, INC.	32.58	01 64053	FY 15-16 INCREASE	
132872	4/29/16	OFFICE DEPOT, INC.	5.46	01 69043	OFFICE DEPOT INVOICE#835931472001 4.14.16	
132872	5/4/2016	OFFICE DEPOT, INC.	97.75	01 76043	SHREDDER-ADMIN OFFICE	
132872	4/29/16	OFFICE DEPOT, INC.	63.53	01 76043	LIGHTING LAMP-FM/CP OFFICE	
132920	5/11/2016	OFFICE DEPOT, INC.	33.65	01 64053	FY 15-16 INCREASE	
132920	5/11/2016	OFFICE DEPOT, INC.	91.17	01 64053	FY 15-16 INCREASE	
132920	4/25/16	OFFICE DEPOT, INC.	283.15	01 64053	FY 15-16 INCREASE	
132920	5/11/2016	OFFICE DEPOT, INC.	333.97	01 74042	DVDS, INK CARTRIDGES, PENS, TONER FOR PRINTER	
132966	4/25/16	OFFICE DEPOT, INC.	139.18	01 64053	FY 15-16 INCREASE	
132966	5/19/2016	OFFICE DEPOT, INC.	45.09	01 76043	FY 15-15 ADDITIONAL EXPENSE TO JUNE 30, 2016	
		Vendor Total ---->	1,147.50			
132873	5/4/2016	OTTO CONSTRUCTION	186,039.20	13 70903	CIP-FOREST THEATRE RENOVATION-ALL LABOR, TOOLS,	
132967	4/25/16	OTTO CONSTRUCTION	258,182.45	13 70903	CIP-FOREST THEATRE RENOVATION-ALL LABOR, TOOLS,	



CITY OF CARMEL-BY-THE-SEA

July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Ashlee Wright, City Clerk

SUBJECT: Monthly Reports: Contracts with the City Administrator, Community Planning and Building Department Reports, Police, Fire, Ambulance, Beach Reports, Public Records Act Requests, Forester Report, and City Treasurer's Investment Report

RECOMMENDATION

Accept the Reports.

ATTACHMENTS

1. Contracts executed within the City Administrator's signing authority for the month of May
2. Community Planning and Building Reports for the month of May
3. Police, Fire, Ambulance and Beach Reports for the month of May
4. Public Records Act Requests for the Month of May
5. Forester Reports for the month of May
6. City Treasurer's Investment Report for the month of May

APPROVED: 

Chip Rerig, City Administrator

Date: 7.6.16

CITY OF CARMEL-BY-THE-SEA
COMMUNITY PLANNING & BUILDING DEPARTMENT
INTEROFFICE MEMO

TO: Chip Rerig, City Administrator

FROM: Marc Wiener, Interim Community Planning and Building Director

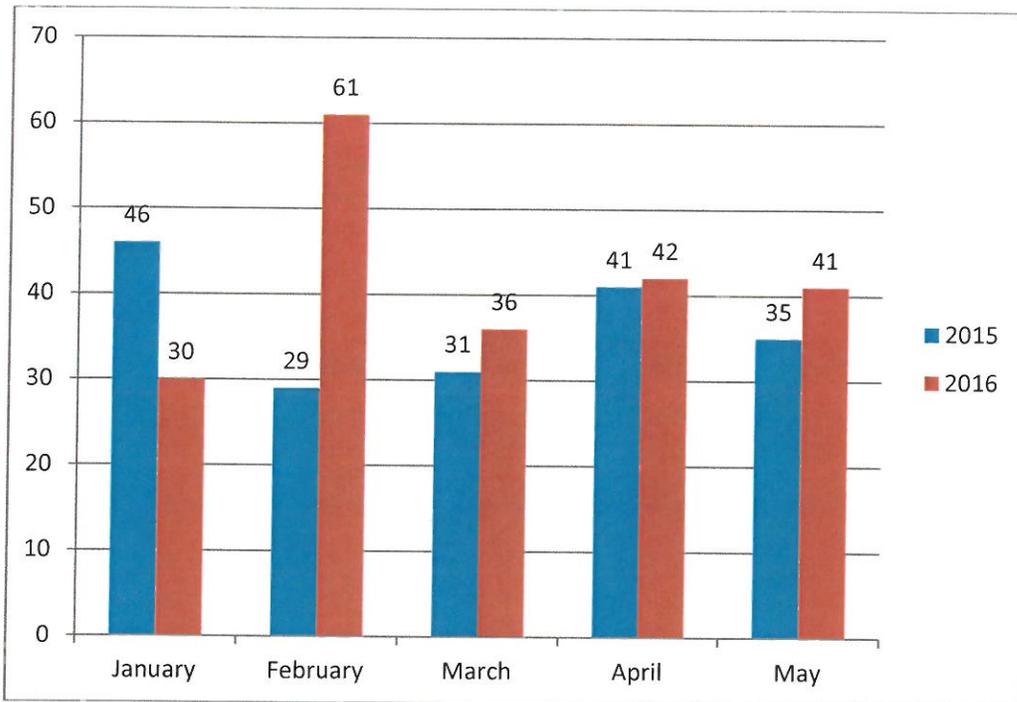
DATE: July 11, 2016

REF: Community Planning and Building Monthly Summary – May 2016

I. PLANNING APPLICATIONS:

In May of 2016, 41 Planning Permit applications were received (Chart 1). Chart 1 shows the total number of applications received January through May of 2016 and includes a comparison to permit activity in 2015.

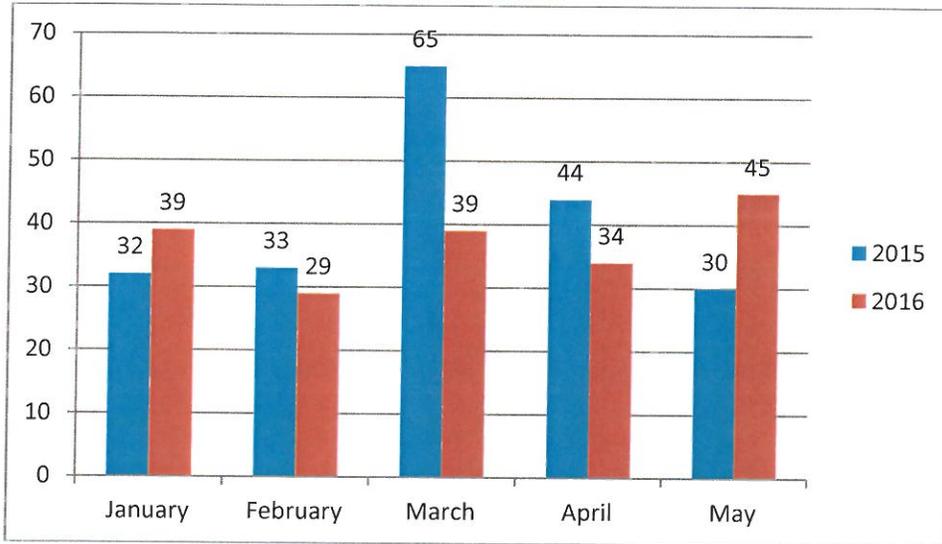
Chart 1 – Planning Permits



II. BUILDING APPLICATIONS:

In May of 2016, 45 Building Permit applications were received (Chart 2). Chart 2 shows the total number of applications received January through May of 2016 and includes a comparison to permit activity in 2015.

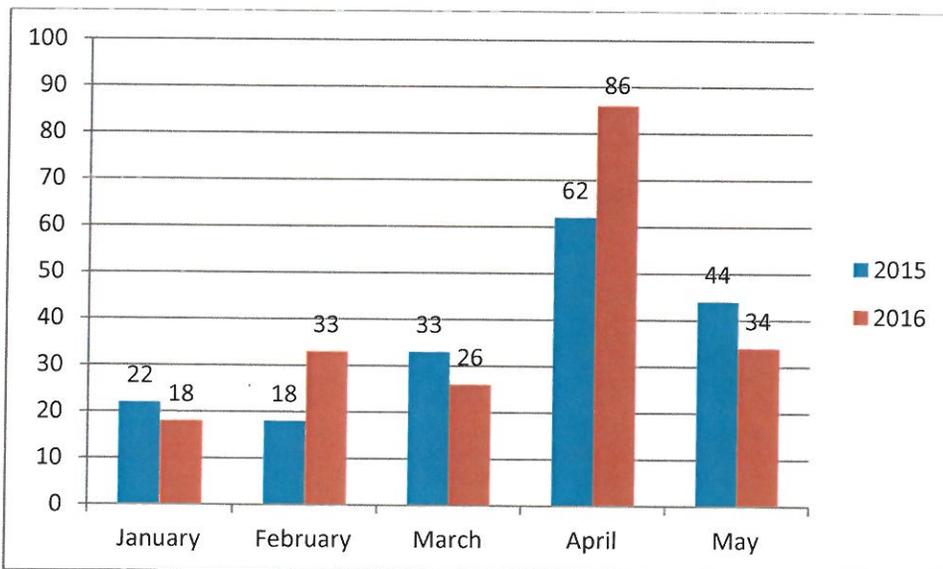
Chart 2 – Building Permits



III. CODE COMPLIANCE CASES:

In May of 2016, 34 new code compliance cases were initialized (Chart 3). Chart 3 shows the total amount of activity during the months of January through May of 2016 and includes a comparison to permit activity in 2015.

Chart 3 – Code Compliance



IV. YEAR-TO-DATE TRENDS

Table 1 includes the 2016 year-to-date totals (Jan – May), for Planning and Building Permit Applications, and code compliance cases with a comparison to 2015. As indicated in the table, there has been a 15.4% increase in planning permits and a 10% increase in code compliance cases in comparison to last year. Building permit applications are down 8.8% from last year.

Table 1 (Jan - April)

	<u>Planning</u>	<u>Building</u>	<u>Code Compliance</u>
2015 Year-To-Date	182	204	179
2016 Year-To-Date	210	186	197
% Difference	15.4%	-8.8%	10.1%

V. CURRENT ACTIVITIES

- Short-Term Rentals: The Code Compliance Division continues to work on the issue of short-term rentals. The City has contacted 27 property owners by phone and mail who have been identified as advertising short-term rentals on-line. To date, 22 have come into compliance by either removing the on-line listing or revising the listing so that the rental term is greater than 30 days. In addition, a letter has been sent to the legal departments of various rental websites (AirBnB, VRBO, etc.) requesting that any listings in violation be brought into compliance.
- Restaurant Subcommittee: The Restaurant Subcommittee appointed an advisory panel to assist with the review of the City's restaurant/food store regulations. The advisory panel consists of four individuals from the restaurant community and one individual representing the Carmel Residents Association. The subcommittee and advisory panel have met once and several good ideas were generated.
- Commercial Projects – On July 13th the Planning Commission will be considering an application for the demolition an existing commercial building and construction of a new mixed-use building located at the southwest corner of Dolores Street and 5th Ave (Del Dono Ct.). The new building will include approximately 13,000 square feet of commercial space and eight dwelling units. In addition, the Planning Commission will also be considering an application for a substantial make-over of the Carmel Plaza. The proposed project includes significant changes to the interior including: new landscaping, railings, stair reconfiguration, and lighting. New signage is proposed at the entries.



Planning Permits

05/01/2016 - 05/31/2016

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved
16215	Business License	Name Change	San Carlos 3 SW of Ocean	5/31/2016	6/16/2016
16214	Temporary Use Permit	Install POD temporary on private property	Torres 2 NE of 4th	5/31/2016	6/6/2016
16213	Authorized Work	Inspection for water damage to wooden beam underneath second story floor level. CONTRACTOR: Tom	NW Corner of San Carlos and Santa Lucia	5/27/2016	5/27/2016
16212	Historic Evaluation	Historic Evaluation	SWC of Monte Verde and 10th	5/27/2016	
16211	Authorized Work	Paint the outside of the residence, remove gutter and	Santa Rita, 4 NE of 6th	5/26/2016	5/26/2016
16209	Authorized Work	Replacement of existing impervious site coverage with pervious and semi-pervious. No change in coverage	Torres Street, 1 NW of Second Avenue	5/26/2016	5/26/2016
16208	Business License	Business License for Queensbee Jewelry, a fine jewelry and customized luxurious watches	W/s of Lincoln Street, between Ocean Avenue and 7th Avenue	5/16/2016	5/25/2016
16207	Business License	Business License for Thomas Kinkade Studio in the Garden Gallery	Southside of Ocean Avenue, between Dolores and Lincoln	5/23/2016	5/24/2016
16206	Sign	Sign Installation	San Carlos between 7th and 8th	5/23/2016	
16205	Authorized Work	New fencing along the side (south) and rear (west) property lines. All new fencing	25990 Ridgewood Road	5/23/2016	5/23/2016
16204	Business License	A retail store selling handcrafted, artisan-produced merchandise for home decoration such as Venetian	6th Street, between Dolores and San Carlos	5/17/2016	6/15/2016

16203	Mills Act Request	Mills Act Contract Application	NE corner of Dolores and 12th Ave.	5/20/2016	
16202	Design Review	Roof over mechanical corridor, facade upgrade of rear of	San Carlos 2 SE of 7th	5/20/2016	6/10/2016
16201	Historic Evaluation	Prelim historic evaluation of property	San Antonio 2 SW of 12th	5/20/2016	6/24/2016
16200	Sign	Install sign	SE Corner of San Carlos and 4th	5/19/2016	5/20/2016
16199	Design Study	Remodel 30.8 ft.	Monte Verde 5 NW of 4th	5/19/2016	
16198	Business License	A proposed office use that will be used as a real estate rental agency engaged in renting real estate for agents and	NE Corner of Dolores and 7th, El Paseo Bldg Suite 7	5/18/2016	6/8/2016
16197	Design Study	The installation of a new 4-foot-wide, 13 and one-half-foot-long balcony over the	San Carlos, 4 SE of 7th Ave.	5/17/2016	6/20/2016
16195	Appeal	Appeal PC Decision	Vizcaino 11 SE of Mt. View	5/16/2016	
16194	Historic Evaluation	Historic Evaluation	E/S San Carlos between Vista and 1st	5/16/2016	
16193	Business License	Business Office - Archilochus Trading, LLC	SW Corner of Ocean Avenue and Mission Street	5/16/2016	5/16/2016
16192	Design Study		NW corner of Lincoln and 2nd	5/13/2016	5/25/2016
16191	Use Permit	New full line, full service restaurant with 75 interior seats and 37 exterior seats. Plans and summary	SEC Dolores and 7th	5/13/2016	
16190	Banners	Install banners	Ocean Ave.	5/13/2016	
16189	Business License	An office use engaged in the sale of residential and commercial real estate.	Dolores, 3 NW of 6th Avenue & Lincoln, 3 NE of 6th	4/27/2016	5/24/2016

16188	Business License	Offer bike/ebike rentals, tours and delivery services with active apparel sales.	Dolores 2 NW of Ocean	4/29/2016	
16187	Design Study	(N) covered entry (70 sf), interior remodel (438 sf), (N)	SWC Dolores and 11th	5/12/2016	6/1/2016
16186	Design Study	Paint exterior new color	Casanova 5 NW of 4th	5/10/2016	
16185	Design Study	Add a fence to front and side yard.	NEC of Pine Ridge and Forest	5/9/2016	
16184	Coastal Development Permit	Rio Grill Resolution Run	The Carmel Crossroads	5/9/2016	
16183	Historic Evaluation	Remodel of existing with increase to square footage.	SE corner of Perry Newberry and 6th	5/9/2016	
16182	Preliminary Site Assessment	site assessment of property	Santa Rita 2 SW of 5th	5/6/2016	6/2/2016
16181	Use Permit	Tenanat Improvements	3 SW of Ocean and Mission	5/5/2016	6/8/2016
16180	Sign	Installation of second sign	NE corner of 4th and San Carlos	5/4/2016	
16179	Business License	Robert Slawivski Auctioneers - Business License for a retail and appraisal store	Mission Street, 1 NW of 7th St.	5/2/2016	5/4/2016
16178	Design Study	Demo existing garages	NE corner of Monte Verde and 9th Ave.	5/4/2016	
16177	Design Study	Substantial alteration	NEC of San Antonio and 11th	5/4/2016	
16176	Sign	Five new Carmel Plaza signs - one at each street entry to the plaza. Monolith signs constructed of redwood base	Carmel Plaza	5/2/2016	
16175	Design Study	Front yard landscape changes	NEC of Torres at 8th	5/2/2016	6/29/2016
16174	Design Study	Chickens	Scenic 8 SW of Ocean	5/2/2016	
16173	Authorized Work	New cedar tongue and groove fence along the south side property line to replace the	Monte Verde St., 4 NE of Santa Lucia	5/2/2016	5/2/2016

Total Records: 41



Building Permits

05/01/2015 - 05/31/2015

Permit #	Permit Type	Project Description	Property Location	Owner Name	Contact	Date Issued	Status
150211	Building	TI commercial space-The Beehive blow dry bar (skincare and	Dolores 2 NE of 8th	Masahiro Hasegawa-Davi	Ken Turgen	7/8/2015	Issued
150210	Building	Demo existing garage, Construct new 560 sf detached garage with 375 sf quest	SW Corner of Rio Road and Junipero	Dave & Darlene Mosley	John Moore	6/29/2015	Finaled
150209	BP Revision	Site coverage change, hot tub, increased pario and	Santa Rita 2 NW of 6th	Corey McMills	John Mandurrago	6/8/2015	Issued
150208	Building	Addition to master bath, pantry and minor remodel of kitchen and bath.	Vizcaino 10 SE of Mountain View	Lehman Siegfried	Gail Lehman		Approved
150207	Mechanical	Replace existing HVAC system	SW Corner Santa Rita & 4th Ave	Gibson	Richard Russo	5/27/2015	Finaled
150206	Building	Remove 1 toilet and 1 sink install laundry sink	Monte Verde 1 NE of 3rd	Robert & Betty Kullas	Michael Cayen	6/25/2015	Finaled
150205	Building	Residential remodel 2084 SQ FT, relocate kitchen,	25975 Junipero Ave	KD Landholdings LLC	Kimberly Simmons	11/16/2015	Issued
150204	Plumbing	Repair gas leak on gas line	NW Corner Lincoln & 7th	Church of the Wayfarer	Michael Szody	5/21/2015	Finaled
150203	Building	replace drywall, cabinets, plaster, paint - NO CHANGES	Junipero, Mission between Ocean & 7th Carmel Plaza	Owrf Carmel LLC- Wrath Tasting Room	Sally	5/21/2015	Finaled
150202	Building	replace paneling, shelving, drywall, flooring, vct and carpet -NO CHANGES	Junipero, Mission between Ocean & 7th Carmel Plaza	Owrf Carmel LLC- Cheese Shop	Sally	5/21/2015	Finaled

150201	Plumbing	Bathroom Remodel, remove tub combo install shower Unit #23 ONLY	SE Corner 6th & San Carlos, Unit #23	Goold / Ward	Skip Wilcox	5/27/2015	Finaled
150200	Building	Reroof like for like wood shingles Class B, install 72lb cap sheet for Class A	SW Corner Casanova & 9th	Jay Williams	Carl Becks	5/20/2015	Issued
150199	BP Revision	Revisions to windows, doors and interior floor	Monte Verde 3 NE 4th	Levett	Chris Tescher		Approved
150198	Plumbing	Gas line repair and update, trench	SE Corner Casanova & Ocean	Hoseit (Normandy Inn)	Curro Plbg	5/20/2015	Finaled
150197	Building	49.5 sq ft. Deck extension	SE Corner 6th & Santa Rita	Luenberger	Robert Littell	6/24/2015	Issued
150196	Building	Kitchen remodel master bathroom, new hall bath, new radiant heating.	Monte Verde 2 NE of 13th	Millet/Mc Donald	Bakker Construction	5/27/2015	Finaled
150195	Building	Remove sheetrock to inspect water damage	Mission between Ocean & 7th	Carmel Plaza	Ethan Hare	5/15/2015	Finaled
150194	Building	Tenant Improvement - Interior remodel using existing	Lincoln 2 NW of 6th	Carmel Road Winery - Gunner	Mike Ward	8/4/2015	Issued
150193	Building	Remove cubicle walls, installing seats	NE Corner of 8th & Mission	Richmond (Carmel Academy of Performing Arts)	Catalina Long	5/20/2015	Finaled
150192	Building	RE-roof like for like remove tile, install new membrane,	SE Corner Dolores & 1st	Askew	Mike	5/13/2015	Finaled
150191	Electrical	Install Plug and circuit for car charging station	Lincoln 3 SE of 13th	Donald Goodhue	Donald Goodhue	5/15/2015	Finaled
150190	Building	Remodel 2 story home incl. kitchen and baths, remove	Casanova 3 SE of 13th	Tuppence	Steven Marks	6/16/2015	Finaled
150189	BP Revision	footinf and shearwall change	Camino Real 3 SW Ocean	Collins	Ben Higson		In Review

150188	Building	Re-roof wood shake for wood shake Class A	NE Corner Carmelo & Santa Lucia	Carl Cox	Slaton Roofing	5/7/2015	Finaled
150187	Building	ADA ramp and bathroom modification	Junipero 2 NW of 8th	Cobblestone Inn Carmel LP -Samit Patel	Ethan Hare		Approved
150186	Building	Commercial renovation of (E) outdoor theater to address cited hazards in structural	NE corner of Mountain View and Santa Rita	City of Carmel by the Sea	Andy Vanderford	4/19/2015	Finaled
150185	Building	Re-roof wood shake Class A like for like	Fraser Way 3 NE of Camino Real	Bill Rowan	Eddie Lopez	5/6/2015	Finaled
150184	Building	Re-roof wood shake like for like	Camino Real 4 SE of 4th	Ely Tsern	Edwardo Lopez	5/5/2015	Finaled
150183	Building	Interior remodel kitchen & bath, new doors, windows, siding, roof	NE Corner of Monte Verde & 3rd	Salehi	Mark Thompson	6/11/2015	Issued
150182	Building	Remodel 4 bathrooms, replace bathtubs, install tile floors, ADA grab bars on shower walls. ADA lever	NW Corner of Ocean and Monte Verde	Frankenburg (Lobos Lodge)	Michael Simons	5/7/2015	Issued

Total Records: 30

6/29/2016

CITY OF CARMEL-BY-THE-SEA POLICE DEPARTMENT

Post Office Box 600, Carmel, California 93921 Ph:831-624-6403 Fax:831-624-4296

MEMORANDUM

TO: CHIP RERIG, CITY ADMINISTRATOR
FROM: PAUL TOMASI, POLICE COMMANDER
DATE: 06/17/16
REF: RESPONSE SUMMARY REPORT FOR MAY

AMBULANCE PERFORMANCE MEASURE

The performance goal for Code-3 (life threatening emergency-lights & siren) ambulance calls with a response time of 5 minutes or less from dispatch to arrival is 95%. For the month of May 2016 the ambulance had a 93% response rate with (3) code-3 calls over 5 minutes.

58 calls for service in CBTS Average response time: 2:46 min.

42 Code 3 calls for service (3) responses over 5:00 min.

- 1600000498: 5/4/16 (6:41 min): responded from CDR where positioned to cover for AMR as part of mutual aid agreement.
- 1600000557: 5/23/16 (5:08 min): Early morning call from station.
- 1600000587: 5/29/16 (5:08 min): Response slow due to locating incident which ended up being on beach at Santa Lucia and Scenic.

FIRE PERFORMANCE MEASURE

The performance goal for Code-3 (life threatening emergency-lights & siren) fire calls with a response time of 5 minutes or less from dispatch to arrival is 95%. For the month of May 2016 the fire department exceeded the performance measure at 98% with (1) code-3 call over 5 minutes.

64 total calls for service in CBTS Average response time: 2:48 min.

51 total Code-3 calls for service (1) response over 5:00 min.

- 16-0003147: 5/19/16 (7:15 min): Response required from Station 1 (Monterey) as Carmel units committed on a medical call.



CITY OF MONTEREY - FIRE DEPARTMENT

MAY 2016

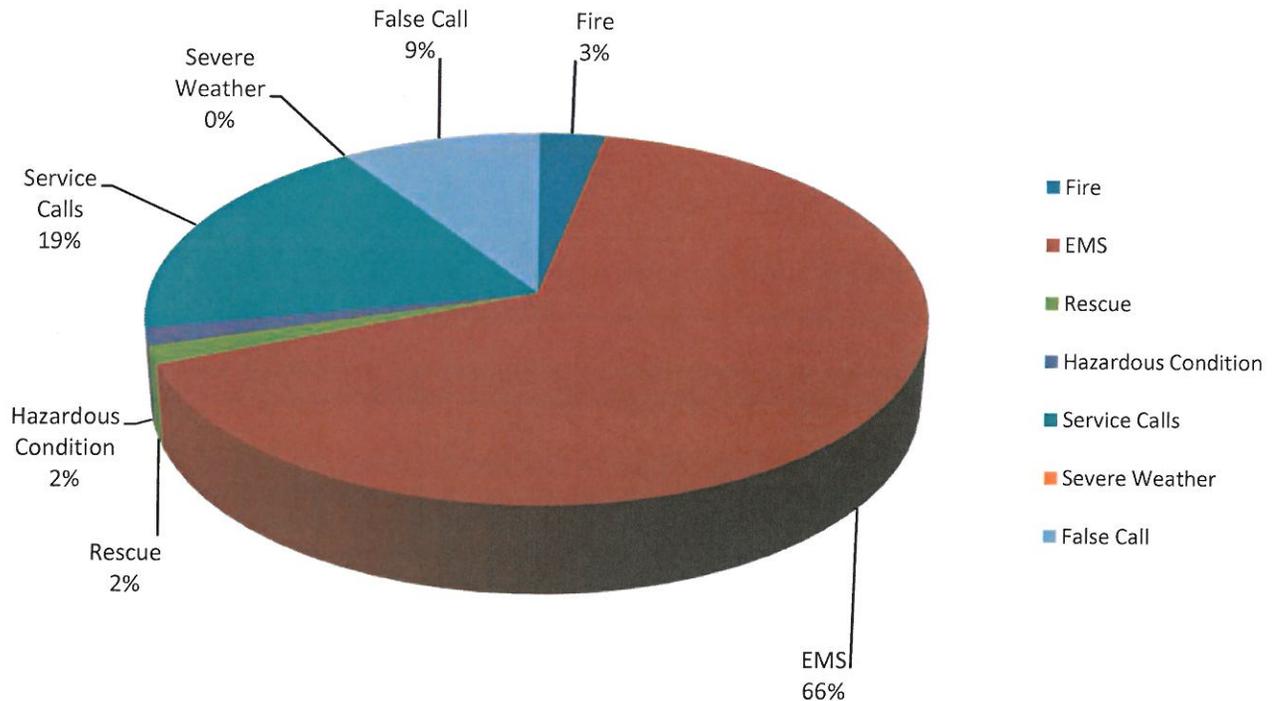
CARMEL-BY-THE-SEA

Response Summary Report by Incident Type



Type of Call	Number	Average Response Time
Fire	2	2:41
EMS	42	3:02
Rescue	1	2:08
Hazardous Condition	1	3:57
Service Calls	12	3:45
Severe Weather	0	0:00
False Call	6	2:35

Total Responses 64 3:07



Total Code 3 Calls: 51

Response Times for Code 3 Calls ≤ 5 minutes: 98%



RESPONSE SUMMARY REPORT BY INCIDENT TYPE

27060 CARMEL-BY-THE-SEA

Alarm Date From: 5/1/2016 To: 5/31/2016



INCIDENT	DATE	ALARM	ARRIVAL	RESPONSE	STREET	
154 Dumpster or other outside trash receptacle fire						
16-0002905	5/8/2016	14:18:33	14:20:28	0:01:55	OCEAN	SAN CARLOS
16-0003346	5/28/2016	17:01:44	17:05:11	0:03:27	10TH	SCENIC
Subtotal	2	Average Response Time		0:02:41		
311 Medical assist, assist EMS crew						
16-0002731	5/1/2016	10:18:00	10:21:17	0:03:17	4TH	CARMELO
16-0002752	5/2/2016	06:08:23	06:11:37	0:03:14	3RD	MISSION
16-0002763	5/2/2016	15:05:21	15:09:08	0:03:47	13TH	SCENIC
16-0002889	5/7/2016	18:43:38	18:45:34	0:01:56	4TH	JUNIPERO
16-0002900	5/8/2016	11:01:52	11:05:34	0:03:42	8TH	SCENIC
16-0003276	5/25/2016	13:20:52	13:21:06	0:00:14	JUNIPERO	OCEAN
16-0003410	5/30/2016	23:52:42	23:55:39	0:02:57	5TH	MISSION
Subtotal	7	Average Response Time		0:02:44		
3111 Medical Call No Aid Given						
16-0002723	5/1/2016	00:07:44	00:10:30	0:02:46	5TH	JUNIPERO
16-0003014	5/13/2016	14:16:35	14:18:52	0:02:17	JUNIPERO	OCEAN
Subtotal	2	Average Response Time		0:02:31		
321 EMS call, excluding vehicle accident with injury						
16-0002815	5/4/2016	14:07:27	14:09:23	0:01:56	7TH	SAN CARLOS
16-0002826	5/4/2016	17:59:24	18:02:24	0:03:00	LINCOLN	7TH
16-0002860	5/6/2016	12:30:51	12:35:15	0:04:24	12TH	DOLORES
16-0002907	5/8/2016	15:17:11	15:20:12	0:03:01	OCEAN	CARMEL BEACH
16-0002915	5/9/2016	06:41:11	06:45:18	0:04:07	10TH	CAMINO REAL
16-0002918	5/9/2016	07:25:17	07:26:58	0:01:41	7TH	LINCOLN
16-0002933	5/9/2016	20:53:53	20:56:03	0:02:10	4TH	JUNIPERO
16-0002951	5/10/2016	15:02:29	15:04:18	0:01:49	CAMINO REAL	OCEAN
16-0002995	5/12/2016	19:25:53	19:27:37	0:01:44	7TH	MISSION
16-0003009	5/13/2016	11:57:59	12:01:05	0:03:06	13TH	DOLORES
16-0003041	5/14/2016	15:52:36	15:55:55	0:03:19	4TH	CARPENTER
16-0003060	5/15/2016	18:44:01	18:47:13	0:03:12	RIO	LASUEN
16-0003068	5/16/2016	08:13:39	08:16:22	0:02:43	OCEAN	SCENIC
16-0003075	5/16/2016	12:37:46	12:39:33	0:01:47	OCEAN	SAN CARLOS
16-0003089	5/17/2016	05:24:38	05:28:47	0:04:09	12TH	MONTE VERDE
16-0003126	5/18/2016	21:01:13	21:03:08	0:01:55	6TH	JUNIPERO
16-0003140	5/19/2016	13:34:53	13:37:45	0:02:52	2ND	SANTA FE
16-0003146	5/19/2016	16:42:12	16:45:29	0:03:17	5TH	PERRY NEWBERRY

16-0003147	5/19/2016	16:44:30	16:51:45	0:07:15	* LINCOLN	OCEAN
16-0003157	5/20/2016	04:13:10	04:15:53	0:02:43	5TH	JUNIPERO
16-0003175	5/21/2016	07:10:28	07:14:13	0:03:45	8TH	LINCOLN
16-0003223	5/23/2016	01:28:16	01:33:10	0:04:54	10TH	CAMINO REAL
16-0003270	5/25/2016	06:12:46	06:16:27	0:03:41	13TH	DOLORES
16-0003283	5/25/2016	16:53:34	16:55:44	0:02:10	1ST	GUADALUPE
16-0003311	5/27/2016	10:47:35	10:48:34	0:00:59	MOUNTAIN VIEW	VIZCAINO
16-0003328	5/28/2016	11:07:30	11:12:04	0:04:34	SANTA LUCIA	SCENIC
16-0003348	5/28/2016	18:06:31	18:10:01	0:03:30	9TH	SAN ANTONIO
16-0003359	5/28/2016	22:13:57	22:16:53	0:02:56	3RD	TORRES
16-0003363	5/29/2016	01:05:14	01:08:27	0:03:13	MONTE VERDE	OCEAN
16-0003367	5/29/2016	03:20:41	03:24:03	0:03:22	4TH	SAN CARLOS
16-0003369	5/29/2016	08:43:21	08:45:44	0:02:23	LINCOLN	OCEAN
16-0003372	5/29/2016	14:21:29	14:26:28	0:04:59	SANTA LUCIA	SCENIC
16-0003408	5/30/2016	21:40:41	21:43:20	0:02:39	12TH	MONTE VERDE

Subtotal 33 Average Response Time 0:03:08

324 Motor Vehicle Accident with no injuries

16-0002808	5/4/2016	07:37:49	07:39:57	0:02:08	1ST	SAN CARLOS
------------	----------	----------	----------	---------	-----	------------

Subtotal 1 Average Response Time 0:02:08

444 Power line down

16-0003315	5/27/2016	18:11:35	18:15:32	0:03:57	1ST	LOBOS
------------	-----------	----------	----------	---------	-----	-------

Subtotal 1 Average Response Time 0:03:57

510 Person in distress, Other

16-0003108	5/18/2016	09:01:11	09:06:26	0:05:15	* 11TH	MONTE VERDE
------------	-----------	----------	----------	---------	--------	-------------

16-0003176	5/21/2016	07:18:45	07:28:40	0:09:55	* 7TH	SAN ANTONIO
------------	-----------	----------	----------	---------	-------	-------------

Subtotal 2 Average Response Time 0:07:35

522 Water or steam leak

16-0003109	5/18/2016	09:41:26	09:44:29	0:03:03	CAMINO DEL MONTE	SAN CARLOS
------------	-----------	----------	----------	---------	------------------	------------

Subtotal 1 Average Response Time 0:03:03

554 Assist invalid

16-0002898	5/8/2016	08:57:46	09:01:45	0:03:59	SANTA LUCIA	SAN CARLOS
------------	----------	----------	----------	---------	-------------	------------

16-0002982	5/12/2016	10:48:03	10:50:42	0:02:39	13TH	DOLORES
------------	-----------	----------	----------	---------	------	---------

16-0003155	5/20/2016	02:38:26	02:42:23	0:03:57	7TH	FOREST
------------	-----------	----------	----------	---------	-----	--------

16-0003177	5/21/2016	07:43:35	07:45:36	0:02:01	6TH	GUADALUPE
------------	-----------	----------	----------	---------	-----	-----------

16-0003183	5/21/2016	11:10:21	11:13:53	0:03:32	7TH	LINCOLN
------------	-----------	----------	----------	---------	-----	---------

16-0003186	5/21/2016	15:01:23	15:03:54	0:02:31	10TH	LINCOLN
------------	-----------	----------	----------	---------	------	---------

Subtotal 6 Average Response Time 0:03:07

622 No Incident found on arrival at dispatch address

16-0002786	5/3/2016	09:19:46	09:22:15	0:02:29	7TH	SAN CARLOS
------------	----------	----------	----------	---------	-----	------------

16-0002862	5/6/2016	18:10:15	18:10:59	0:00:44	MISSION	OCEAN
------------	----------	----------	----------	---------	---------	-------

Subtotal 2 Average Response Time 0:01:37

671 HazMat release investigation w/no HazMat

16-0003180	5/21/2016	09:49:12	09:54:11	0:04:59	ALTA	MISSION
------------	-----------	----------	----------	---------	------	---------

Subtotal 1 Average Response Time 0:04:59

730	System malfunction, Other					
16-0002762	5/2/2016	14:01:58	14:04:48	0:02:50	7TH	LINCOLN
Subtotal	1	Average Response Time		0:02:50		

735	Alarm system sounded due to malfunction					
16-0003226	5/23/2016	09:53:24	09:56:06	0:02:42	7TH	SAN CARLOS
Subtotal	1	Average Response Time		0:02:42		

743	Smoke detector activation, no fire - unintentional					
16-0002950	5/10/2016	13:59:10	14:02:03	0:02:53	MOUNTAIN VIEW	SANTA RITA
Subtotal	1	Average Response Time		0:02:53		

744	Detector activation, no fire - unintentional					
16-0002872	5/7/2016	06:16:45	06:19:43	0:02:58	LINCOLN	OCEAN
Subtotal	1	Average Response Time		0:02:58		

745	Alarm system activation, no fire - unintentional					
16-0002963	5/11/2016	10:56:04	10:59:06	0:03:02	OCEAN	SCENIC
Subtotal	1	Average Response Time		0:03:02		

746	Carbon monoxide detector activation, no CO					
16-0003370	5/29/2016	10:29:02	10:30:10	0:01:08	10TH	DOLORES
Subtotal	1	Average Response Time		0:01:08		

TOTAL **64** **TOTAL AVERAGE RESPONSE TIME** **0:03:07**

* Over 5 minute responses:

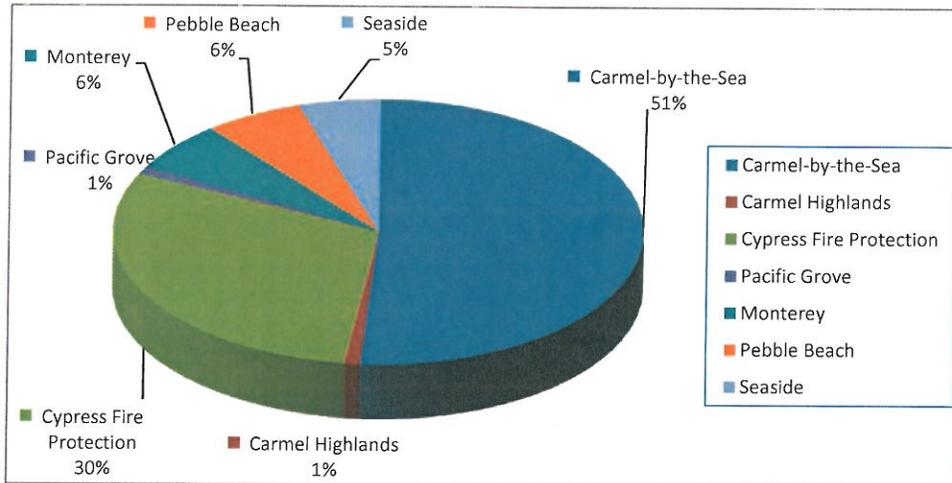
- 16-0003147 Delay caused by Carmel unit being committed on medical incident. E6411 responded from Station 1.
- 16-0003108 Code 2 response, non emergency.
- 16-0003176 Code 2 response, non emergency. Carmel unit committed to another incident. E6411 responded from Station 1.

CITY OF CARMEL - FIRE AMBULANCE DEPARTMENT
MAY 2016

Response Summary Report by District Type

<u>District Response</u>	<u>Number</u>	<u>Average Response Time</u>
Big Sur	2	0:28:47
Carmel-by-the-Sea	51	0:03:00
Carmel Highlands	1	0:10:53
Cypress Fire Protection	30	0:05:32
Pacific Grove	1	0:03:09
Monterey	6	0:06:29
Pebble Beach	6	0:07:29
Seaside	5	0:05:21
Total Responses	102	0:04:54

Percent of code 3 response medical calls < 5min 92.86%





RESPONSE SUMMARY REPORT BY DISTRICT

27015 CARMEL-BY-THE-SEA FIRE AMBULANCE



Alarm Dates: 5/01/2016 to 5/31/2016

CITY OF CARMEL-BY-THE-SEA -- RESPONSES BY DISTRICT

INCIDENT	DATE	ALARM	ARRIVAL	RESPONSE	STREET
ALL CALLS FOR CARMEL					
1600000483	5/1/2016	12:07:44 AM	12:10:30 AM	0:02:46	JUNIPERO/5TH
1600000485	5/1/2016	10:18:00 AM	10:20:04 AM	0:02:04	CARMELO AND 4TH AVE
1600000486	5/2/2016	6:08:23 AM	6:11:32 AM	0:03:09	MISSION/3RD
1600000490	5/2/2016	3:05:21 PM	3:09:19 PM	0:03:58	SCENIC RD/13TH AV
1600000492	5/3/2016	9:19:46 AM	9:21:40 AM	0:01:54	SAN CARLOS ST/7TH AV
1600000496	5/4/2016	2:07:27 PM	2:09:14 PM	0:01:47	7TH AV/SAN CARLOS ST
1600000498	5/4/2016	5:59:24 PM	6:06:05 PM	0:06:41	7TH AV/LINCOLN ST
1600000495	5/4/2016	7:37:49 AM	7:40:20 AM	0:02:31	SAN CARLOS ST/1ST AV
1600000500	5/6/2016	12:30:51 PM	12:33:58 PM	0:03:07	DOLORES/12TH
1600000501	5/6/2016	6:10:15 PM	6:10:59 PM	0:00:44	OCEAN AV/MISSION ST
1600000506	5/7/2016	6:43:38 PM	6:45:31 PM	0:01:53	JUNIPERO AV/4TH AV
1600000507	5/8/2016	8:57:46 AM	9:01:51 AM	0:04:05	SAN CARLOS ST/13TH AV
1600000508	5/8/2016	11:01:52 AM	11:04:51 AM	0:02:59	SCENIC RD/8TH AV
1600000510	5/8/2016	3:17:35 PM	3:20:20 PM	0:02:45	OCEAN AV/SCENIC RD
1600000512	5/9/2016	6:41:11 AM	6:45:27 AM	0:04:16	CAMINO REAL ST/10TH AV
1600000513	5/9/2016	7:25:34 AM	7:29:21 AM	0:03:47	LINCOLN ST/7TH AV
1600000515	5/9/2016	8:53:53 PM	8:56:09 PM	0:02:16	JUNIPERO AV/4TH AV
1600000519	5/10/2016	1:59:10 PM	2:02:13 PM	0:03:03	MOUNTAIN VIEW AV/SANTA RITA
1600000522	5/11/2016	10:56:04 AM	10:59:06 AM	0:03:02	SCENIC RD/OCEAN AV
1600000524	5/12/2016	10:48:03 AM	10:50:42 AM	0:02:39	DOLORES ST/13TH AV
1600000526	5/12/2016	7:25:53 PM	7:27:29 PM	0:01:36	7TH AV/MISSION ST
1600000528	5/13/2016	11:57:59 AM	12:00:50 PM	0:02:51	DOLORES ST/13TH AV
1600000530	5/13/2016	2:16:35 PM	2:18:52 PM	0:02:17	OCEAN AV/JUNIPERO AV
1600000531	5/14/2016	3:52:36 PM	3:55:57 PM	0:03:21	CARPENTER ST/4TH AV
1600000534	5/15/2016	6:44:01 PM	6:46:59 PM	0:02:58	3080 RIO RD
1600000536	5/16/2016	8:13:39 AM	8:16:07 AM	0:02:28	OCEAN AV/SCENIC RD
1600000537	5/16/2016	12:37:46 PM	12:39:30 PM	0:01:44	SAN CARLOS ST/OCEAN AV
1600000538	5/17/2016	5:24:38 AM	5:28:49 AM	0:04:11	MONTE VERDE ST/12TH AV
1600000545	5/18/2016	9:01:13 PM	9:03:02 PM	0:01:49	JUNIPERO/6TH
1600000543	5/18/2016	9:41:26 AM	9:44:49 AM	0:03:23	SAN CARLOS ST/CAMINO DEL MO
1600000546	5/19/2016	1:34:53 PM	1:38:03 PM	0:03:10	SANTA FE ST/2ND AV
1600000550	5/19/2016	4:42:12 PM	4:45:24 PM	0:03:12	PERRY NEWBERRY/5TH
1600000549	5/20/2016	4:13:10 AM	4:16:20 AM	0:03:10	5TH AV/JUNIPERO AV
1600000551	5/21/2016	7:10:28 AM	7:14:03 AM	0:03:35	LINCOLN/8TH
1600000553	5/21/2016	3:01:23 PM	3:03:47 PM	0:02:24	LINCOLN ST/10TH AV
1600000557	5/23/2016	1:28:16 AM	1:33:24 AM	0:05:08	CAMINO REAL ST/10TH AV
1600000560	5/23/2016	9:53:24 AM	9:56:06 AM	0:02:42	SAN CARLOS/7TH
1600000563	5/25/2016	6:12:46 AM	6:16:19 AM	0:03:33	DOLORES ST/13TH AV
1600000565	5/25/2016	1:20:52 PM	1:21:06 PM	0:00:14	OCEAN AV/JUNIPERO AV

INCIDENT	DATE	ALARM	ARRIVAL	RESPONSE	STREET
160000566	5/25/2016	4:53:34 PM	4:56:54 PM	0:03:20	GUADALUPE ST/1ST AV
160000571	5/27/2016	10:47:35 AM	10:48:13 AM	0:00:38	VIZCAINO/MOUNTAIN VIEW AV
160000572	5/27/2016	6:11:35 PM	6:15:46 PM	0:04:11	1ST AV/LOBOS ST
160000577	5/28/2016	11:07:30 AM	11:11:13 AM	0:03:43	SCENIC RD/SANTA LUCIA AV
160000582	5/28/2016	10:13:57 PM	10:14:40 PM	0:00:43	TORRES/3RD
160000579	5/28/2016	5:01:44 PM	5:06:55 PM	0:05:11	SCENIC RD/10TH AV
160000583	5/29/2016	1:05:14 AM	1:09:41 AM	0:04:27	OCEAN AV/MONTE VERDE ST
160000584	5/29/2016	3:20:41 AM	3:24:02 AM	0:03:21	SAN CARLOS AND 4TH
160000586	5/29/2016	8:42:35 AM	8:45:44 AM	0:03:09	OCEAN/LINCOLN
160000587	5/29/2016	2:20:37 PM	2:25:45 PM	0:05:08	SANTA LUCIA/SCENIC
160000590	5/30/2016	9:39:56 PM	9:43:03 PM	0:03:07	MONTE VERDE 3NE 12TH
160000591	5/30/2016	11:52:42 PM	11:55:49 PM	0:03:07	MISSION/5TH
Subtotal	51		Average Response Time	0:03:00	

RESPONSES BY DISTRICT					
INCIDENT	DATE	ALARM	ARRIVAL	RESPONSE	STREET

Big Sur

160000509	5/8/2016	1:26:01 PM	2:06:20 PM	0:40:19	48510 HWY 1
160000547	5/19/2016	9:41:28 PM	9:58:43 PM	0:17:15	34500 HWY 1
Subtotal	2		Average Response Time	0:28:47	Carmel Highlands

Carmel Highlands

160000562	5/24/2016	7:44:03 PM	7:54:56 PM	0:10:53	30742 SAN REMO
Subtotal	1		Average Response Time	0:10:53	Carmel Highlands

Cypress Fire

160000484	5/1/2016	5:16:10 AM	5:22:04 AM	0:05:54	26037 ATHERTON
160000487	5/2/2016	8:10:45 AM	8:15:58 AM	0:05:13	24688 DOLORES ST
160000493	5/3/2016	7:38:56 PM	7:43:44 PM	0:04:48	3450 MOUNTAIN VIEW AV
160000491	5/3/2016	12:07:38 AM	12:14:32 AM	0:06:54	2408 BAY VIEW AV
160000494	5/3/2016	11:48:53 PM	11:54:48 PM	0:05:55	26122 CARMEL KNOLLS DR
160000499	5/5/2016	5:37:23 PM	5:41:52 PM	0:04:29	169 CROSSROADS BL
160000502	5/6/2016	9:27:50 PM	9:33:10 PM	0:05:20	3665 RIO RD
160000504	5/7/2016	8:20:44 AM	8:25:46 AM	0:05:02	25527 FLANDERS DR
160000505	5/7/2016	5:18:00 PM	5:23:03 PM	0:05:03	26245 CARMEL RANCHO BL
160000511	5/9/2016	2:40:19 AM	2:46:43 AM	0:06:24	26197 MESA PL
160000518	5/10/2016	12:49:05 PM	12:52:55 PM	0:03:50	2648 15TH AV
160000520	5/11/2016	1:01:33 AM	1:08:50 AM	0:07:17	4200 MARGUERITA WY
160000523	5/12/2016	4:48:46 AM	4:52:59 AM	0:04:13	HWY 1/MESA DR
160000525	5/12/2016	2:25:47 PM	2:30:51 PM	0:05:04	HWY 1/S CARMEL HILLS DR
160000527	5/13/2016	8:31:31 AM	8:36:53 AM	0:05:22	26245 CARMEL RANCHO BL
160000533	5/14/2016	7:36:21 PM	7:41:21 PM	0:05:00	3850 RIO RD
160000535	5/16/2016	2:30:11 AM	2:36:19 AM	0:06:08	26245 CARMEL RANCHO BL
160000540	5/18/2016	4:38:26 AM	4:45:08 AM	0:06:42	26245 RIO ROAD
160000554	5/21/2016	6:48:06 PM	6:52:40 PM	0:04:34	26560 FISHER DR
160000552	5/21/2016	9:32:10 AM	9:37:48 AM	0:05:38	RIO RD/VIA NONA MARIE
160000564	5/25/2016	9:03:20 AM	9:08:27 AM	0:05:07	26245 CARMEL RANCHO BL

INCIDENT	DATE	ALARM	ARRIVAL	RESPONSE	STREET
160000567	5/26/2016	7:52:25 AM	7:58:37 AM	0:06:12	26000 ROTUNDA DR
160000568	5/26/2016	1:49:57 PM	1:56:42 PM	0:06:45	3845 VIA NONA MARIE
160000570	5/27/2016	6:45:10 AM	6:54:00 AM	0:08:50	CARMEL VALLEY RD. AND RANCHO
160000573	5/27/2016	10:40:21 PM	10:43:56 PM	0:03:35	26270 DOLORES ST
160000576	5/28/2016	8:30:05 AM	8:35:23 AM	0:05:18	26378 CARMEL RANCHO LN
160000578	5/28/2016	12:59:13 PM	1:04:30 PM	0:05:17	RIO RD/CROSSROADS BL
160000585	5/29/2016	4:10:08 AM	4:17:37 AM	0:07:29	24875 OUTLOOK DR
160000588	5/29/2016	3:51:23 PM	3:55:20 PM	0:03:57	RIO RD/HWY 1
160000589	5/30/2016	6:55:40 PM	7:00:14 PM	0:04:34	241 CROSSROADS BLVD
Subtotal	30		Average Response Time	0:05:32	Cypress Fire

Monterey

160000489	5/2/2016	12:03:31 PM	12:05:40 PM	0:02:09	ENGLISH AV/BRANNER AV
160000514	5/9/2016	11:23:54 AM	11:31:51 AM	0:07:57	980 FREMONT ST
160000529	5/13/2016	12:49:56 PM	12:55:00 PM	0:05:04	6TH AV/MISSION ST
160000542	5/18/2016	8:34:01 AM	8:39:51 AM	0:05:50	1501 SKYLINE DRIVE
160000575	5/28/2016	12:08:44 AM	12:11:36 AM	0:02:52	351 MADISON ST
160000593	5/31/2016	5:37:45 PM	5:46:00 PM	0:08:15	SOLEDAD AND MUNRUS
Subtotal	6		Average Response Time	0:05:21	Monterey

Seaside

160000497	5/4/2016	5:40:09 PM	5:46:00 PM	0:05:51	DEL MONTE AND CANYON DEL RE'
160000532	5/14/2016	6:06:57 PM	6:20:00 PM	0:13:03	DEL MONTE AND CANYON DEL RE'
160000558	5/23/2016	7:41:25 AM	7:41:27 AM	0:00:02	DEL MONTE AND CANYON DEL RE'
160000561	5/24/2016	12:04:44 AM	12:05:30 AM	0:08:21	DEL MONTE AND CANYON DEL RE'
160000574	5/27/2016	11:54:53 PM	11:59:59 PM	0:05:06	DEL MONTE AND CANYON DEL RE'
Subtotal	5		Average Response Time	0:06:29	Seaside

Pebble Beach

160000592	5/31/2016	8:11:08 AM	8:17:37 AM	0:06:29	3210 MACOMBER DR
160000544	5/18/2016	10:20:51 AM	10:26:35 AM	0:05:44	1518 CYPRESS DR
160000580	5/28/2016	5:07:26 PM	5:14:14 PM	0:06:48	1448 RIATA RD
160000503	5/7/2016	6:11:07 AM	6:21:00 AM	0:09:53	3256 17 MILE DRIVE
160000594	5/31/2016	7:05:21 PM	7:11:23 PM	0:06:02	1500 CYPRESS DR
160000521	5/11/2016	9:29:58 AM	9:39:54 AM	0:09:56	1472 PADRE LN
Subtotal	6		Average Response Time	0:07:29	Pebble Beach

Pacific Grove

160000569	5/27/2016	6:55:00 AM	6:58:09 AM	0:03:09	871 DEL MONTE
Subtotal	1		Average Response Time	0:03:09	160000538
					Pacific Grove

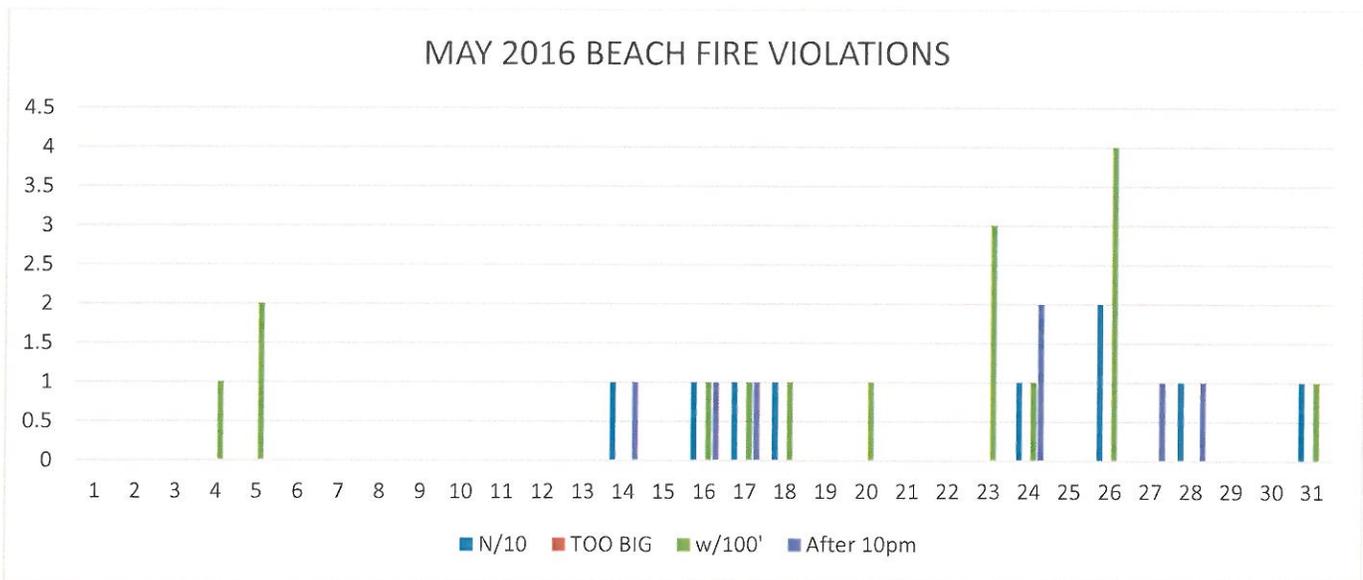
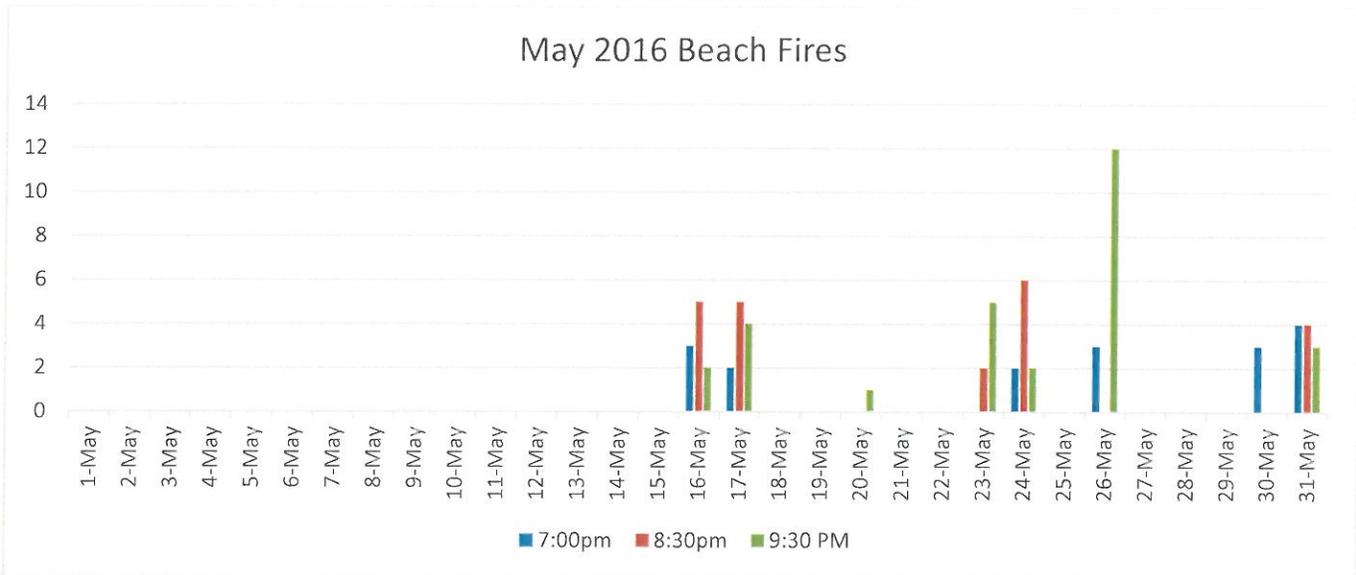
TOTAL ALL CALLS	102		TOTAL AVERAGE RESPONSE TIME	0:04:54	ALL CALLS
------------------------	------------	--	------------------------------------	----------------	------------------

CITY OF CARMEL-BY-THE-SEA POLICE DEPARTMENT

Post Office Box 600, Carmel, California 93921 Ph:831-624-6403 Fax:831-624-4296

MEMORANDUM

TO: CHIP RERIG, CITY ADMINISTRATOR
FROM: PAUL TOMASI, POLICE COMMANDER
DATE: 06/16/16
REF: BEACH FIRE RESPONSE SUMMARY REPORT FOR MAY



Ord. 2015-005 Urgency Ord. Beach Fires

Clerk's Office Public Records Request Log May 2016

Request Number	Request Date	10-Day Due Date	14 Day Extension Date	Status - Complete Pending	Completed Date	Requestor	Information requested	Notes
2016-050	5/2/16	5/12/16		Completed	5/4/16	Paterson	Documents pertaining to Jennifer Da Silva v. City, M132929	Hurley law firm
	5/4/16	5/14/16		Completed	5/4/16		Follow-up request for a 2 nd Memorandum dated 9/16/15	
2016-051	5/12/16	5/22/16		Completed	5/19/16	Paterson	Copy of signed/dated Fiesta Parade Float agreement & names of sponsors for floats and monetary contributions as of 5/11/16	
2016-052	5/16/16	5/26/16		Completed	5/16/16	Chuck Johnson	List of closed restaurants bt. 05/16/15-05/16/16	
2016-053	5/17/16	5/27/16		Completed	5/26/16	Mary Schley Pine Cone	Warning letters sent to any wine tasting room in Carmel during the past year	Marc
2016-054	5/18/16	5/28/16		Completed	5/26/16	Elaine Lewis	Human Resources Manager job description and salary/M. Gullo'	
2016-055	5/18/16	5/28/16		Completed	5/18/16	Mary Schley Pine Cone	Copies of applications/letter/etc submitted by applicants for Council appointment	
2016-056	5/19/16	5/29/16		Completed	5/20/16	Tom Leyde The Herald	Copies of applications/letter/etc submitted by applicants for Council appointment	
2016-057	5/23/16	6/2/16		Completed	5/23/16	Paterson	Copies of applications for Council seat	

Clerk's Office Public Records Request Log May 2016

2016-058	5/23/16	6/2/16	Completed	5/26/16	Paterson	Copies of approved "design, sketches and/or specifications" for each of the six floats	
2016-059	5/25/16	6/4/16	Completed	5/25/16	Mary Schley Pine Cone	Copies of PC & CA&CC Applications	
2016-060	5/26/16	6/5/16	Completed	6/6/16	Paterson	Copies of correspondence bt. City & CCC 4/8/16-5/26/16 RE: Carmel Beach Fires; letter dated 5/9/16 from Dan Carl	Rob Chip Council
2016-061	5/27/16	6/6/16	Completed	6/6/16	Annette Dockery Liberty Source PBC, Bloomberg LP	2015 Audited Financial Statements	Paul W.
2016-063	5/26/16	6/5/16	Completed	5/31/16	Jeff Baron	June 1 st Special Meeting notice & Council candidate applications	

CITY OF CARMEL-BY-THE-SEA

PUBLIC WORKS DEPARTMENT – FOREST, PARKS, AND BEACH

MEMORANDUM

TO: Chip Rerig, City Administrator
FROM: Mike Branson, City Forester
DATE: June 12, 2016
REF: Forester Report – May 2016

During the month of May, Forestry Staff and private contractors continued to work on removing dead trees in the community. This is a trend that will continue until soil moisture levels return to normal for an extended time. There were several private tree removal applications in May for dead and dying trees.

Two more Monterey pine trees were removed at the Forest Theater before the hand off to the user groups. One tree growing adjacent to the theater seating was half dead and rapidly declining; the other tree on the east side of the stage was causing damage to a concrete wall and the concrete floor in the office area beneath the stage. A group of seven dead relatively young Monterey pines along the east edge of the Vista Lobos parking lot were also removed as well as their stumps.

Forestry staff and a private contractor began mowing large areas of dry grass in various places in the City. The primary initial areas of focus were upper and lower Ocean Avenue, Junipero Avenue between Second Avenue and Twelfth Avenue, and the Forest Theater.

Work began on a contract to grind 95 stumps around the City. John Ley's Tree Service is the contractor performing the work.

Marshall Plan

To date, funds from the Marshall Plan are being used for landscape design contracts with Scott Hall for the Scenic Road pathway and Joni Janecki's work at San Antonio Street and Fourth Avenue, installation of new rod and cable fencing along the Scenic Pathway, short-term repairs to the Scenic Pathway landscape barriers, removal of dead trees, and a contract for stump grinding.

MAY DATA TABLES

CITY ACTIVITY

	Upper Canopy	Lower Canopy	May total	Totals to date (2016)	Total Trees last year (2015)
Removals	15	3	18	97	162
Planting	0	0	0	27	123

Trees under care by staff 213

PRIVATE ACTIVITY

	Permits issued	Upper canopy trees	Lower canopy trees	May tree total	Total Trees to date (2016)	Total Trees last year (2015)	Permits to Date	Permits last year (2015)
Removal Permits	7	4	4	8	71	154	53	119
Planting Requirement	5	3	2	5	32	45	32	42
Pruning Permits	0	0	0	0	5	24	5	24

CONSTRUCTION ACTIVITY

	Permits issued	Upper canopy	Lower canopy	May tree total	Total Trees to date (2016)	Total Trees last year (2015)	Total Permits to date (2016)	Total Permits last year (2015)
Removal Permits	3	1	7	8	18	29	12	11
Pruning Permits	3	0	3	3	7	7	2	5
Planting Requirement	1	0	1	1	4	17	4	8



Memo

July 12, 2016

TO: Mayor Dallas and Council Members

FROM: Paul Wood, Finance Manager

SUBJECT: City Treasurer's Report for May 2016

CASH & INVESTMENTS REPORT

This month's Cash & Investments Report (May, 2016) shows a decrease in cash of \$64,214, which is a much smaller drawdown than the prior two years for the same month. This smaller drawdown is probably due to invoices for Capital Projects programs coming in later than last year, as the spending on capitals has increased year over year at May 31 by \$549,514. The cash flow spreadsheet that shows annual cash on hand at each month end indicates that we should be seeing a downturn in cash for the final month of June as we push to complete capital projects and get those invoices paid.

OVERVIEW OF INVESTMENT RETURNS

Our investment returns for May continue similarly to those of the past several months, which includes another small uptick on the LAIF deposits, this time of .027% over April. This makes it 16 consecutive months of LAIF interest rate increases (from .262% in January 2015 to .552%, a cumulative increase of .29%)

City of Carmel-by-the-Sea

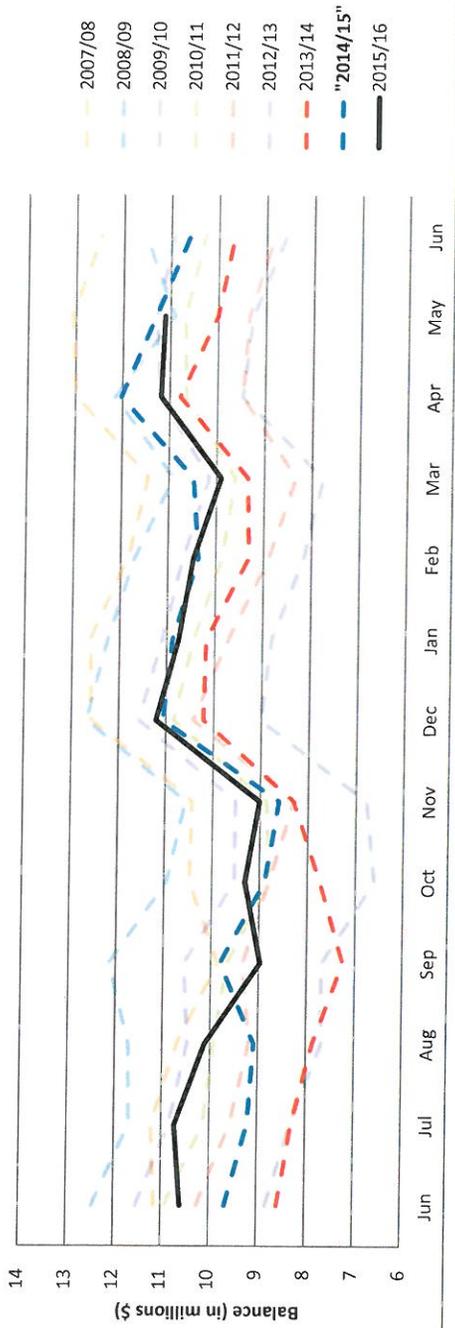
Statement of Cash and Investments

5/31/2016

Cash	Yield	Institution	@ 04/30/2016	Dr.	Cr.	@ 05/31/2016
General Checking		Wells Fargo	\$ 2,813,991.23	\$ 1,547,069.84	\$ 1,692,209.27	\$ 2,668,851.80
Ambulance Checking		Wells Fargo	\$ 1,018,746.45	76,934.90	280.00	\$ 1,095,401.35
Ambulance Checking (CRFA)		Union Bank	\$ 36,173.09			\$ 36,173.09
Ambulance Savings (CRFA)		Union Bank	\$ 40,536.16	1.76		\$ 40,537.92
Section 125 Flex Checking		Wells Fargo	\$ 85,013.16			\$ 85,013.16
Workers' Compensation Checking		Wells Fargo	\$ 131,441.40		4,026.22	\$ 127,415.18
LAIF	0.552%	LAIF	\$ 4,572,245.68	5,277.74		\$ 4,577,523.42
Wells Fargo Securities Money Market Acct		Wells Fargo	\$ 293,560.81	43.56		\$ 293,604.37
TVI Money Market Acct		TVI	\$ 280,499.73	2,894.05	249,000.00	\$ 34,393.78
Bond Reserve		Union Bank	\$ 400,091.02	79.83		\$ 400,170.85
			\$ 9,672,298.73	\$ 1,632,301.68	\$ 1,945,515.49	\$ 9,359,084.92

Investments	Yield	Maturity	Purchase Value	Market Value
Cert of Deposit - Sallie Mae Bk, Murray, UT	1.35%	10/17/2016	\$ 250,000	\$ 250,950
Cert of Deposit - Discover Bk, Greenwood, DE	1.20%	10/17/2016	\$ 250,000	\$ 250,723
Cert of Deposit - BMW Bank	1.25%	11/2/2016	\$ 248,000	\$ 248,918
Cert of Deposit - Firstbank Puerto Rico	1.15%	11/2/2016	\$ 249,000	\$ 249,779
Cert of Deposit - Everbank	0.90%	11/2/2016	\$ 248,000	\$ 248,419
Cert of Deposit - Goldman Sachs Bk, New York, NY	1.55%	10/17/2017	\$ 250,000	\$ 252,209
Cert of Deposit - Wells Fargo Bank	1.25%	5/20/2016	\$ 249,000	\$ 249,981
			\$ 1,744,000	\$ 1,750,978

Carmel-by-the-Sea Total Cash & Investments - Monthly Balances FY07/08 to Present



Combined Cash & Inv

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2015/16	10,589,739	10,722,529	10,105,640	8,961,105	9,295,838	9,003,541	11,207,299	10,739,496	10,453,204	9,892,993	11,167,299	11,103,085	
2014/15	9,671,754	9,200,451	9,085,748	9,806,455	8,889,874	8,611,874	11,054,920	10,878,284	10,351,799	10,474,294	12,023,214	11,292,804	10,589,739
2013/14	8,584,539	8,298,949	7,879,228	7,254,219	7,744,561	8,309,553	10,224,338	10,178,847	9,314,915	9,348,476	10,784,489	10,006,551	9,671,754
2012/13	8,828,311	8,322,265	7,691,079	7,692,321	6,608,566	6,782,117	9,010,649	8,809,197	8,168,753	7,760,949	9,465,341	9,265,046	8,584,539
2011/12	10,261,276	9,581,440	9,198,460	9,336,003	8,805,107	8,309,314	10,435,482	9,713,203	8,895,904	8,343,155	9,471,082	9,349,956	8,828,311
2010/11	10,925,553	10,135,273	9,921,312	9,661,764	8,804,952	8,863,841	10,838,669	10,430,439	9,860,495	9,598,671	10,648,922	10,684,770	10,261,276
2009/10	11,537,721	10,855,237	10,494,028	10,564,358	9,528,547	9,522,714	11,577,768	11,100,491	10,683,138	10,152,843	11,201,805	11,280,821	10,925,553
2008/09	12,458,777	11,692,483	11,713,062	12,142,023	10,951,314	10,565,710	12,678,333	12,246,034	11,709,722	10,904,872	12,158,656	10,904,872	11,537,721
2007/08	11,148,657	11,223,334	10,702,966	9,858,635	10,471,238	10,438,041	12,580,212	12,613,174	11,840,611	11,439,573	12,968,316	13,068,546	12,458,777

Investments

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2015/16	1,993,183	1,744,000	1,744,000	1,745,000	1,744,000	1,744,000	1,495,000	1,495,000	1,495,000	1,495,000	1,495,000	1,744,000	
2014/15	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183
2013/14	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183
2012/13	-	-	-	-	750,000	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183	1,993,183

Cash only

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2015/16	8,596,556	8,978,529	8,361,640	7,216,105	7,551,838	7,259,541	9,712,299	9,244,496	8,958,204	8,397,993	9,672,299	9,359,085	
2014/15	7,678,571	7,207,268	7,092,565	7,813,272	6,896,691	6,618,691	9,061,737	8,885,101	8,358,616	8,481,111	10,030,031	9,299,621	8,596,556
2013/14	6,591,356	6,305,766	5,886,045	5,261,036	5,751,478	6,316,370	8,231,155	8,185,663	7,321,732	7,355,293	8,791,306	8,013,368	7,678,571
2012/13	8,828,311	8,322,265	7,691,079	7,692,321	5,858,566	4,788,934	7,017,466	6,816,014	6,175,570	5,767,766	7,472,158	7,271,863	6,591,356

PMIA Average Monthly Effective Yields

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1985	10.579	10.289	9.743	10.025	10.18	9.743	9.656	9.417	9.572	9.482	9.488	9.371
1986	9.252	9.09	8.225	8.621	8.369	8.225	8.141	7.844	7.512	7.586	7.432	7.439
1987	7.365	7.157	7.289	7.044	7.294	7.289	7.464	7.562	7.712	7.825	8.121	8.071
1988	8.078	8.05	7.929	7.94	7.815	7.929	8.089	8.245	8.341	8.397	8.467	8.563
1989	8.698	8.77	9.204	8.992	9.227	9.204	9.056	8.833	8.801	8.771	8.685	8.645
1990	8.571	8.538	8.538	8.497	8.531	8.538	8.517	8.382	8.333	8.321	8.269	8.279
1991	8.164	8.002	7.169	7.666	7.374	7.169	7.098	7.072	6.859	6.719	6.591	6.318
1992	6.122	5.863	5.323	5.692	5.379	5.323	5.235	4.958	4.76	4.73	4.659	4.647
1993	4.678	4.649	4.554	4.605	4.427	4.554	4.438	4.472	4.43	4.38	4.365	4.384
1994	4.359	4.176	4.248	4.333	4.434	4.623	4.823	4.989	5.106	5.243	5.38	5.528
1995	5.612	5.779	5.934	5.96	6.008	5.997	5.972	5.91	5.832	5.784	5.805	5.748
1996	5.698	5.643	5.557	5.538	5.502	5.548	5.587	5.566	5.601	5.601	5.599	5.574
1997	5.583	5.575	5.58	5.612	5.634	5.667	5.679	5.69	5.707	5.705	5.715	5.744
1998	5.742	5.72	5.68	5.672	5.673	5.671	5.652	5.652	5.639	5.557	5.492	5.374
1999	5.265	5.21	5.136	5.119	5.086	5.095	5.178	5.225	5.274	5.391	5.484	5.639
2000	5.76	5.824	5.851	6.014	6.19	6.349	6.443	6.505	6.502	6.517	6.538	6.535
2001	6.372	6.169	5.976	5.76	5.328	4.958	4.635	4.502	4.288	3.785	3.526	3.261
2002	3.068	2.967	2.861	2.845	2.74	2.687	2.714	2.594	2.604	2.487	2.301	2.201
2003	2.103	1.945	1.904	1.858	1.769	1.697	1.653	1.632	1.635	1.596	1.572	1.545
2004	1.528	1.44	1.474	1.445	1.426	1.469	1.604	1.672	1.771	1.89	2.003	2.134
2005	2.264	2.368	2.542	2.724	2.856	2.967	3.083	3.179	3.324	3.458	3.636	3.808
2006	3.955	4.043	4.142	4.305	4.563	4.7	4.849	4.946	5.023	5.098	5.125	5.129
2007	5.156	5.181	5.214	5.222	5.248	5.25	5.255	5.253	5.231	5.137	4.962	4.801
2008	4.62	4.161	3.777	3.4	3.072	2.894	2.787	2.779	2.774	2.709	2.568	2.353
2009	2.046	1.869	1.822	1.607	1.53	1.377	1.035	0.925	0.75	0.646	0.611	0.569
2010	0.558	0.577	0.547	0.588	0.56	0.528	0.531	0.513	0.5	0.48	0.454	0.462
2011	0.538	0.512	0.5	0.588	0.413	0.448	0.381	0.408	0.378	0.385	0.401	0.382
2012	0.385	0.389	0.383	0.367	0.363	0.358	0.363	0.377	0.348	0.34	0.324	0.326
2013	0.300	0.286	0.285	0.264	0.245	0.244	0.267	0.271	0.257	0.266	0.263%	0.264%
2014	0.244	0.236	0.236	0.233	0.228	0.228	0.244	0.26	0.246	0.254%	0.261%	0.267%
2015	0.262%	0.266%	0.278%	0.283%	0.290%	0.299%	0.32%	0.33%	0.337%	0.357%	0.374%	0.400%
2016	0.446%	0.467%	0.506%	0.525%	0.552%							



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1145
July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Michael Calhoun, Director of Public Safety
Paul Tomasi, Police Commander

SUBJECT: Consideration of a resolution authorizing the City Administrator to renew the jail services agreement with the City of Monterey for use of its jail facilities.

AMOUNT OF EXPENDITURE	\$ est. 3,475
AMOUNT BUDGETED	\$ 3475
APPROPRIATION REQUIRED	\$ 0

RECOMMENDATION

Adopt a resolution authorizing the City Administrator to renew the jail services agreement with the City of Monterey for the use of its jail facilities.

SUMMARY

The cities of Carmel-by-the-Sea and Monterey have a mutual interest in renewing a cooperative arrangement for the efficient, expedient and safe method of housing prisoners in the Monterey City Jail. An agreement was initially entered into with the City of Monterey for jail services November 18, 2010 and approved by council by resolution 2011-2, January 4th, 2011.

The updated contract for using the Monterey City Jail has been reviewed and approved by the Chief of Police and the City Attorney. The agreement if authorized would allow in certain circumstances the Carmel Police Department to transport incarcerated persons to the Monterey Police Department rather than traveling to the Monterey County Jail in Salinas. The renewed agreement reflects an increase of seven dollars per booking. The amount budgeted is based on the estimated number of people booked into the Monterey Jail at a rate of \$145.00 per booking. This rate is slightly less than the current booking rate for the County of Monterey which is \$146.90. The agreement does provides a minimal cost savings in booking subjects but provides a significant savings in the amount of time spent by police employees transporting subjects to the Monterey County Jail.

PRIOR CITY COUNCIL ACTION

Resolution 2011-2 (January 4, 2011) adopted a resolution authorizing the Carmel Police Department to renew the jail services agreement with the City of Monterey for use of its jail facility.

ATTACHMENTS

- 1. Resolution for jail Services City of Monterey and City of Carmel
- 2. Exhibit A: Scope of Services/Payment Provisions City of Carmel-by-the-Sea Jail Services

APPROVED: 	Date: <u>7-6-16</u>
_____ Chip Rerig, City Administrator	_____

RESOLUTION 2016-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
AUTHORIZING THE CITY ADMINISTRATOR TO RENEW THE JAIL SERVICES
AGREEMENT WITH THE CITY OF MONTEREY FOR USE OF ITS JAIL FACILITY.**

WHEREAS, the City of Carmel-by-the-Sea desires to renew its contract with the City of Monterey for use of its jail facilities; and

WHEREAS, the City of Monterey desires to renew its contract with the City of Carmel-by-the-Sea to provide use of its jail facilities, including all necessary personnel for the purposes of housing prisoners, as defined in the mutual agreement for jail services; and

WHEREAS, in certain circumstances the use of the Monterey Jail is more cost effective than using the Monterey County Jail.

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

Authorize the City Administrator to renew the Jail Services agreement with the City of Monterey for use of its jail facility.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of July 2016 by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

SIGNED:

ATTEST:

Steve G. Dallas, Mayor

Ashlee Wright, City Clerk



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1146
July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Sharon Friedrichsen, Director of Budget and Contracts

SUBJECT: Consideration of a resolution accepting donations for the centennial parade floats totaling \$51,000.

AMOUNT OF EXPENDITURE	\$48,000
AMOUNT BUDGETED	\$ 60,472
APPROPRIATION REQUIRED	\$ N/A

RECOMMENDATION

Adopt a resolution accepting various donations for the centennial parade floats from the following entities:

1. \$10,000 from Carmel Realty Brokerage Service
2. \$4,000 from the Carmel Pine Cone
3. \$10,000 from the Price Family Philanthropic Fund
4. \$4,000 from Fred and Clara Leidig Family (Leidig Properties)
5. \$8,000 from the Carmel Plaza
6. \$15,000 from the Carmel Rotary Farrell Allen Endowment Fund of the Community Foundation for Monterey County

SUMMARY

As part of the celebration of the City’s 100th year anniversary, the Centennial Committee has been planning a sequence of events and activities throughout the year. The culmination of the celebratory activities will include the Centennial Parade on 29 October 2016. The Parade will include six floats, four large and two push floats, incorporating the theme of “A Century of Memories.”

On 2 May 2016, Council authorized the City Administrator to execute an agreement with Fiesta Parade Floats to construct, decorate, transport and operate the floats. The projected costs of the floats range from \$8-10,000 for self-propelled floats and \$3-4,000 per push float for an authorized contract amount not to exceed \$48,000. As noted in the 2 May 2016 staff report, “While the City would be committed to this funding amount, it should be noted that the Centennial Committee members are working in earnest to secure sponsors for the floats. Due to the timing of the payments, it is likely that sponsorship will be secured and City payments to Fiesta will be entirely offset by donations.”

To date, the City has received several donations to be used toward the cost of the floats totaling \$51,000. In particular, it received donations from the following sponsors:

- \$10,000 from the Carmel Realty Brokerage Services for a float celebrating the residential character of Carmel;
- \$4,000 from the Carmel Pine Cone for a push float;
- \$10,000 from Jim Price of the Price Family Philanthropic Fund on behalf of the Sunset Center for a float;
- \$4,000 from Fred and Clara Leidig and Family (Brian and Sara Leidig, Margaret Leidig Browne and Kristin Leidig Sears) for a push float for the Forest Theater;
- \$8,000 from the Carmel Plaza for a float; and
- \$15,000 from the Farrell/Allen/LaSalle Carmel Rotary Fund of the Community Foundation of Monterey County on behalf of the Carmel-by-the-Sea Rotary for a birthday float that will cap off the parade.

In addition to the costs of the floats, the City is incurring other expenses related to the Centennial celebration in general, and the parade in particular. Donations in excess of the costs of floats will be used toward these other parade-related expenses.

Per Policy C89-41, "All donations and gifts with a value in excess of \$1,000 must be approved and accepted by a resolution of the City Council."

PRIOR CITY COUNCIL ACTION

Council adopted resolution 2005-14 on 1 March 2005 revising Policy No. C89-41, Acceptance of Donations and Gifts to the City, including Bench Donation Guidelines and adopted resolution 2016-024 on 2 May 2016 authorizing the agreement with Fiesta Parade Floats. The Centennial Budget was included as part of the adopted Fiscal Year 2016-17 Operating Budget approved on 7 June 2016.

ATTACHMENTS

1. Resolution accepting Donations for the Centennial Parade Floats

APPROVED:		Date:	<u>7-6-16</u>
<hr/>			
Chip Rerig, City Administrator			

RESOLUTION 2016-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING VARIOUS DONATIONS FOR THE CENTENNIAL PARADE FLOATS IN THE AMOUNT OF \$51,000

WHEREAS, Carmel-by-the-Sea is celebrating its 100th anniversary as being incorporated as a City; and

WHEREAS, in honor of this special occasion, the City will include floats as part of its celebration parade and said floats are estimated to cost \$48,000; and

WHEREAS, City Policy No. C89-41, "Acceptance of Donations and Gifts to the City" was revised by Resolution 2005-14 and requires donations with a value of \$1,000 or more to be accepted by Council through resolution; and,

WHEREAS, the City received donations from Carmel Realty Brokerage Services (\$10,000); the Carmel Pine Cone (\$4,000); the Price Family Philanthropic Fund (\$10,000); the Farrell/Allen/LaSalle Carmel Rotary Fund of the Community Foundation of Monterey County (\$15,000); Leidig Properties (\$4,000), and Carmel Plaza (\$8,000).

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

Accept the donations received for the Centennial Parade Floats and deposit into account 50-24050-0700.

PASSED AND ADOPTED BY THE CITY OF COUNCIL OF THE CITY OF CARMEL-BY-THE SEA this 12th of July 2016, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

SIGNED,

Steve G. Dallas, Mayor

ATTEST:

Ashlee Wright
City Clerk



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1147
July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Janet Bombard, Library and Community Activities Director

SUBJECT: Consideration of a resolution authorizing City co-sponsorship of the Carmel Public Library Foundation's annual Donor Salute at the Main Library on Sunday, March 5, 2017.

AMOUNT OF EXPENDITURE	\$ N/A
AMOUNT BUDGETED	\$ N/A
APPROPRIATION REQUIRED	\$ N/A

RECOMMENDATION

Adopt a resolution authorizing City co-sponsorship of the Carmel Public Library Foundation's annual Donor Salute at the Main Library on Sunday, March 5, 2017.

SUMMARY

The Carmel Public Library Foundation (CPLF), an official City Support Group, requests City co-sponsorship of the annual Donor Salute event on Sunday, March 5, 2017 from 3:00 to 5:00 p.m at the Main Library.

Per City Policy C89-47, the use of library facilities shall be determined by the Harrison Memorial Library Board of Trustees, with the exception of events at which alcoholic beverages are offered. The Board of Trustees considered the Carmel Public Library Foundation's request at its June 22, 2016 meeting and voted to recommend that the City Council authorize co-sponsorship of the event.

Wine will be served during the event. The Carmel Public Library Foundation will secure a Daily License Permit from the Department of Alcoholic Beverage Control.

Per City Policy C89-47, the City will not provide insurance coverage for any City Support Group event in a City building at which alcohol is served, unless the activity is officially co-sponsored via a resolution of the City Council.

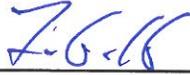
The Carmel Public Library Foundation Donor Salute has been held annually at the Main Library since 1994 as a means of extending the foundation's gratitude and appreciation to its donors for their support.

PRIOR CITY COUNCIL ACTION

The City Council has authorized a resolution approving co-sponsorship of the event since 1994.

ATTACHMENTS

- 1. Letter of request to the Library Board of Trustees from the Carmel Public Library Foundation
- 2. City Policy C89-47
- 3. Resolution

APPROVED: 	Date: 
_____ Chip Rerig, City Administrator	_____



CARMEL PUBLIC
LIBRARY FOUNDATION

Janet Bombard & Library Trustees
Harrison Memorial Library
Sixth & Mission
Carmel, CA 93921

June 16, 2016

Dear Janet & Library Trustees,

The Carmel Public Library Foundation respectfully requests consideration of our request to hold donor cultivation event in the library this year:

Sunday, March 5, 2017 at 3 to 5 pm (to be held at the Main Library): Donor Salute.

We plan to serve wine at each of this event. We are eager to obtain whatever approvals are necessary. Please let us know the necessary steps involved and if you require any additional information or documentation.

Thank you for your consideration of our request.

Sincerely,

Amy Donohue
Executive Director

SUPPORT GROUPS POLICY

21 SEPTEMBER 1989

GENERAL:

The City Council recognizes that individuals of the community will join together from time to time in support groups to assist the municipal organization (City) or one of its departments for a variety of reasons. The City Council also recognizes the value of the assistance so provided by support groups and encourages the formation of such groups where appropriate and/or a need exists. So that both the City and its entities and the support groups have a clear understanding of the nature and extent of the relationship, the following guidelines have been developed and adopted by the City Council.

DEFINITION:

Support groups are associations of individuals who have voluntarily joined together in a unit whose sole or primary purpose is to provide assistance -- either monetary, social, cultural or otherwise -- but not political -- to the City or one of its departments.

NATURE OF RELATIONSHIP:

The City recognizes the importance of support groups to the financial, social, cultural and environmental fabric of our community as well as the need for private support groups to be independent and freed of the restrictions which are applicable to public entities. It is also recognized by the City that a relationship will exist between support groups and the City. It is the intent of the City to keep the relationship with all support groups to a minimum, recognizing that support groups are private in existence, a status which requires neither the specific public noticing, reporting and liability responsibilities of, nor financial assistance from, the City.

While members of support groups have the freedom of association guaranteed by the Constitution, the support group is recognized by the City as a private body.

CITY INVOLVEMENT WITH SUPPORT GROUPS/PERSONNEL:

City personnel, whether elected, employed or appointed, shall not serve on the board of directors (either as a member or in an ex officio capacity) of a support group. Employees of support groups are not City employees and support groups and their officers shall refrain from representing themselves as agents or officers of the City. City staff will be assigned by the City Administrator to serve in a liaison capacity and to provide technical assistance to support groups if requested.

USE OF CITY FACILITIES:*

Support groups are entitled to free use of City facilities for meetings, either general membership, board, executive committee, or special committee as long as: a) the date and time are convenient to the operation and maintenance of the facility in which the meeting is desired; b) the meeting room is not needed for a City board, committee or commission meeting; c) the meeting is to occur during regular hours of operation or does not require the scheduling of staff beyond regular schedules if held at a time other than regular hours; d) the desired room is available; e) the City will not incur a substantial cost for providing the room; and f) the use of the City facilities by the support group is in furtherance of the interests of the City. The City shall draw up an agreement with each support group which shall outline the terms and conditions for the free use of meeting rooms and of storage space. Support groups may also store assets and belongings in a public facility subject to a valid Hold Harmless Agreement and certificate of insurance being on file with the City Clerk's office and naming the City as an additional insured party, and provided that the space is not required for municipal purposes.

City facilities, with the exception of library facilities, may not be used to provide free space or equipment for the business office of the support group. The use of library facilities shall be determined by the Harrison Memorial Library Board of Trustees, with the exception of events held at these facilities at which alcoholic beverages are offered. Limitations on such use are described in this Policy in the paragraph titled "Insurance".*

USE OF CITY EQUIPMENT*

No support group, its officers or members, shall utilize any equipment belonging to the City and/or any of its departments except audio/visual equipment and room furnishings which are normally provided upon request with the use of a room. City equipment is defined but is not limited to telephones, desks, copy machines, computers and computer terminals, mail and stamping devices, facsimile machines, typewriters and adding machines. The City Administrator may grant use of City equipment in special circumstances. The use of library equipment shall be determined by the Harrison Memorial Library Board of Trustees.*

MEMBERSHIP ROLLS:

Membership rolls of support groups and the City can be exchanged if an agreement is reached between the parties and is consistent with both State and Federal laws.

* For statutory provisions governing use of library facilities and equipment, see Education Code, Title 1, Division 1, Part 11, Chapter 5, Section 18919 and Carmel-by-the-Sea Municipal Code Section 2.72.050.

POSTAGE:

Each support group shall secure and maintain its own Post Office box or mailing address. The City's or a City department's Post Office box or bulk mailing permit are to be used for official City business only. Each support group shall incur all expenses associated with the mailing of its literature, minutes, agendas and fund-raising requests.

POLITICAL ACTIVITIES:

No support group, organized for the purpose of assisting the City or one of its departments, shall partake, either officially or unofficially, in any political activity involving the City of Carmel-by-the-Sea, its officers, employees, or facilities. Political activity includes, but is not limited to:

- Mayoral and City Council elections
- local ballot issues
- involvement in administrative or personnel matters

Support Groups are encouraged to use proper and accepted internal City communication channels and the public appearances section of City Council meetings.

INSURANCE:

The City will provide general liability insurance coverage for support groups including the cost of the insurance deductible as long as the support groups are meeting or holding events in public buildings or at public facilities. If a support group meets away from a public building or public facility and/or outside the City limits, then it shall be the option of the support group as to whether it desires to secure insurance protection. The City will not provide insurance protection for activities and events held outside of the City limits or away from public buildings and/or public facilities and will not provide coverage at any activity where alcoholic beverages are being served unless such activity is officially sanctioned and cosponsored via a Resolution of the City Council.

Should support groups desire to serve alcoholic beverages at an event, either in a public building or at a public facility, the support group will be required to secure its own insurance coverage, unless the City Council adopts a Resolution of cosponsorship.

CO-SPONSORSHIP:

A Resolution of the City Council of the City of Carmel-by-the-Sea is required in order for the City to co-sponsor with any support

group any event, performance, activity or function, whether one-time, cumulative or ongoing.

FUND-RAISING EVENTS WITHIN PUBLIC FACILITIES:

The City recognizes that support groups from time to time will request the utilization of public facilities for fund-raising activities. Such requests for the use of public facilities shall be forwarded to the City Council for its review at least thirty (30) days prior to the scheduled event. The City will give preferential consideration to support groups over other groups for fund-raising activities within public facilities.

Requests for the use of Library facilities shall be forwarded to the Harrison Memorial Library Board of Trustees for its review at least thirty days prior to the scheduled event.* However, any event approved by the Library Board of Trustees at which alcoholic beverages are to be offered must also have prior approval of the City Council as set forth in this Policy in the paragraph titled "Insurance."

Support Groups are cautioned that obtaining such approval by both bodies could take seven weeks or more, depending on the scheduling of their respective meetings.

BYLAWS:

Each support group shall provide a copy of its current bylaws to the City Clerk.

ANNUAL AUDIT:

The City requires a copy of the annual audit, review or internal financial report of each support group.

RESPONSIBILITY FOR IMPLEMENTATION OF POLICY:

The City Administrator is delegated as the City official responsible for the implementation of this policy.

PERIODIC REVIEW:

The City Council will, from time to time, review the intent and content of this policy and make any necessary amendments which it deems necessary to protect the interests of the City and the support groups. All support groups will be notified whenever a review is determined to be needed.

* For statutory provisions governing use of library facilities and equipment, see Education Code, Title 1, Division 1, Part 11, Chapter 5, Section 18919 and Carmel-by-the-Sea Municipal Code Section 2.72.050.

**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
RESOLUTION 2007-19**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA AMENDING THE DESIGNATED SUPPORT GROUPS OF THE CITY

WHEREAS, on 3 October 1989, the City Council adopted Resolution No. 89-121, the Support Groups Policy which establishes the relationship between the City and private groups; and

WHEREAS, on 1 May 1990, the City Council adopted Resolution No. 90-49 designating the support groups of the City; and

WHEREAS, on 6 December 1994, the City Council adopted Resolution No. 94-144 designating Project St. Bernard as a support group; and

WHEREAS, on 24 February 2007, Jim Bell, the Co-Chair of the Board of Directors of Project St. Bernard, notified the City of its dissolution.

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

1. Designate the following groups as Support Groups pursuant to City Council Policy C89-47:
 - a. Carmel Abalone Club
 - b. Friends of the Harrison Memorial Library
 - c. Carmel Public Library Foundation
 - d. Friends of Carmel Forest
 - e. Friends of Sunset Foundation
 - f. Lester Rowntree Native Plant Garden Committee
2. Authorize the City Administrator to proceed with submitting the revised list of support groups to the insurance carrier.
3. Direct the Mayor to send a letter of thanks on behalf of the City.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 3rd day of April 2007, by the following roll call vote:

AYES:	COUNCIL MEMBERS:	CUNNINGHAM, HAZDOVAC, ROSE, TALMAGE, McCLOUD
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

ATTEST,



Heidi Burch, City Clerk

SIGNED,



SUE McCLOUD, MAYOR

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

RESOLUTION NO. 2016-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
AUTHORIZING CITY CO-SPONSORSHIP OF THE CARMEL PUBLIC LIBRARY
FOUNDATION'S ANNUAL DONOR SALUTE AT THE MAIN LIBRARY ON SUNDAY,
MARCH 5, 2017 AT WHICH ALCOHOL WILL BE SERVED**

WHEREAS, the Harrison Memorial Library Board of Trustees and the Carmel Public Library Foundation are requesting City co-sponsorship of the Annual Donor Salute on Sunday, March 5, 2017 from 3:00 p.m. to 5:00 p.m. at Harrison Memorial Library; and

WHEREAS, City Policy C89-07 requires City Support Groups to obtain City Council approval to cosponsor events at which alcohol is served; and

WHEREAS, it is necessary to notify the City's insurance carrier of the co-sponsorship.

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

1. Agree to cosponsor the Carmel Public Library Foundation's Annual Donor Salute on March 5, 2017.
2. Authorize the City Administrator to notify the Harrison Memorial Library Board of Trustees and Carmel Public Library Foundation of the Council's concurrence to co-sponsor the event.
3. Authorize the City Administrator to officially notify the City's insurance carrier of the co-sponsorship.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of July, 2016, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS

SIGNED:

ATTEST:

Steve G. Dallas, Mayor

Ashlee Wright, City Clerk



CITY OF CARMEL-BY-THE-SEA AGENDA BILL

AB 1148
July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Sharon Friedrichsen, Director of Budget and Contracts

SUBJECT: Authorization of the City Administrator to send a letter authorizing the County of Monterey to execute all documents necessary to continue to implement the annual Used Oil Payment Program (OPP) 7th Cycle, FY 2016-2017 on behalf of the City.

AMOUNT OF EXPENDITURE	\$ 0
AMOUNT BUDGETED	\$ 0
APPROPRIATION REQUIRED	\$ 0

RECOMMENDATION

Authorize the City Administrator to send a letter authorizing the County of Monterey to execute all documents necessary to continue to implement the annual Used Oil Payment Program (OPP) 7th Cycle, FY 2016-2017 on behalf of the City.

SUMMARY

The City and Monterey County have a long standing partnership regarding the implementation of the used oil payment program (OPP). Funded by a grant from the California Department of Resources Recycling and Recovery, the OPP supports used oil and oil filter recycling activities. Monterey County Environmental Health Bureau has served as the administrator of the OPP on behalf of all cities and the unincorporated area of the County, resulting in the leveraging of resources and consistency in outreach efforts. In fiscal year 2014-15, 143,000 gallons of oil were collected and disposed of properly. The County ran 1,800 ads in English and Spanish, organized nine used oil filter collection events and hosted 12 outreach events at local harbors to target boaters.

PRIOR CITY COUNCIL ACTION

Council authorized a similar letter on 7 July 2015 for the prior year's program.

ATTACHMENTS

1. Authorization letter

APPROVED: 	Date: <u>7-6-16</u>
_____ Chip Rerig, City Administrator	_____

12 July 2016

Mr. John Ramirez, REHS, MPA
Director of Environmental Health Bureau, Monterey County
1270 Natividad Road
Salinas, CA 93906

Subject: Authorization Letter for the Used Oil Payment Program 7th Cycle, FY 2016-2017

I am the City Administrator of the City of Carmel-by-the-Sea. I am authorized to contractually bind the City of Carmel-by-the-Sea. Pursuant to this authority, I hereby authorize the County of Monterey to submit a regional application and act as lead Agency on behalf of the City of Carmel-by-the-Sea. The **County of Monterey** is hereby authorized to execute all documents necessary to implement the grant under the Used Oil Payment Program Cycle 7 (OPP 7).

Chip Rerig
City Administrator
P.O. Box CC
Carmel-by-the-Sea, CA 93921



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1149
July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Sharon Friedrichsen, Director of Budget and Contracts

SUBJECT: Consideration of resolutions authorizing the City Administrator to enter into various services agreements for planning, portable toilets and storm water related services in a total amount not to exceed \$79,000 for all services.

AMOUNT OF EXPENDITURE	\$47,000 planning \$25,000- storm water \$7,000- toilets
AMOUNT BUDGETED	\$61,080- planning \$128,000 storm water \$22,000- toilets
APPROPRIATION REQUIRED	\$ 0

RECOMMENDATION

Adopt resolutions to:

1. Authorize the City Administrator to execute an agreement with Michael Baker International for planning services in an amount not to exceed \$23,500 for the term of July 1, 2016-September 30, 2016.
2. Authorize the City Administrator to execute an agreement with Golden State Planning and Environmental Consulting Services for planning services in an amount not to exceed \$23,500 for the term of July 1, 2016-September 30, 2016.
3. Authorize the City Administrator to execute an agreement with Robert Jacques for ASBS compliance technical assistance in an amount not to exceed \$18,500 for the term of July 1, 2016-June 30, 2017.
4. Authorize the City Administrator to execute an agreement with the City of Seaside for storm drain cleaning in an amount not to exceed \$6,500 for the term of July 1, 2016-June 30, 2017.
5. Authorize the City Administrator to execute an amendment of \$7,000 to agreement CS-GOLD-001-15-16 with Golden State Portables for servicing of portable toilets at the Forest Theater and for various community special events for the term expiring on July 5, 2017.

SUMMARY

The City purchases various materials and supplies as well as utilizes a variety of contractors to either augment its staffing capacity or provide specialized services as part of ongoing operations. Some types of services require the City to obtain three written quotes, while other consulting and technical or highly specialized personal services allow the City to use competitive negotiation to obtain needed services. In either scenario, staff seeks to obtain "the lowest possible cost commensurate with the

quality needed" (Carmel Municipal Code §3.12.010). The agreements and amendment are on the Council agenda as Carmel Municipal Code §3.12.320 requires contracts of \$25,000 or more to be entered into only by authorization of the City Council.

Planning: In recent years, the Community Building and Planning Department has entered into professional services agreement with a variety of planning firms to provide planning services. In particular, these firms have provided contractor permit technicians and planners that, in total, help ensure five day a week planning coverage for the City, while the City increases its internal staffing capacity. As new planning staff were hired and trained in fiscal year 2015-16, the Department terminated many of its prior agreements. However, the Department anticipates filling vacant associate planner and senior planner positions in fiscal year 2016-2017. In order to allow continuity of coverage during the recruitment period, it is recommended that Council authorize the City Administrator to execute agreements for planning services.

While the dollar amount of the proposed agreement with Michael Baker International is less than \$25,000, it is on the Council agenda for greater transparency as Council approved prior amendments to the original agreement the City had with this firm on October 27, 2014. Moving forward, staff recommends that a new agreement be executed with Michael Baker, rather than process another amendment as the firm was solicited through a new Request for Proposals ("RFP") recently issued by City staff. As a result of the RFP, it is recommended that the City Administrator execute an agreement with Michael Baker as well as with Golden State Planning and Environmental Consulting Services for an amount not to exceed \$23,500 respectively with each firm. Together, these two firms will result in two planners, each working three days a week.

ASBS/Water Quality Monitoring and Compliance Technical Assistance: The State has designated the Carmel Beach as an Area of Special Biological Significance (ASBS) due to its diverse marine wildlife and other attributes. There are 34 such designations along the California coastline. With this designation comes special water quality monitoring and compliance requirements imposed by the State Water Resources Control Board pertaining to discharges from the City's storm drain system into the ocean. Specifically, the City has been required to sample water quality from the storm drain outfalls and the ocean's receiving waters over the last few years to determine the concentration levels of several storm water discharge pollutants.

The State has established limits on the concentrations of a long list of potential storm water discharge pollutants, and amounts greater than the prescribed limit are known as an "exceedance." Preliminary monitoring of the City's storm drain outlet at the foot of 4th Avenue indicated that some constituents in the discharge may periodically exceed the established limits, and the City is required to conduct additional monitoring and potentially take remedial action. Remedial action may include the installation of additional storm-water treatment infrastructure, which may be a significant future capital expenditure. As such, it is important to have specialized expertise in these monitoring and reporting requirements, especially to demonstrate compliance and mitigate potential violations imposed by the State.

The City has commenced with required reporting and identifying possible strategies to limit any known exceedance. In 2015, the City developed a Plan and conducted investigatory efforts (source tracking) where samples from ten locations within the City's drainage system were taken during two separate storm events in an attempt to determine the source(s) of pollutants. The source-tracking data indicated the presence of a number of pollutants, primarily metals, which could result in periodic exceedance of the ASBS Special Protections limits. A subsequent step in the Plan was to evaluate treatment devices (pilot testing) to determine if they would be effective in reducing the concentrations of these pollutants. The pilot testing occurred in the late winter of 2016 and one device showed potential in mitigation.

To demonstrate both its commitment to improving water quality and its ability to comply with State requirements, staff recommends continuing to evaluate the feasibility of the filter devices at the 4th

Avenue outfall as well as pursuing other strategies, such as using geological consultants to determine if some of the metals and other concentrations being sampled are naturally occurring (as compared to man-made and runoff from storm events). In order to accomplish these objectives, staff recommends utilizing the technical assistance rendered by Robert Jacques. Specifically, the consultant will draft an ASBS Special Protections Exceedance Report to be submitted to the State; monitor and provide recommendations on Special Protections regulatory issues and the work of the ASBS Regional Monitoring Group to determine what, if any, actions the City will need to take to comply with any new or clarified requirements; assist the City in contracting with a geological consultant; assist the City in evaluating costs and feasibility issues pertaining to installing Up-Flo Filter devices to try to achieve Special Protections compliance for the 4th Avenue outfall discharge; and perform other ASBS-related work as requested by the City, including attending meetings.

While the proposed amount of the agreement with Mr. Jacques is \$18,500, and under the limit requiring Council authorization, the item is on the agenda to (1) educate Council and the public about this State requirement and the City's compliance efforts to date and (2) to allow for additional transparency, as the City has entered into different agreements with Mr. Jacques in the past for specific projects such as assistance with annual reporting and storm water permit activities; serving as the Technical Project Manager for the ASBS Dry-Weather Diversion project; assisting with the ASBS Year 1 Annual Reporting; and most recently, conducting source tracking and pilot testing as referenced earlier within this staff report. The familiarity with the State's ASBS requirements, water quality data and sampling protocol and extensive knowledge of the City' storm drain system and its diversion projects allow for expertise that will augment City staff efforts to meet State regulatory requirements.

The City will soon commence with the hiring of an environmental compliance manager who would assist the consultant with this project. With the hiring of the environmental compliance manager, the City will be less reliant on outside contract assistance for many of the City's storm-water compliance and reporting requirements, but it is likely that the City will still need some level of specialized technical assistance due to the complexity of ASBS and storm water regulations.

Storm Drain Cleaning: In order to help achieve compliance with ASBS and other storm water requirements, as well as to ensure preventative maintenance and prevent possible winter flooding, the City annually examines its storm drain system and frequently requires the storm drains to be cleaned. This activity requires the use of a specialized vactor truck, which the City does not currently own. While staff is exploring options to configure and utilize the City's street sweeper for this function, staff also recommends entering into an agreement with the City of Seaside for storm drain cleaning and other public works maintenance activities that may be requested by Carmel staff. Government Code §54981 allows the legislative body of one local agency to contract with another local agency to perform municipal services within its territory. While the not to exceed amount for the first year of service is \$6,500, the proposed service agreements allows for two additional one-year renewals based on mutual consent by the cities of Carmel-by-the-Sea and Seaside.

Portable Toilets: Many City sponsored and other community events such as Car Week, Labor Day, Sandcastle Contest, Centennial Celebration, Homecrafters, Memorial Day and July 4th celebration require the use of portable toilets. In addition, the City will now assume responsibility for providing year round accessible portable toilets at the Forest Theater. City staff obtained three quotes for services less than one year ago and entered into agreement with Golden State, the lowest responsible bidder, for an amount not to exceed \$23,200. Approximately \$8,000 has been spent on services to date. The vendor's performance has been satisfactory and staff received positive comments from residents regarding the appearance of the toilets. Staff recommends augmenting the dollar amount of the existing agreement and extending the term for one year.

Fiscal Impact: The Community Building and Planning Department has budgeted \$60,000 in contractual services (account 69053) for contract planners; Public Works has budgeted \$128,000 for all storm

water expenses (account 76055); Community Services has budgeted \$22,000 for portable toilets in contractual services (account 82053) as well as for Car week expenses (account 85305- community promotions fund) and Public Works has budgeted funds for Forest Theater portable toilets in contractual services (account 76053).

Alternatives: Council has the option to either (1) not approve the agreements or (2) approve the agreements, but in lesser amounts.

PRIOR CITY COUNCIL ACTION

Council has not taken action on the proposed agreements and amendments previously. Council previously adopted Resolution 2016-071, which approved the fourth amendment to a prior agreement dated October 14, 2014 with Michael Baker, on 1 March 2016.

ATTACHMENTS

1. Resolution Authorizing the City Administrator to Execute an Agreement with Michael Baker International for planning services in an amount not to exceed \$23,500 for the term of July 1, 2016-September 30, 2016.
2. Resolution Authorizing the City Administrator to Execute an Agreement with Golden State Planning and Environmental Consulting Services for planning services in an amount not to exceed \$23,500 for the term of July 1, 2016-September 30, 2016.
3. Resolution Authorizing the City Administrator to Execute an Agreement with Robert Jacques for water quality monitoring and ASBS compliance technical assistance in an amount not to exceed \$18,500 for the period of July 1, 2016-June 30, 2017.
4. Resolution Authorizing the City Administrator to Execute an Agreement with the City of Seaside for storm drain cleaning in an amount not to exceed \$6,000 for the period of July 1, 2016-June 30, 2017.
5. Resolution Authorizing the City Administrator to Execute an Amendment of \$7,000 to Agreement CS-GOLD-001-15-16 with Golden State Portables for servicing of portable toilets at the Forest Theater and for various community special events for the term expiring on July 5, 2017.

APPROVED:



Chip Rerig, City Administrator

Date:

7-6-16

RESOLUTION 2016-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH MICHAEL
BAKER INTERNATIONAL FOR PLANNING SERVICES IN AN AMOUNT NOT TO EXCEED
\$23,500 FOR THE TERM OF JULY 1, 2016-SEPTEMBER 30, 2016**

WHEREAS, the City of Carmel-by-the Sea's Community Building and Planning Department provides design review and permitting services to ensure residential land commercial projects adhere to the City's design guidelines, zoning regulations and General Plan; and

WHEREAS, in order to provide timely services to applicants while the Department recruits for a vacant funded planner position the Department utilizes contract planners; and

WHEREAS, the Department issued a Request for Proposals on June 21, 2016 and solicited proposals from three firms; and

WHEREAS, Carmel Municipal Code Section 3.12.160 allows the City to obtain technical or highly specialized services by competitive negotiation to accept the best offer as judged against evaluation criteria and;

WHEREAS, the City has evaluated the proposals received and wishes to enter into agreement with the planning firm known as Michael Baker International.

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

Authorize the City Administrator to execute an Agreement with Michael Baker International for planning services for a not to exceed amount of \$23,500 for the term of July 1, 2016-September 30, 2016.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA on this 12th day of July 2016 by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

SIGNED:

ATTEST:

Steve G. Dallas, MAYOR

Ashlee Wright
City Clerk

RESOLUTION 2016-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH GOLDEN
STATE PLANNING AND ENVIRONMENTAL CONSULTING SERVICES FOR PLANNING
SERVICES IN AN AMOUNT NOT TO EXCEED \$23,500 FOR THE TERM OF JULY 1, 2016-
SEPTEMBER 30, 2016**

WHEREAS, the City of Carmel-by-the Sea's Community Building and Planning Department provides design review and permitting services to ensure residential land commercial projects adhere to the City's design guidelines, zoning regulations and General Plan; and

WHEREAS, in order to provide timely services to applicants while the Department recruits for a vacant funded planner position the Department utilizes contract planners; and

WHEREAS, the Department issued a Request for Proposals on June 21, 2016 and solicited proposals from three firms; and

WHEREAS, Carmel Municipal Code Section 3.12.160 allows the City to obtain technical or highly specialized services by competitive negotiation to accept the best offer as judged against evaluation criteria and;

WHEREAS, the City has evaluated the proposals received and wishes to enter into agreement with the planning firm known as Golden State Planning and Environmental Consulting Services.

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

Authorize the City Administrator to execute an Agreement with Golden State Planning and Environmental Consulting Services for planning services for a not to exceed amount of \$23,500 for the term of July 1, 2016- September 30, 2016.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA on this 12th day of July 2016 by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

SIGNED:

ATTEST:

Steve G. Dallas, MAYOR

Ashlee Wright
City Clerk

RESOLUTION 2016-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH ROBERT
JACQUES FOR ASBS COMPLIANCE TECHNICAL ASSISTANCE IN AN AMOUNT NOT TO
EXCEED \$18,500 FOR THE TERM OF JULY 1, 2016-JUNE 30, 2017**

WHEREAS, Carmel Beach is one of 34 State designated Areas of Special Biological Significance (ASBS) and such designation requires the City to monitor water quality and discharges from the City's storm drain system into the ocean; and

WHEREAS, the State Water Resources Control Board has established limits on the concentrations of a long list of potential storm water discharge pollutants, and amounts greater than the prescribed limit are known as an "exceedance" and;

WHEREAS, the State requires the City to report on its compliance in meeting these ASBS regulations, including any efforts by the City to mitigate a known exceedance; and

WHEREAS, the City is committed to meeting these regulatory requirement and seeking strategies to help protect water quality and the use of a specialized consultant would benefit staff in meeting these objectives; and

WHEREAS, Carmel Municipal Code Section 3.12.140D allows for dispensing with the bid process "when a professional service, such as that available from an attorney, accountant, architect or specialized consultant, involves a specialized knowledge or personal skill"; and

WHEREAS, Robert Jacques has specialized knowledge of the ASBS requirements and the City's efforts to date to comply with this mandate, including serving as the Technical Project Manger for the ASBS Dry Weather Diversion project; conducting source-tracking efforts and evaluating pilot testing devices to mitigate concentrated pollutants

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

Authorize the City Administrator to execute an Agreement with the Robert Jacques for ASBS Compliance Technical Assistance in an amount not to exceed \$18,500 for the term of July 1, 2016- June 30, 2017.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA on this 12th day of July 2016 by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

SIGNED:

Steve G. Dallas, MAYOR

ATTEST:

Ashlee Wright
City Clerk

RESOLUTION 2016-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH THE CITY
OF SEASIDE FOR STORM DRAIN CLEANING IN AN AMOUNT NOT TO EXCEED \$6,500 FOR
THE TERM OF JULY 1, 2016-JUNE 30, 2017**

WHEREAS, the City of Carmel-by-the Sea's Public Works Department is responsible for ensuring the City's storm drain system remains operational and part of routine maintenance includes frequent cleaning of the storm drains; and

WHEREAS, the City does not currently own a vactor truck capable of vacuuming out the storm drains and the City of Seaside possesses such a truck and is willing to provide services; and

WHEREAS, California Government Code §54981 states that the legislative body of any local agency may contract with any other local agency for the performance by the latter of municipal services or functions within the territory of the former"; and

WHEREAS, contracting with the City of Seaside is "reasonably necessary for the preservation or protection of public peace, health, safety or welfare of persons or property."

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

1. Authorize the City Administrator to execute an Agreement with the City of Seaside for Storm Drain Cleaning for a not to exceed amount of \$6,500 for the term of July 1, 2016-June 30, 2017; and
2. Authorize the City Administrator to execute up to two annual renewals for fiscal years 2018-2019 and 2019-2020 respectively.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA on this 12th day of July 2016 by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

SIGNED:

ATTEST:

Steve G. Dallas, MAYOR

Ashlee Wright
City Clerk

RESOLUTION 2016-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AMENDMENT TO AGREEMENT
CS-GOLD-001-15-16 BETWEEN THE CITY AND GOLDEN STATE PORTABLES
FOR SERVICING OF PORTABLE TOILETS AT THE FOREST THEATER AND FOR VARIOUS
COMMUNITY SPECIAL EVENTS**

WHEREAS, in accordance with Carmel Municipal Code Section 3.12.280, City staff obtained three quotations for the rental and servicing of portable toilets for various community events; and

WHEREAS, the City awarded the purchase order to Golden State Portables, the lowest responsible quotation in accordance with Carmel Municipal Code Section 3.12.300; and

WHEREAS, the current agreement with Golden State Portables expires on July 5, 2016 and is for an amount not to exceed \$23,200; and

WHEREAS, the quotations obtained are less than one year old and, while the agreement's compensation amount has not been fully expended, the scope of service has been augmented to include the provision of accessible portable toilets at recently opened Forest Theater; and

WHEREAS, purchases of \$25,000 or more are required to be approved by City Council resolution in accordance with the Carmel Municipal Code and Council may authorize a one-time renewal of a contract of \$25,000 or more for a period of up to three years per Section 3.12.100.

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

Authorize the City Administrator to execute an Amendment of \$7,000 to the Agreement CS-GOLD-001-15-16 between the City and Golden State Portables for servicing of portable toilets at the Forest Theater and for various community special events and extend the term to expire on July 5, 2017 as shown in the attached Exhibit A.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA on this 12th day of July 2016 by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

SIGNED:

ATTEST:

Steve G. Dallas, MAYOR

Ashlee Wright
City Clerk

RESOLUTION 2016-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AMENDMENT TO AGREEMENT
CS-GOLD-001-15-16 BETWEEN THE CITY AND GOLDEN STATE PORTABLES
FOR SERVICING OF PORTABLE TOILETS AT THE FOREST THEATER AND FOR VARIOUS
COMMUNITY SPECIAL EVENTS**

WHEREAS, in accordance with Carmel Municipal Code Section 3.12.280, City staff obtained three quotations for the rental and servicing of portable toilets for various community events; and

WHEREAS, the City awarded the purchase order to Golden State Portables, the lowest responsible quotation in accordance with Carmel Municipal Code Section 3.12.300; and

WHEREAS, the current agreement with Golden State Portables expires on July 5, 2016 and is for an amount not to exceed \$23,200; and

WHEREAS, the quotations obtained are less than one year old and, while the agreement's compensation amount has not been fully expended, the scope of service has been augmented to include the provision of accessible portable toilets at recently opened Forest Theater; and

WHEREAS, purchases of \$25,000 or more are required to be approved by City Council resolution in accordance with the Carmel Municipal Code and Council may authorize a one-time renewal of a contract of \$25,000 or more for a period of up to three years per Section 3.12.100.

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

Authorize the City Administrator to execute an Amendment of \$7,000 to the Agreement CS-GOLD-001-15-16 between the City and Golden State Portables for servicing of portable toilets at the Forest Theater and for various community special events and extend the term to expire on July 5, 2017 as shown in the attached Exhibit A.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA on this 12th day of July 2016 by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

SIGNED:

ATTEST:

Steve G. Dallas, MAYOR

Ashlee Wright
City Clerk

Exhibit A

Amendment No. 1 to Agreement CS-GOLD-001-15-16

1. This amendment (hereinafter "Amendment") is made by **City of Carmel-by-the-Sea** and **Golden State Portables**, parties to the Agreement between the City of Carmel-by-the-Sea and Golden State Portables, executed on September 16, 2015 (hereinafter "Agreement").

2. Section 1 of the Agreement entitled "Term", is hereby amended as follows:

The Agreement shall commence on May 22, 2015 and shall remain and continue in effect until tasks described herein are completed, but in no event later than July 5, 2017 unless sooner terminated pursuant to the provisions of this Agreement.

3. Section 2 of the Agreement entitled "Services" and the Agreement's Exhibit "A" is hereby amended to include the following events:

Event	Duration of Event	Number of Toilets
Car Week	August 16-18, 2016	16 (6 ADA)
Labor Day	September 2-6, 2016	9 (3 ADA)
Sandcastle Contest	October 22, 2016	4 (2 ADA)
Centennial Celebration	October 29, 2016	6 (2 ADA)
Homecrafters	November 22, 2016	4 (1 ADA) + 4 sink stations
Memorial Day	May 26 - 30, 2017	9 (3 ADA)
July 4 th	June 30 - July 5, 2017	15 (5 ADA)
Forest Theater	July 1, 2016 – July 5, 2017	3 ADA + 1 free-standing lavatory
Events TBD		

4. Section 5 of the Agreement entitled "Payment" is hereby amended as follows:

(a) City agrees to pay Contractor per event, in accordance with the payment rates and terms and schedule of payments as set forth in Exhibit "B", attached hereto and incorporated herein by this reference as set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Thirty Two Thousand Two Hundred and Fifty Dollars (\$32,250.00), which sum shall include all costs, if any, for the total term of the Agreement unless additional payment is approved as provided in this Agreement.

Event	Cost/Payment*	Number of Toilets
Car Week	\$3,250	16 (6 ADA)
Labor Day	\$1,744	9 (3 ADA)
Sandcastle Contest	\$782	4 (2 ADA)
Centennial Celebration	\$910	6 (2 ADA)
Homecrafters	\$744	4 (1 ADA) + 4 sink stations
Memorial Day	\$1,744	9 (3 ADA)
July 4 th	\$3,842	15 (5 ADA)
Forest Theater	\$6,316	3 ADA + 1 free-standing lavatory
Events (4) TBD	\$782	

*Prices are based upon a regular restroom at \$65.00; an ADA accessible restroom (with sink) at \$175.00, a 2 sink hand-washing station at \$95.00, plus a daily service charge and applicable sales tax

5. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this Amendment and the Agreement, or any previous amendment, the terms of this Amendment shall prevail.

GOLDEN STATE PORTABLES

By: _____
Mike Banda, Owner

Date: _____

CITY:

By: _____
Chip Rerig, City Administrator

Date: _____

ATTEST:

By: _____
Ashlee Wright, City Clerk

Date: _____



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1150
July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Sharon Friedrichsen, Director of Budget and Contracts

SUBJECT: Consideration of the adoption of an environmentally preferred purchasing policy.

AMOUNT OF EXPENDITURE	\$ N/A
AMOUNT BUDGETED	\$ N/A
APPROPRIATION REQUIRED	\$ N/A

RECOMMENDATION

Adopt an environmentally preferred purchasing policy.

SUMMARY

The purpose of this item is for Council to adopt a policy that will be used by City departments to support the purchase of environmentally preferred products (EPP). An EPP goes beyond the purchase of recycled products to focus on purchasing less hazardous products; products with a low-life cycle cost; products with less packaging; and products that promote energy and water efficiency.

Adoption of an EPP demonstrates the City's compliance with State recycling and waste reduction laws and assists with the City's efforts to compete for grants. Purchasing recycled and environmentally preferred products have associated benefits such as saving money on electricity and water costs; reducing materials that are landfilled; and reducing green gas impacts. The Monterey Regional Waste Management District and several Peninsula cities including Monterey, Pacific Grove and Seaside have similar policies. Staff are also developing a purchasing manual and policies, which will be brought forth for Council consideration, and will include the adopted EPP.

PRIOR CITY COUNCIL ACTION

N/A

ATTACHMENTS

1. Resolution Approving an Environmentally Preferred Purchasing Policy, including Exhibit A-Environmentally Preferred Purchasing Policy

APPROVED: 

Chip Rerig, City Administrator

Date: 7.6.16

RESOLUTION 2016-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
APPROVING POLICY C2016-_: ENVIRONMENTALLY PREFERRED PURCHASING POLICY**

WHEREAS, the City of Carmel-by-the-Sea uses a purchasing system, and said system has the adopted purpose, per Camel Municipal Code Section 3.12.010, to establish efficient procedures for the purchase of supplies, materials, equipment and public works projects at the lowest possible cost commensurate with quality needed; to exercise positive financial control over purchases; to clearly define authority for the purchasing function, and to assure the quality of purchases; and

WHEREAS, the City Council wishes to augment the purpose of the purchasing system to reduce natural resource consumption, waste production and environmental degradation, and;

WHEREAS, the intent of an environmentally preferred purchasing policy is to encourage and to increase the use of environmentally preferable products and services by the City and to promote practices to conserve natural resources; minimize environmental impacts, toxics, pollution, and hazards to worker and community safety; and to encourage waste stream diversion and reduce landfilled materials; and

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

Approves the Environmentally Preferred Purchasing Policy attached in Exhibit A.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA on this 12th day of July 2016 by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

SIGNED:

ATTEST:

Steve G. Dallas, MAYOR

Ashlee Wright
City Clerk

**EXHIBIT A
CITY OF CARMEL-BY-THE-SEA
ENVIRONMENTAL PURCHASING POLICY**

1. PURPOSE

The City of Carmel-by-the-Sea has a purchasing system that is intended to purchase goods and services at the lowest possible cost commensurate with the quality needed. However, the City also recognizes that its purchases impact the environment and that its employees' purchasing decisions are able to have a positive influence and reduce natural resource consumption, waste production and environmental degradation.

The intent of this policy is to encourage and to increase the use of environmentally preferable products and services by the City. By including environmental considerations in purchasing decisions, the City is able to promote practices to:

- Conserve natural resources;
- Minimize environmental impacts, toxics, pollution, and hazards to worker and community safety;
- Encourage waste stream diversion and reduce landfilled materials;
- Identify environmentally preferable products and distribution systems; and
- Increase the use and availability of environmentally preferable products;

2. RESPONSIBILITIES

- A. The health and safety of workers and citizens is of utmost importance and takes precedence over all other practices.
- B. Nothing contained in this policy shall be construed as requiring a department, purchaser or contractor to procure products that do not perform adequately for their intended use, exclude adequate competition, risk the health or safety of workers and citizens, or are not available at a reasonable price in a reasonable period of time.
- C. Nothing contained in this policy shall be construed as requiring and City department, purchaser, or contractor to take any action that conflict with local, state or federal requirements.

3. STRATEGIES FOR IMPLEMENTATION

A. Source Reduction

- i. Purchase products that are durable, long lasting, reusable or refillable and avoid purchasing one-time use or disposable products.
- ii. Purchase remanufactured products such as toner cartridges, tires, furniture, equipment and automotive parts.
- i. Purchase items in bulk to reduce the packaging and transportation associated with lower product quantities

EXHIBIT A
CITY OF CARMEL-BY-THE-SEA
ENVIRONMENTAL PURCHASING POLICY

- ii. Request vendors eliminate packaging or use the minimum amount necessary for product protection, to the greatest extent practical. For vendors that cannot eliminate packaging request to use packaging that is reusable, recyclable or compostable in existing recycling programs.
- iii. Request vendors to take back and reuse pallets, expanded polystyrene and other shipping and packaging materials that cannot be eliminated.
- iv. Eliminate duplicate subscriptions and duplicate incoming and outgoing mail whenever feasible,
- v. Promote electronic distribution of documents rather than printing or copying.
- vi. Consolidate the use of electronic equipment and minimize the purchase of individual printers for staff members. When producing paper documents, print and copy all documents on both sides to reduce the use and purchase of paper.
- vii. Ensure all imaging equipment is installed with energy and resource-efficient settings set as default.
- viii. Purchase cleaning products in concentrated form when available.
- ix. Eliminate the purchase of water in plastic bottles for individual use within City buildings and operations.
- x. Use durable containers for coffee and other drinks at the workplace whenever feasible instead of disposable or recyclable containers,

B. Recycled Content Products

- i. Purchase products for which the United States Environmental Protection Agency (U.S. EPA) has established minimum recycled content standard guidelines, such as those for printing paper, office paper, janitorial paper, construction, landscaping, parks and recreation, transportation, vehicles, miscellaneous, and non-paper office products, that contain the highest post-consumer content available.
- ii. When specifying asphalt, concrete, aggregate base or portland cement concrete for road construction projects, use recycled, reusable or reground materials.
- iii. Purchase multi-function devices, copiers and printers compatible with the use of recycled content and remanufactured products.
- iv. Ensure pre-printed recycled content papers intended for distribution that are purchased or produced contain a statement that the paper is recycled content and indicate the percentage of post-consumer recycled content.

**EXHIBIT A
CITY OF CARMEL-BY-THE-SEA
ENVIRONMENTAL PURCHASING POLICY**

C. Energy Efficient and Water Saving Products

- i. Purchase energy-efficient equipment with the most up-to-date, economically feasible, and proven energy efficiency functions. This includes, but is not limited to, high efficiency space heating systems and high efficiency space cooling equipment.
- ii. Purchase U. S. EPA Energy Star certified products when available.
- iii. Replace inefficient interior lighting with energy-efficient equipment.
- iv. Replace inefficient exterior lighting, street lighting and traffic signal lights with energy-efficient equipment. Minimize exterior lighting where possible to avoid unnecessary lighting of architectural and landscape features while providing adequate illumination for safety and accessibility.
- v. Purchase U.S. EPA WaterSense labeled water-saving products when available. This includes, but is not limited to, high-performance fixtures like toilets, low-flow faucets and aerators, and upgraded irrigation systems.

D. Green Building Products and Practices

- i. Consider Green Building practices for design, construction, and operation as described in the LEED Rating Systems for all building and renovations undertaken by the City.

E. Landscaping Products and Practices

- i. Employ sustainable landscape management techniques for design, construction and maintenance whenever possible for landscape renovations, construction and maintenance performed by the City.
- ii. Select plants to minimize waste by choosing species for purchase that are appropriate to the microclimate, species that can grow to their natural size in the space allotted them, and perennials rather than annuals for color when advantageous. Native and drought-tolerant plants that require no or minimal watering once established are preferred. At no time will exotic-invasive plants or noxious weeds be purchased.
- iii. Consider recycled content for the construction of hardscapes and landscape structures.
- iv. Limit the amount of impervious surfaces in the landscape. Permeable substitutes, such as permeable asphalt or pavers, are encouraged for walkways, patios and driveways. Permeable substitutes, such as decomposed granite, permeable asphalt or non-mortared pavers, are encouraged for walkways, plazas and access areas.
- v. Purchase recycled content park supplies, such as benches, picnic tables, landscaping materials, and garbage and recycling containers, as

**EXHIBIT A
CITY OF CARMEL-BY-THE-SEA
ENVIRONMENTAL PURCHASING POLICY**

practicable. Hardscapes and landscape structures constructed of recycled content materials are strongly encouraged.

F. Toxics and Pollution Prevention Products and Practices

- i. Use products with the lowest amount of volatile organic compounds (VOCs), highest recycled content, low or no formaldehyde and no halogenated organic flame-retardants when purchasing building maintenance materials such as paint, carpeting, adhesives, furniture and casework.
- ii. When making a choice among comparable products, favor those products whose production and use involve the fewest hazardous materials.
- iii. Manage pest problems through prevention and physical, mechanical and biological controls when staff and contractors maintain buildings and landscapes using the least toxic pest control as a last resort.
- iv. Reduce the use of disposable batteries by purchasing rechargeable batteries for devices, such as cameras, remote control, tape recorders, telephone headsets, wireless keyboards and mice and other equipment.
- v. Purchase paper, paper products, and janitorial paper products that are unbleached or are processed without chlorine or chlorine derivatives.
- vi. Prohibit the purchase of products that use polyvinyl chloride (PVC) such as, but not limited to, office binders, furniture and flooring.
- vii. When replacing vehicles, consider less-polluting alternatives to diesel such as compressed natural gas, bio-based fuels, hybrids, electric batteries, and fuel cells, as available.

G. Local Products Guiding Principles

- i. Favor products that are extracted, processed and manufactured locally, whenever practicable.

4. TRAINING/COMMUNICATIONS

Each department will take steps to communicate and train their employees who make purchases on behalf of the City to purchase environmentally preferable products and services whenever practical and cost-effective. Departments are encouraged to communicate information to other departments when potential use of a product exists.

Any request for proposal (RFP) or bid for services requested by the City shall include a standard statement that the City has implemented an Environmental Purchasing Policy and that the City encourages other businesses to adhere to similar principles. It shall further be requested that submitted proposals, quotes, or bids be printed two-sided on recycled content paper. Any consultants or contractors producing reports for the City will submit the report on post-consumer recycled and recyclable paper.

**EXHIBIT A
CITY OF CARMEL-BY-THE-SEA
ENVIRONMENTAL PURCHASING POLICY**

5. PROGRAM EVALUATION

The responsibility for developing, implementing and updating the Environmental Purchasing Policy (Policy) lies with the Policy Administrator who may be the City Administrator or his or her appointee. The Policy will be periodically reviewed and updated to reflect changes in laws and regulations, as well as, new methods of purchasing and promoting environmentally preferred products and services. When warranted, the Policy Administrator will present his or her recommended changes to the City Council. The City Council will make a determination of whether to accept, modify or reject those changes to the Policy.

When the City acquires appropriate software, the Finance Division shall periodically prepare reports summarizing the results of implementing this policy. The report shall include but not be limited to City purchases by product type, quantity and cost of products.

6. DEFINITIONS

Environmentally preferable: Environmentally preferable products and services are those that have a lesser or reduced impact on human health and the environment, as compared with competing products and services that provide the same purpose. This standard may be used to compare raw materials acquisition, production, manufacturing, packaging, distribution, reuse, operation, maintenance and/or disposal of the product or service.

Recycling: Recycling is the process of collecting, sorting, cleansing, treating and reconstituting materials that would normally become solid waste. Then returning these recycled materials to the economic mainstream to become raw material for new, reused or reconstituted products which meet the quality standards necessary to be used in the marketplace.

Recycled material: Recycled material is waste material and by-products that have been recovered or diverted from the solid waste stream and that can be utilized in place of raw or virgin material in the manufacturing of a product. Recycled materials may consist of material derived from post-consumer waste, manufacturing waste, industrial scrap, agricultural waste and other items, all of which can be used in the manufacture of new products.

Post-consumer recycled material: Post-consumer recycled material is a finished material or product that has served its intended use and would normally be disposed of as solid waste. Examples of post-consumer recovered materials include, but are not limited to: old newspaper, office paper, yard waste, steel, glass, aluminum cans, plastic bottles, oil, asphalt, concrete and tires.

Practicable: Practicable materials are materials that are sufficient in performance and available at a reasonable price within a reasonable time period.

Pre-Consumer materials: Pre-consumer materials are materials or by-products generated after the manufacturing of a product is completed, but before the product

EXHIBIT A
CITY OF CARMEL-BY-THE-SEA
ENVIRONMENTAL PURCHASING POLICY

reaches the end use consumer. Examples of pre-consumer materials include, but are not limited to; obsolete inventories of finished goods, rejected unused stock and paper wastes generated during printing, cutting and other converting operations.

Waste reduction: Waste reduction is any action undertaken by an individual or organization to eliminate or reduce the amount of materials before they enter the waste disposal system.

Buyer: Anyone authorized to purchase or contract for purchases on behalf of this jurisdiction or its subdivisions.

Contractor: Any person, group of persons, business, consultant, designing architect, association, partnership, corporation, supplier, vendor or other entity that has a contract with the City or serves in a subcontracting capacity with an entity having a contract with the City for the provision of goods or services.

“EcoLogo”: A third party, multi-attribute eco-labeling program founded by the Canadian government in 1988 and part of UL Environment since 2010. The Program compares products / services with others in the same category, develops rigorous and scientifically relevant criteria, and awards the EcoLogo to those that are environmentally preferable throughout their entire lifecycle.

“Energy Star”: The U.S. EPA’s energy efficiency product labeling program.

“LEED Rating System”: The most recent version of the Leadership in Energy and Environmental Design (LEED) Rating System, approved by the U.S. Green Building Council, and designed for rating new and existing commercial, institutional, and residential buildings.

“Practical” and “Practicable”: Whenever possible and compatible with local, state and federal law, without reducing safety, quality, or effectiveness and where the product/ service is available at a reasonable cost in a reasonable time

“Remanufactured Product”: Any product diverted from the supply of discarded materials by refurbishing and marketing said product without substantial change to its original form.

“Source Reduction”: Products that result in a net reduction in the generation of waste compared to their previous or alternate version and includes durable, reusable and remanufactured products; products with no, or reduced, toxic constituents; and products marketed with no, or reduced, packaging.

“U.S. EPA Guidelines”: The Comprehensive Procurement Guidelines established by the U.S. Environmental Protection Agency for federal agency purchases as of October 2007 and any subsequent versions adopted.

“WaterSense”: A partnership program by the U.S. Environmental Protection Agency. Independent, third party licensed body that certifies products meet EPA criteria for water efficiency and performance by following testing and certification protocols specific to each product category. Products that are certified to meet EPA specifications are allowed to bear the WaterSense label.



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1151
July 12, 2016
Consent Calendar

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Maxine Gullo, Human Resources Manager

SUBJECT: Consideration of a resolution establishing and adopting the job descriptions and salary ranges for a Code Compliance Coordinator and an Environmental Compliance Manager.

AMOUNT OF EXPENDITURE	\$ NTE 187,128
AMOUNT BUDGETED	\$ 172,576
APPROPRIATION REQUIRED	\$ N/A

RECOMMENDATION

Adopt a resolution establishing and adopting the job description and salary ranges for:

1. Code Compliance Coordinator
2. Environmental Compliance Manager

SUMMARY

In the proposed budget presented during the workshop to the City Council on June 1, 2016, staff proposed four (4) new positions: a full-time Code Compliance Coordinator, an Assistant City Administrator, and Environmental Compliance Manager, and a second Capital Project Manager.

This report reflects two of the new positions in the FY 2016-17 Adopted Budget as follows:

Addition of a full-time Code Compliance Coordinator

The Code Compliance Coordinator will ensure compliance with City regulations. This function includes resolving code violations, public outreach and working with the community on various issues. In recent years, the Community Planning and Building Department has relied heavily on contract staff to fill this position and as a continued effort, this position will shift from contract staff to full-time staff. For FY 2016-2017, staff has estimated that hiring will occur by the end of October. As a result, the FY 16-17 budget prorates the salary and benefits accordingly.

Recommended Range:284

\$66,348.00	\$69,684.00	\$73,164.00	\$76,836.00	\$80,676.00
-------------	-------------	-------------	-------------	-------------

Addition of a full-time Environmental Compliance Manager

The Environmental Compliance Manager is a refinement of the currently funded and authorized -- but vacant -- Special Projects Manager position. The Environmental Compliance Manager will be

responsible for fielding tasks and managing programs that were previously provided by contract staff with oversight and involvement from the Public Works Director. It will not completely replace the need for contract staff, but will substantially reduce reliance on outside experts.

For FY 2016-2017, staff has estimated that hiring will occur by the end of October, in anticipation of the storm season. As a result, the FY 16-17 budget prorates the salary and benefits accordingly.

Recommended Range:377

\$87,576.00	\$ 91,956.00	\$ 96,552.00	\$ 101,388.00	\$ 106,452.00
-------------	--------------	--------------	---------------	---------------

The pay schedules for each newly created job class must be approved by the governing board in order to be recognized by the California Public Employees Retirement System (PERS) for calculation of pensions. Job class specifications may be amended pursuant to the City's Municipal Code.

In creating both job descriptions, the job duties and responsibilities of the subject positions were compared to other comparable job positions in other comparable agencies for classification and compensation purposes. Factors considered in determining compensation include knowledge, skills and competencies required to perform the work, the level of demonstrated initiative, responsibility and accountability for programs, resources and service delivery required in the job and external requirements such as: mandated requirements, market factors and other considerations, outside the control or influence of the organization.

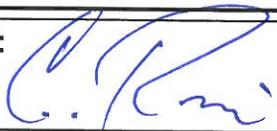
PRIOR CITY COUNCIL ACTION

N/A

ATTACHMENTS

1. Resolution adding New Job Descriptions and Salary Ranges
2. Code Compliance Coordinator Job Description
3. Environmental Compliance Manager Job Description

APPROVED:



Chip Rerig, City Administrator

Date:

2-6-18

RESOLUTION 2016-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
AUTHORIZING THE CITY ADMINISTRATOR TO ESTABLISH AND ADOPT THE JOB
DESCRIPTIONS AND SALARY RANGES FOR CODE COMPLIANCE
COORDINATOR AND ENVIRONMENTAL COMPLIANCE MANAGER**

WHEREAS, the Code Compliance Coordinator is a position which is filled by a contract employee to support the Community Planning and Building Department and the Environmental Compliance Manager is a refinement of the currently funded Special Projects Manager position; and

WHEREAS, adopting permanent Code Compliance Coordinator and Environmental Compliance Manager positions will allow for higher levels of customer service and ensure compliance with City regulations and mitigate code violations, while assisting with City compliance with federal, state and local environmental quality standards; and

WHEREAS, these positions were approved by the City Council as part of the 2016-17 operating budget; and

WHEREAS, the City Council in accordance with (Carmel-by-the-Sea Municipal Code 2.52.040 (D)) approves jobs, positions and funding job descriptions and salaries

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

- 1) Adopt the Job Description and Salary Range for the Code Compliance Coordinator
- 2) Adopt the Job Description and Salary Range for Environmental Compliance Manager

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 6th day of June 2016, by the following roll call vote:

AYES: COUNCIL MEMBERS: Hardy, Reimers, Richards, Theis, and Dallas

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

SIGNED:

ATTEST:

Steve G. Dallas, Mayor

Ashlee Wright, City Clerk

**CITY OF CARMEL-BY-THE-SEA
ENVIRONMENTAL COMPLIANCE MANAGER**

Definition

Under general supervision, this position implements aspects of the programs needed to comply with various complex activities of the City environmental programs; prepares regulatory compliance reports; and ensures compliance with local, state, and federal environmental regulations for control of water quality and discharge into the waters of the State and other environmental issues.

Supervision Exercised/Received

General direction is provided by the Director of Public Works. Responsibilities could include direct or indirect supervision of volunteer, part-time, consultants or technical staff. Exercises discretion and independent judgment with respect to assigned duties.

Examples of Important and Essential Duties

Clearly define workable, comprehensive programs to implement the City Council's policies with regards to protecting the City and regions' environment as well as help to develop policy direction.

Directs the evaluation of environmental quality standard violations and the development of pollution control strategies to attain compliance with those standards.

Monitors surface and storm water flows in order to manage the flow of surface water documents past and current surface and stormwater conditions, and forecasts future ecologic control and pollution abatement issues; ensures effective communication of water resources issues. Identify, track, analyze and monitor permit compliance and follow up on violation reports; recommends to violators and department staff methods for bringing sources of pollution into compliance with applicable state and federal laws.

Coordinate City environmental programs with citizens' groups, advisory boards, commissions, and other state and regional environmental agencies. Exercises independent judgment within broad policy guidelines; evaluates environmental issues and develops solutions; reviews operational trends, and identifies corrective strategies.

Participate in regional, state, and federal organizations with the intent of representing the City's interests as well as gaining knowledge with regard to evolving technical, regulatory, and political issues facing the City.

Report to the City Council and others on a regular basis with regard to ground water, soil, wastewater, sewage, air and health issues.

Gathers and assimilates technical information for the preparation of reports assessing the economic, social, and environmental impacts of proposed pollution control strategies and administrative rules.

Write reports, prepare comments and recommendations for consideration by local, regional, state, and federal regulatory bodies, staff, and representatives.

Provides consultation to local health departments on subdivision control and ground water quality control programs.

Lead and coordinate the efforts of the City with other adjacent municipalities and agencies.

Review proposed legislation and prepare summaries of the same.

Propose positions that the City should take, if any, with regard to proposed legislation and aides in the development and regulations through participation in organizations such as California Stormwater Quality Association (CASQA).

Performs related duties as required.

Job Related and Essential Qualifications *(The following are minimal qualifications necessary for entry into the classification.)*

Knowledge of:

Regulatory and permitting processes pertaining to water quality at the state and federal levels, including NPDES and WDR.

Contaminants relative to the impact on environmental quality in the environment.

Operation and design of pollution control sources and pollution control equipment.

Field and laboratory research methods in determining general geologic, environmental, and/or natural resource conditions.

Legislative processes at the state and federal levels.

Fundamentals of law, life sciences, and economics.

Engineering practices and the public infrastructure.

Methods and techniques for record keeping and report preparation and writing.

Proper English, spelling, and grammar.

Occupational hazards and standard safety practices.

Ability to:

Perform mathematical computations.

Plan, execute, and administer complex programs.

Communicate effectively with individuals as well as groups.

Balance competing priorities and set work programs for others.

Perform independent analysis of legislation and formulate reports and proposals.

Process detailed paperwork in accordance with specific policies and procedures.

Interpret complex scientific and legal documents.

Develop detailed training programs.

Establish and maintain effective working relationships with City staff and the public.

Communicate clearly and concisely orally and in writing.

Skill to:

Operate an office computer and a variety of word processing and software applications.

Experience and Training Guidelines:

Any combination equivalent to experience and training that would provide the required knowledge, skills, and abilities would be qualifying. A Typical way to obtain the knowledge, skills, and abilities would be:

Experience:

Five years of progressively- responsible experience including work in the fields of National Pollution Discharge Elimination Systems (NPDES), Waste Discharge Requirements (WDR), and other related state and federal water quality permits. Experience in the practical application of life sciences and law is highly desirable.

Training:

Completion of advanced education, equivalent to graduation from an accredited college with a Bachelor's degree in biology, environmental planning, environmental studies, engineering, law, marine sciences, or any other related field. A Masters degree in any of these fields is desirable.

License/Certificate:

Possession of, or ability to obtain, a Class C California driver's license.

Special Requirements:

Essential duties require the following physical skills and work environment:

Ability to work in a standard office environment.

File:	Environmental Compliance Manager
FLSA:	Exempt
Created:	June 30, 2016
Representation:	At-Will

**CITY OF CARMEL-BY-THE-SEA
CODE COMPLIANCE COORDINATOR**

Definition

The Code Compliance Coordinator works in the Community Planning and Building Department and ensures compliance with the City Municipal Code. This function includes resolving code violations, public outreach and the development and implementation of prevention programs. The Code Compliance Coordinator works closely with the planning and building divisions and assists with upholding planning and building permits requirements. In addition, this position provides support to the Police, Public Works, and Community Activities departments.

Distinguishing Characteristics

This classification must be able to work with a moderate degree of independence and to use initiative in addressing community concerns, recognizing code violations and responding to complaints. The effectiveness of the classification requires that the normal workweek be varied to include some weekends and evening hours, to provide code enforcement coverage beyond typical office hours.

Supervision Exercised

Exercises no supervision.

Examples of Important and Essential Duties

General

Under general supervision, coordinates enforcement of the Municipal Code including the investigation, tracking and resolution of code violations and the development and implementation of prevention programs.

Examples of Important and Essential Duties

Drive and walk through the community checking for violations and responding to complaints; monitor business activity and prepare reports on compliance with conditional use permits and design review approvals.

Work with business owners, property owners and residents on code enforcement issues in an effort to resolve them.

Design and implement prevention programs to improve public understanding of and support for City ordinances.

Design informational materials for distribution to property owners, business owners and residents on various types of topics.

Inspect properties and structures for compliance with current City zoning codes and regulations; identify corrective actions to be taken by owner; recommend improvement and rehabilitation programs; conduct follow-up inspections and rechecks as required; process applications for new structures, remodels, rezoning, lot splits, and variances.

Receive and document complaints and concerns over alleged violations of the Municipal Code; cooperates with and assists other City departments or public agencies in resolving complaints and violations; maintain records and files to log, track and report on enforcement activities.

Keep records and files of investigations initiated, conclusions reached and actions taken; work with the City Attorney to initiate legal actions when voluntary compliance regarding Code violations has not been achieved; appear in court as necessary.

Job Related and Essential Qualifications

Knowledge of:

Operations, services, and activities of a municipal code compliance program.

Pertinent codes, ordinances, laws, and regulations pertaining to zoning, nuisance abatement, property maintenance, building, health and safety, and related areas.

Procedures involved in the enforcement of codes and regulations including methods and techniques of conducting and documenting field investigations.

City services and organizational structure as they relate to code compliance.

Legal actions applicable to code enforcement compliance.

Effective public relations practices.

Principles and procedures of record keeping.

Methods and techniques of business correspondence and technical report preparation.

Modern office procedures, methods, and equipment including computers and supporting word processing and spreadsheet applications.

Occupational hazards and standard safety practices.

Geographic features and locations within the area served.

Skill to:

Operate modern office equipment including computer equipment.

Operate a motor vehicle safely.

Operate a sound level meter.

Operate video and photographic equipment.

Operate a light meter.

Ability to:

Independently perform a full range of municipal code enforcement and compliance duties.

Interpret and apply applicable codes, ordinances, and regulations related to zoning, nuisance abatement, and health and safety issues.

Inspect and identify violations of applicable codes and ordinances.

Enforce pertinent codes, ordinances, laws, and regulations with impartiality and efficiency.

Respond to inquiries, complaints, and requests for service in a fair, tactful, and firm manner. Investigate complaints and mediate resolutions in a timely and tactful manner. Prepare accurate and detailed documentation of investigation findings.

Maintain complex logs, records, and files.

Research, compile, and collect data. Prepare clear and concise technical reports.

Make oral presentations and testify in court Work independently in the absence of supervision. Read County Assessors maps and property profiles.

Read and interpret legal documents and descriptions. Understand and follow oral and written instructions.

Type and enter data accurately at a speed necessary for successful job performance.

Communicate clearly and concisely, both orally and in writing. Establish and maintain effective working relationships with those contacted in the course of work.

Experience and Training Guidelines:

Any combination of training and experience that would provide the required knowledge, skills, and abilities would be qualifying. A typical way to obtain the knowledge, skills, and abilities would be:

Education: Any combination of education and experience equivalent to either an AA or AS Degree with course work in city and regional planning, business, law, government, building inspection, or related fields.

Experience: Minimum of two (2) years experience in planning, code enforcement, building inspection, or other related public agency position involving a high degree of public contact, investigation and inspection duties.

License or Certificate:

Possession of, or ability to obtain, an appropriate, valid driver's license.

Special Requirements:

Essential duties require the following physical skills and work environment:

Ability to work in a standard office environment with some ability to travel to different sites; exposure to outdoors; weekend and some evening work; valid California Motor Vehicle Operators License with a driving record acceptable to the City's insurance carrier.

File:	Code Compliance Coordinator
FLSA:	Non-exempt
Created:	June 30, 2016
Representation:	LiUNA
History	
July 1, 1996: Replaces Assistant Planner/Code Enforcement Coordinator	



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1152
July 12, 2016
Orders

TO: Honorable Mayor and Members of the City Council
FROM: Chip Rerig, City Administrator and Paul Wood, Finance Manager
SUBJECT: Consideration of the disbursement of marketing funds to Monterey County Convention and Visitors Bureau, Carmel Chamber of Commerce and Burghardt+Dore.

AMOUNT OF EXPENDITURE	\$ TBD
AMOUNT BUDGETED	\$ 342, 656.00
APPROPRIATION REQUIRED	\$ N/A

RECOMMENDATION

Direct staff to disburse marketing funds to Monterey County Convention and Visitors Bureau, Carmel Chamber of Commerce, and Burghardt+Dore per their regular payment schedule for the 1st quarter of fiscal year 2016-2017 until Council has made a determination regarding the allocation of the marketing budget.

SUMMARY

At the City Council budget workshop on June 7, 2016, Council directed staff to establish a marketing budget of \$342,656, but to delay allocating those funds to Monterey County Convention and Visitors Bureau, Carmel Chamber of Commerce and Burghardt+Dore until such time as Council had opportunity to evaluate its satisfaction with current marketing activities.

A public workshop is scheduled for July 11, 2016 to allow Council and the public to receive presentations from Monterey County Convention and Visitors Bureau, Carmel Chamber of Commerce, and Burghardt+Dore, and discuss marketing effectiveness and strategy. It is expected that at either the August or September, 2016 City Council meetings the City Council will make a determination regarding the allocation of the marketing budget.

In the past, the marketing funds were either disbursed on a quarterly (starting on 7/1) or "as-incurred" basis. As it is not yet determined the amount that each recipient will get, and it is uncertain as to when it will be determined, staff has been directed to weigh in on an appropriate way to mitigate this.

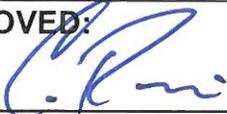
Staff recommends disbursing funds per their regular payment schedule for the 1st quarter until such time as a final allocation is determined, and to adjust funds for the remainder of the fiscal year.

PRIOR CITY COUNCIL ACTION

On June 7, 2016, the City Council approved the FY16-17 operating budget that included \$342,656 in marketing expenditures, unallocated.

ATTACHMENTS

None

APPROVED:  _____ Chip Rerig, City Administrator	Date: <u>7.6.16</u>
--	---------------------



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1153
July 12, 2016
Public Hearing

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Donald G. Freeman, City Attorney

SUBJECT: Consideration of the adoption of an ordinance amending Sub-Section A. of Section 1.16.01 dealing with citing violations of the City's Municipal Code.

AMOUNT OF EXPENDITURE	\$ N/A
AMOUNT BUDGETED	\$ N/A
APPROPRIATION REQUIRED	\$ N/A

RECOMMENDATION

Waive reading in full and introduce on first reading an ordinance amending Section 1.16.01, Violations and Penalties, of the Carmel by the Sea Municipal Code by adding Sub-Section 1.16.01A.

SUMMARY

The City's Municipal Code currently stipulates in Section 1.16.01C that violations of chapters of the Municipal Code pertaining to fire protection, trees and shrubs, buildings and certain zoning codes are considered misdemeanors. A misdemeanor is punishable by a fine not exceeding \$1,000 and/or imprisonment for a term not exceeding six months. For comparison, a misdemeanor is considered more serious of an offense than an infraction. An infraction carries a fine not to exceed \$100 for each violation; a fine not to exceed \$200 for a second infraction occurring within one year of a prior infraction which resulted in a conviction and a fine not to exceed \$500 for each violation for a third and any subsequent infraction occurring within one year of two or more infractions which resulted in convictions, a fine not exceeding \$500.00 for each violation.

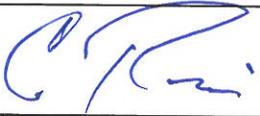
The purpose of the attached Ordinance is to amend Section 1.16.01 of the City's Municipal Code by incorporating a new sub-section A. of Section 1.16.01 for the purpose of providing an option of citing violations of the City's Municipal Code as either infractions or misdemeanors in all cases. The intent of this amendment is to provide City staff with more flexibility and options in resolving code violations.

PRIOR CITY COUNCIL ACTION

Section 1.16.01, sub-section A. was passed citing violations of the Municipal Code as an infraction unless otherwise stated in the Municipal Code as being a misdemeanor.

ATTACHMENTS

1. Ordinance No. _____

APPROVED: 	Date: <u>7-6-16</u>
_____ Chip Rerig, City Administrator	_____

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

**ORDINANCE NO. ___ AMENDING SUB-SECTION A. OF SECTION 1.16.01
OF THE CARMEL-BY-THE-SEA MUNICIPAL CODE**

FINDINGS AND PURPOSES

WHEREAS, the purpose of this Ordinance is to amend sub-section A. of Section 1.16.01 of the Carmel-by-the-Sea Municipal Code for the purpose of providing an option of citing violations of the City=s Municipal Code as either infractions or misdemeanors.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF CARMEL-BY-THE-SEA DO ORDAIN AS FOLLOWS:

SECTION 1.

A. AMENDMENT OF SECTION 1.16.010 A.

Sub-section A. of Section 1.16.010 entitled "Violation-Penalties" shall become a permanent part of the Carmel-by-the-Sea Municipal Code and shall read as follows:

The violation of any provision or section of this Code, or any Code adopted herein by reference, or the failing to comply with any mandatory requirement of an Ordinance of the City, shall be an infraction or misdemeanor.

SECTION 2. SEVERABILITY.

A. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable.

B. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

SECTION 3. EFFECTIVE DATE.

This Ordinance shall become effective thirty (30) days after its final passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Carmel-by-the-Sea this 12th day of July 2016, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

Steve G. Dallas, Mayor

ATTEST:

Ashlee Wright,
City Clerk



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1154
July 12, 2016
Public Hearing

TO:	Honorable Mayor and Members of the City Council Chip Rerig, City Administrator
FROM:	Marc Wiener, AICP, Interim Community Planning and Building Director
SUBJECT:	Consideration of the adoption of an ordinance of the City Council of the City of Carmel-by-the-Sea amending chapters 17.08.040, 17.14.030, 17.64.190, 17.64.220, 17.68.040, and of the Municipal Code in accordance with state housing law.

AMOUNT OF EXPENDITURE	\$ N/A
AMOUNT BUDGETED	\$ N/A
APPROPRIATION REQUIRED	\$ N/A

RECOMMENDATION

Waive reading in full and introduce on first reading an ordinance amending chapters 17.08.040, 17.14.030, 17.64.190, 17.64.220 and 17.68.040 of the Carmel-by-the-Sea Municipal Code in accordance with state housing law.

SUMMARY

BACKGROUND:

On December 1, 2015, the City Council adopted an updated Housing Element for the 2015-2023 planning period, which was subsequently certified by the California Department of Housing and Community Development ("HCD") on December 17, 2015. In addition to the adoption of the Housing Element, the City Council also adopted an Ordinance amending chapters 17.08.040, 17.14.030, 17.64.190, 17.64.220 and 17.68.040 of the Carmel-by-the-Sea Municipal Code in accordance with state housing law.

Amendments to Title 17 of the Municipal Code constitute a change to the City's Local Coastal Program and require approval by the Coastal Commission after adoption by the City Council. Coastal Commission staff have reviewed the amendments adopted by the Council and are recommending minor revisions, primarily to Section 17.64.190, which regulates density bonuses. The proposed revisions are consistent with the original code amendments that were adopted by the City Council on January 5, 2016.

ANALYSIS:

The Municipal Code amendments as described below are required to ensure conformance with state housing law.

Density Bonus Regulations

State law requires cities to grant a density bonus of up to 35 percent when a project provides affordable housing, senior housing, child care facilities, or dedicates land for affordable housing. The Municipal Code (CMC 17.64.190) currently allows properties in the Core Commercial (CC, SC, RC) and Multi-Family Residential (R-4) Zoning Districts a density increase of up to 34-44 dwelling units per acre when a project provides 20 percent lower-income units, 10 percent very-low-income units or 50 percent of units are provided for senior citizens. This existing bonus density program will remain in effect for properties located in the Multi-Family Residential (R-4) Zoning District only. However, the Municipal Code has been revised to adopt State Density Bonus Law (Government Code Sections 65915) by reference for properties located in the Core Commercial (CC, SC, RC) Zoning Districts. This code amendment will ensure consistency with state law.

State Density Bonus Law establishes a sliding scale for density bonus ranging from 20 percent to 35 percent above the maximum allowable density depending on the proportion of affordable units provided. In order to achieve the maximum 35 percent density bonus, provision of at least 20 percent low-income units, 11 percent very-low-income units, or 40 percent moderate-income for-sale units is required. Staff notes that these specific details of the density bonus program are not included in the Municipal Code because the City would be adopting state law by reference. Adopting by reference ensures that the City does not have to amend its Municipal Code to be consistent with future changes in state law.

Transitional and Supportive Housing

The proposed amendment to Section 17.68.040 of the Municipal Code includes definitions of transitional and supportive housing to ensure consistency with state law. Under state law, transitional housing and supportive housing must be treated as residential uses and permitted subject only to the same standards and procedures as apply to other residential dwellings of the same type in the same zone.

Residential Care Facilities

State-licensed residential care facilities for six or fewer persons must be permitted as residential uses subject only to the same standards and procedures as apply to other residential dwellings of the same type in the same zone. The proposed amendment to Section 17.14.030 was amended to indicate that residential care facilities are subject to the same regulations as other family residential dwellings.

Group Residential

The Zoning Code Sec. 17.70.020 defines "Group Residential" as Shared living quarters without separate kitchens or bathrooms for each room or unit, including boardinghouses, dormitories, and private residential clubs, but excluding guesthouses. During its review of the draft Housing Element,

HCD noted that this use is currently not permitted or conditionally permitted in any zone. An amendment to Section 17.08.040 (Schedule II-1) is proposed to designate group residential as conditionally permitted in the R-4 zone.

ENVIRONMENTAL REVIEW:

An Initial Study/Negative Declaration (IS/ND) was adopted for the City's 2010 Housing Element update. The IS/ND concluded that adoption of the Housing Element would not result in a significant impact on the environment. The Draft 2015-2023 Housing Element update and related Code amendments do not propose any additional changes to City policies or regulations that would result in new significant environmental impacts or a substantial increase in the severity of impacts previously analyzed in the 2010 IS/ND, therefore an Addendum to the previous IS/ND has been prepared pursuant to CEQA Guidelines Sections 15162 and 15164 (Attachment 2).

PRIOR CITY COUNCIL ACTION

On December 1, 2015, the City Council adopted a first reading of Ordinance amending chapters 17.08.040, 17.14.030, 17.64.190, 17.64.220 and 17.68.040 of the Carmel-by-the-Sea Municipal Code in accordance with state housing law.

On January 5, 2016, the City Council adopted a first reading of Ordinance amending chapters 17.08.040, 17.14.030, 17.64.190, 17.64.220 and 17.68.040 of the Carmel-by-the-Sea Municipal Code in accordance with state housing law.

ATTACHMENTS

1. Ordinance Amending Chapters 17.08.040, 17.14.030, 17.64.190, 17.64.220 and 17.68.040 of the Carmel-by-the-Sea Municipal Code
2. Addendum to Previous Negative Declaration

APPROVED:



Chip Rerig, City Administrator

Date:

7-6-16

Attachment 1 - Ordinance

CITY OF CARMEL-BY-THE-SEA

ORDINANCE NO. ___ OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA AMENDING TITLE 17 OF THE MUNICIPAL CODE RELATED TO DENSITY BONUS, TRANSITIONAL AND SUPPORTIVE HOUSING, RESIDENTIAL CARE FACILITIES, AND GROUP RESIDENTIAL IN ACCORDANCE WITH STATE LAW AND THE HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, the 2015-2023 Housing Element of the General Plan includes programs to ensure consistency between the Zoning Code and state laws related to affordable housing and housing for persons with special needs; and

WHEREAS, on November 18, 2015 the Planning Commission conducted a public hearing and adopted a Resolution recommending adoption of Code amendments as set forth in Exhibit A; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Addendum to the previous Negative Declaration for the 2007-2014 Housing Element was prepared to evaluate potential environmental impacts of the proposed Code amendments; and

WHEREAS, on December 1, 2015 and January 5, 2016, the City Council conducted a public hearing at which time all interested persons were provided an opportunity to offer comments on the proposed Code amendments; and

WHEREAS, the City Council has considered the entire administrative record related to the proposed Code amendments, including the staff report, the CEQA Addendum, the Planning Commission's recommendations, and all written and oral testimony offered at and prior to the public hearing.

WHEREAS, this ordinance shall become effective thirty (30) days after final passage and adoption, or upon certification by the California Coastal Commission, whichever occurs last; and

WHEREAS, the City certifies that the amendments are intended to be carried out in a manner fully in conformance with the Coastal Act; and

WHEREAS, this ordinance is an amendment to sections 17.64.190, 17.64.220, 17.68.040, 17.14.030 and 17.08.040 of the City's Zoning Ordinance/Local Coastal Implementation Plan and requires certification by the California Coastal Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council hereby finds that the foregoing recitals are true and correct.

SECTION 2. CEQA Findings. The City Council finds that the Addendum to the Negative Declaration prepared for the 2007-2014 Housing Element satisfies the requirements of CEQA for the proposed Code amendments. There is no substantial evidence in the record that these amendments

would have a significant effect on the environment. The Addendum reflects the independent judgment of the City Council.

SECTION 3. Section 17.64.190 of the Municipal Code is amended as follows:

17.64.190 Residential Construction at Densities Between 33 and 44 Units Per Acre.

The following special findings are required for approval of residential construction at densities between 33 and 44 units per square acre:

To encourage the creation of affordable housing, certain projects may be granted either Bonus Density (Subsection A) or a Density Bonus (Subsection B). Affordable Housing Bonuses allowed pursuant to Section 17.14.140(D) shall only be required to meet Subsection C, below.

A. Bonus Density. Within the R-4 zoning district, additional housing units may be allowed up to a maximum of 44 units per acre (see Section 17.12.020(C) when one of the following three standards are met: ~~hat one of the following three standards will be met:~~

1. That at least 20 percent of all units on the site will be used as housing for “lower-income households” as defined by the Association of Monterey Bay Area Governments (AMBAG); or
2. That at least 10 percent of all units on the site will be used as housing for “very low-income households” as defined by AMBAG; or
3. That at least 50 percent of all dwellings units on the site will be used as housing for “senior citizens” as established in California Housing Statutes.

~~B. That the affordable housing units will be administered by a City-approved public or quasi-public agency involved in affordable housing programs, or will be verified by the City based on documentation supplied annually by the property owner.~~

B. Density Bonus. The following special findings are required for approval of a density bonus within areas with Core Commercial and/or Residential/Commercial land use designations, as allowed by Government Code Sections 65915 et seq.:

1. In order to facilitate the provision of affordable housing, the City shall grant a density bonus and other incentives and concessions for residential developments in conformance with state Density Bonus Law (Government Code Sections 65915 et seq.) as it may be amended from time to time.
2. Affordable housing projects produced in accordance with this Section shall be in conformity with the Local Coastal Program (including with regard to preservation of community character, tree and urban forest protections, preservation of public views, provision of public recreational access, and open space protections), with the exception of the density provisions.
3. Affordable housing projects produced in accordance with this Section shall be located in areas with Core Commercial and/or Residential/Commercial land use designations.

C. Affordable housing units produced pursuant to Subsections A, B, or Section 17.14.140(D) shall be administered by a City-approved public or quasi-public agency involved in affordable housing programs, or will be verified by the City based on documentation supplied annually by the property owner, in conformance with state Density Bonus Law.

SECTION 4. Section 17.64.220 of the Municipal Code is amended as follows:

17.64.220 Affordable Housing – Residential Construction at Densities Between 4544 and 88 Units Per Acre.

The following special findings are required for approval of exceptions to zoning standards for projects consisting entirely of affordable housing:

- A. That the project consists entirely of affordable housing units for low- and/or very low-income households, as defined in Chapter 17.70 CMC.
- B. That the project, and any zoning exceptions requested, will not be detrimental to adjacent properties or injurious to public health, safety or welfare.
- C. That the project is consistent with the applicability of provisions found in CMC 17.14.090 and the basic review standard found in CMC 17.14.100 and that new construction represents an improvement over existing conditions.
- D. That the project will preserve the community character and will be compatible with the streetscape, mass, bulk and height of the surrounding neighborhood context.
- E. That the affordable housing units will be administered by a City-approved public or quasi-public agency involved in affordable housing programs, or will be verified by the City based on documentation supplied annually by the property owner.
- F. That the project will not diminish the village character by excessively blocking important public or private views and disturbing natural topography, mature trees, or native growth.

SECTION 5. Section 17.68.040 of the Municipal Code is amended as follows:

~~Transitional Housing Facilities. Facilities providing sleeping accommodations, meals, showers, and laundry facilities to assist persons obtaining skills necessary for independent living in permanent housing. The term of occupancy is generally not less than two weeks nor more than two years. Specialized programs and services related to the needs of the residents may also be provided. (Ord. 2010-02 (Exh. A), 2010; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).~~

Transitional housing. Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing is a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

SECTION 6. Section 17.14.030, Schedule II-B is amended as follows:

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Retail				
Animal Sales and Services				
Animal Grooming	P	P	P	See CMC 17.14.040(C)
Animal Hospitals	–	C	–	See CMC 17.14.040(C)
Kennels	–	C	C	See CMC 17.14.040(C)
Automobile Sales and Services				See CMC 17.14.040(D)
Motorcycles, Mopeds and Parts	P	P	–	
Vehicle Repair	–	C	C	
Vehicle Service and Gasoline	–	C	C	See CMC 17.14.040(D)
Building Materials, Hardware and Garden Supplies	P	P	C	See CMC 17.14.040(G)
Eating and Drinking Establishments				See Chapter 17.56 CMC
Drinking Places	C	C	–	See CMC 17.14.040(I)
Restaurant, Full Line	C	C	–	See CMC 17.14.040(I)
Restaurant, Specialty	C	–	–	See CMC 17.14.040(I)
Food and Beverage Sales				See Chapter 17.56 CMC
Convenience Market	–	L-2	L-2	See CMC 17.14.040(D) (2) and (J)(2)
Food Store – Full Line	C	C	C	See CMC 17.14.040(J)
Food Store – Specialty	C	C	–	See CMC 17.14.040(J)
Liquor	P	P	C	See CMC 17.14.040(J)
Retail Sales	P	P	–	See Chapter 17.16 CMC; See CMC 17.14.040(T)
Antique Shops	P	–	–	See CMC 17.14.040(T)
Art Galleries	P	–	–	See CMC 17.14.040(T)
Arts and Crafts	P	–	–	See CMC 17.14.040(T)
Jewelry Shops	P	–	–	See CMC 17.14.040(T)
Sales by Public Outcry (Auction)	–	C	C	See CMC 17.14.040(U)
Specialty, Theme	P	P	–	See CMC 17.14.040(T)
Stationery	P	P	P	See CMC 17.14.040(T)
Thrift Shops	P	P	–	See CMC 17.14.040(T)
Vending Machines	C	C	C	See CMC 17.14.040(T)

Service/Office				
Banks and Other Financial Institutions	P	P	P	See CMC 17.14.040(F)
Automatic Teller Machines (ATM)	C	C	C	See CMC 17.14.040(E)
Business Services	P	P	L-1	
Commercial Recreation	P	–	–	See CMC 17.14.040(H)
Community Care Facility	P	P	P	
Computer Services	P	P	P	
Day Care Centers	–	C	C	
Emergency Medical Care	P	P	P	
Government Offices	P	P	P	
Hotels and Motels	C	C	C	See Chapter 17.56 CMC, Restricted Commercial Uses, and CMC 17.14.040(M)
Hospitals and Clinics				
Hospitals		C	–	See CMC 17.14.040(L)
Clinics	P	P	P	See CMC 17.14.040(L)
Hospice Care, Limited	P	P	P	
Maintenance and Repair Services	L-3	L-3	L-3	
Office				
Business and Professional	P	P	P	
Medical and Dental	P	P	P	
Other	P	P	L-4	See CMC 17.14.040(O)
Parking Facilities, Commercial	–	C	C	See CMC 17.14.040(P) and Chapter 17.64 CMC, Findings Required for Permits and Approvals
Personal Improvement Services	C	C	–	See CMC 17.14.040(Q)
Personal Services	P	P	P	
Laundry and Dry Cleaning	C	C	C	See CMC 17.14.040(R)
Video Tape Rental	P	P	–	See CMC 17.14.040(R)
Research and Development Testing Services	P	P	P	See CMC 17.14.040(S)
Residential Care Facilities				
General	–	C	C	
Limited	L-6–	L-6P	L-6P	
Senior	–	C	C	
Travel Services	P	P	P	See CMC 17.14.040(V)
Residential/Public and Semipublic				

Colleges and Trade Schools	P	P	P	
Community Centers	P	P	P	
Conference Facilities, Small	P	P	P	
Community Social Service Facility	P	P	P	
Family Day Care				See CMC 17.08.050(B)
Small Family	–	–	P	
Large Family	–	C	C	
Libraries, Public	P	P	P	
Multifamily Dwellings				See CMC 17.14.040(N)
0 – 22 dwelling units/acre	P	P	P	
23 22 – 33 dwelling units/acre	C	C	C	
34 – 44 dwelling units/acre	C	C	C	Chapter 17.64 CMC, Findings Required for Permits and Approvals
45 – 88 dwelling units/acre	C	C	C	Chapter 17.64 CMC, Findings Required for Permits and Approvals
Museums, Galleries, Gardens (noncommercial)	P	P	P	
Park and Recreation Facilities				
Individual Recreation	C	C	–	
Organized Recreation	C	–	–	
Parking Facilities, Noncommercial	–	C	C	See Chapter 17.64 CMC, Findings Required for Permits and Approvals
Public Safety Facility	P	P	P	
Religious Facilities	–	–	C	
Schools, Private	P	P	P	
Senior Citizen Housing	P	P	P	
Single-Family	L-5	C	C	See CMC 17.08.050(G)
Theater, Live Performance	C	C	C	
Theater, Motion Picture	C	C	–	
Transitional Housing Facility	–	–	P	–
Industrial				
Handicraft/Custom Manufacturing	P	P	C	See CMC 17.14.040(K)
Industry, Limited	P	P	–	
Transportation, Communication and Utilities				
Communication Facilities	–	–	–	
Facilities Within Buildings	P	P	C	

Utilities, Major	P	P	C	
Utilities, Minor	P	P	C	
Agricultural				
Nurseries	P	P	P	
Other				
Accessory Use				See CMC 17.08.050(A)
Nonconforming				See Chapter 17.36 CMC, Nonconforming Uses and Buildings
Temporary				See CMC 17.52.100(I)
Specific Limitations and Conditions:				
L-1: Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.				
L-2: Allowed only as accessory use to gasoline stations and limited to a maximum of 300 square feet. No sales of alcohol are permitted. See CMC 17.14.040(D)(2) and (J)(2).				
L-3: Any establishments with activities generating noise, odors, deliveries by large vehicles, high traffic by customers, or requiring large storage needs are not permitted.				
L-4: Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies.				
L-5: Limited to sites that are already developed with a single-family dwelling, or that were originally developed as, or used as, a single-family dwelling but have since been converted to another use. Existing single-family dwellings can be maintained, altered, repaired and/or redeveloped. R-1 district floor area ratio standards shall apply to these sites.				
L-6: Subject to the same regulations as apply to other family residential dwellings in the same zone.				

SECTION 7. Section 17.08.040 of the Municipal Code is amended as follows:

In Schedule II-1 under **Residential**, “Group Residential” is added as a conditional use in the R-4 zone.

SECTION 8. Severability. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional.

SECTION 9. Effective Date. This ordinance shall take effect thirty (30) days after adoption.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of July, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

APPROVED:

STEVE G. DALLAS, Mayor

ATTEST:

ASHLEE WRIGHT, City Clerk



**ADDENDUM TO
NEGATIVE DECLARATION**

**2015-2023 Housing Element and
Related Zoning Code Amendments**

Lead Agency: City of Carmel-by-the-Sea
P.O. Drawer G
Carmel-by-the-Sea, CA 93921

Contact: Marc Wiener, Interim Community Planning
and Building Director
831-620-2024

**Addendum to
Initial Study/Negative Declaration
City of Carmel-by-the-Sea
2015-2023 Housing Element and Related Zoning Code Amendments
July 12, 2016**

Overview

On July 13, 2010 the City Council adopted a Negative Declaration (“ND”) for the Carmel-by-the-Sea 2007-2014 Housing Element. The City is now required to adopt an updated Housing Element for the 2015-2023 planning period, as well as amendments to the Zoning Code related to affordable housing and housing for persons with special needs. The purpose of this Addendum is to demonstrate that the 2015-2023 Housing Element update and related Code amendments would not result in any of the conditions under which a subsequent Environmental Impact Report (“EIR”) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

Purpose of an Addendum

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of Addendums to previous EIRs and Negative Declarations.

CEQA Guidelines Section 15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:

a. The project will have one or more significant effects not discussed in the EIR.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure;
or

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.

CEQA Guidelines Section 15164(b) states: “An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.”

The following analysis demonstrates that the 2015-2023 Housing Element update and related Code amendments do not raise any new environmental issues and require only minor technical changes or additions to the previous Negative Declaration to satisfy the requirements of CEQA.

Project Description

A. 2015-2023 Housing Element Update

The City’s 2007-2014 Housing Element was found to be in full compliance with state law by the California Department of Housing and Community Development (“HCD”) in its letter of October 19, 2010. No major changes to conditions, requirements or the statutory framework that raise new potentially significant environmental impacts not previously considered have occurred with respect to the Housing Element, and the proposed 2015-2023 Housing Element update would not make substantial changes to City housing policies or land use regulations. The following discussion summarizes the proposed changes contained in each section of the Draft 2015-2023 Housing Element.

Section 1: Introduction

This chapter provides an overview of the Housing Element and a summary of the public participation process. No policy or regulatory changes are proposed in this section, and none of the changes reflected in this section would result in the potential for significant environmental impacts not previously considered in the 2010 ND.

Section 2: Housing Development Resources

This section describes the City’s land resources that could accommodate housing development, as well as financial and administrative resources, and opportunities to foster energy conservation. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts not previously considered in the 2010 ND.

Section 3: Goals, Objectives, Policies and Programs

This section presents the City’s goals, objectives, policies and programs for the 2015-2023 planning period. Most of the changes in this chapter reflect the completion of state-mandated Zoning Code amendments related to housing for persons with special needs. Substantive changes to programs are summarized below.

- New Program 3-2.a.c (Incentives for Mixed Use Affordable Housing) contains a commitment to explore options to further incentivize upper-story housing opportunities. Adoption of this program would not change development regulations, and therefore would not result in new significant environmental impacts. Any future changes to development regulations that may be proposed in connection with this program would be subject to CEQA review prior to adoption.

- Proposed revisions to Program 3-3.1.c (Development on Small Sites) include a commitment to review the Lot Merger Program to determine if any refinements should be made, such as a requirement that mergers be approved by the Planning Commission rather than the Director, as well as consideration for eliminating any provisions of this program that have the unintended effect of restricting housing opportunities. Adoption of this program revision would not change development regulations, and therefore would not result in new significant environmental impacts. Any future changes to development regulations that may be proposed in connection with this program would be subject to CEQA review prior to adoption.
- Proposed revisions to Program 3-5.3.c (Subordinate Units) include a commitment to investigate potential amendments such as permitting subordinate units on smaller lots. Adoption of this program would not change development regulations, and therefore would not result in new significant environmental impacts. Any future changes to subordinate unit regulations that may be proposed in connection with this program would be subject to CEQA review prior to adoption.

Other clerical revisions to this section would eliminate redundancy and improve the readability of the Housing Element, and would not change development regulations or result in new potentially significant impacts not previously considered in the 2010 ND.

Appendix A: Housing Needs Assessment

This section has been revised to reflect more recent demographic data, trends and special housing needs. Most of the demographic information is based on the 2010 Census or the American Community Survey. This appendix also describes the new Regional Housing Needs Assessment (RHNA), which identifies housing growth needs for the new planning period as summarized below.

Regional Housing Needs Assessment (RHNA)

The City's assigned share of regional housing need is an important component of the Housing Element. The Association of Monterey Bay Area Governments ("AMBAG") is responsible for allocating a portion of the region's new housing need to each jurisdiction. Carmel-by-the-Sea's share of the regional housing need for the new Housing Element cycle is 31 units, which is nearly identical to the 32 units allocated in the previous cycle. The table below shows the distribution of new housing need by income category that has been allocated to the City in the RHNA. One of the key requirements of the Housing Element is to identify adequate sites with appropriate zoning that could accommodate new housing development commensurate with the assigned need in each income category. It should be emphasized that the RHNA is a planning target, not a development mandate or quota. State law does not require cities to achieve their RHNA targets or build housing.

**Regional Housing Need 2014-2023
 City of Carmel-by-the-Sea**

Very-Low	Low	Moderate	Above-Moderate	Total
7	5	6	13	31

Source: AMBAG, 2014

Notes: 50% of the Very-Low-Income need is assigned to the Extremely-Low-Income category pursuant to Government Code §65583(a)(1)

Section 2 of the Housing Element presents an inventory and analysis of available sites that could accommodate the level of development assigned to Carmel-by-the-Sea through the RHNA process. No substantial changes to land use regulations are proposed in connection with the new RHNA allocation.

This section of the Housing Element also discusses various categories of special needs, including the elderly, persons with disabilities, large families, female-headed households, farmworkers and the homeless. No substantial changes in development regulations are proposed with respect to these special needs that were not previously considered in the 2010 ND.

Appendix B: Constraints on Housing Production

This appendix analyzes the City’s plans and regulations that guide housing development. The most noteworthy changes reflect the completion of several state-mandated Code amendments related to housing for persons with special needs during the previous planning period. No changes to land use plans or regulations are proposed in connection with the 2015-2023 Housing Element. This chapter also discusses non-governmental constraints such as infrastructure availability and development costs. None of the changes reflected in this appendix would change development regulations or result in the potential for new significant environmental impacts that were not previously considered in the 2010 ND.

Appendix C: Housing Program Accomplishments

This appendix contains a review of the goals, policies and programs from the previous element and identifies the City’s accomplishments as well as changes that are appropriate for the new planning period based on changed circumstances. None of the revisions reflected in this evaluation would change development regulations or result in the potential for significant environmental impacts that were not previously considered in the 2010 ND.

Appendix D: Public Participation Summary

This appendix describes opportunities for public involvement during the 2015-2023 Housing Element update process. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

Appendix E: Glossary

This appendix contains definitions of terms commonly used in the Housing Element. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

B. Housing-Related Zoning Code Amendments

Revisions to the Municipal Code as described below are also proposed in order to ensure conformance with state housing law. These Code amendments were included in the program actions contained in the 2007-2014 Housing Element and addressed in the previous ND.

Density Bonus Regulations

State law requires cities to grant a density bonus of up to 35 percent when a project provides affordable housing, senior housing, child care facilities, or dedicates land for affordable housing. The Zoning Code allows a density increase up to 44 units per acre when a project provides 20 percent lower-income units, 10 percent very-low-income units or 50 percent of units are provided for senior citizens, and up to 88 units per acre when all units are affordable to low- or very-low-income households.

State law establishes a sliding scale for density bonus ranging from 20 percent to 35 percent above the maximum allowable density depending on the proportion of affordable units provided. In order to achieve the maximum 35 percent density bonus, provision of at least 20 percent low-income units, 11 percent very-low-income units, or 40 percent moderate-income for-sale units is required. The proposed amendment to Zoning Code Sections 17.64.190 and 17.64.220 would ensure consistency with current state law.

Transitional and Supportive Housing

Under state law, transitional housing and supportive housing must be treated as residential uses and permitted subject only to the same standards and procedures as apply to other residential dwellings of the same type in the same zone. The proposed amendment to Sec. 17.68.040 would ensure consistency with state law.

Residential Care Facilities

State-licensed residential care facilities for six or fewer persons must be permitted as residential uses subject only to the same standards and procedures as apply to other residential dwellings of the same type in the same zone. The proposed amendment to Sec. 17.14.030 would ensure consistency with this provision of state law.

Environmental Analysis and Conclusions

Because adoption of the 2015-2023 Housing Element would not substantially change City land use designations or development regulations, no new potentially significant environmental effects would occur that were not previously analyzed in the Negative Declaration prepared for the 2010 Housing Element. In addition, the proposed revisions to the Zoning Code are required by state law and were addressed in the previous Negative Declaration. Therefore, pursuant to CEQA Guidelines Section 15164, an addendum is the appropriate CEQA document for the 2015-2023 Housing Element update. There is no substantial evidence that adoption of the Housing Element update and related Code amendments will result in new significant environmental impacts, or impacts that would be more severe than described in the previous Negative Declaration. Consequently, a subsequent or supplemental EIR or IS/ND is not required.



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1155
July 12, 2016
Public Hearing

TO: Honorable Mayor and Members of the City Council
Chip Rerig, City Administrator

FROM: Marc Wiener, AICP, Interim Community Planning and Building Director

SUBJECT: Consideration of an appeal of the Planning Commission's decision to approve a Design Study (DS 16-069) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1) Zoning District. The application is being appealed by neighboring property owners: Eric Hannah and Lucille Biesbroeck-Hannah.

AMOUNT OF EXPENDITURE	\$ N/A
AMOUNT BUDGETED	\$ N/A
APPROPRIATION REQUIRED	\$ N/A

RECOMMENDATION

Deny the appeal and approve Design Study (DS 16-069) and the associated Coastal Development Permit subject to the attached findings and conditions.

SUMMARY

PROJECT DESCRIPTION:

The project site is located on Vizcaino Street, eleven parcels southeast of Mountain View. The property is 8,000 square feet in size and the site is currently developed with a 2,545-square foot one-story single family residence. The applicant is proposing to demolish the majority of the existing residence and construct a new 2,948-square foot, two-story residence with a detached garage/studio. Only the living room of the existing house will be retained. The project includes the following components: (1) a new 2,948-square foot, two-story residence, (2) a 380-square foot detached garage/studio, (3) the removal of all existing site coverage and the construction of 968-square feet of coverage including two patios, (4) a new dirt driveway on the south side of the residence, (5) all Sierra Pacific wood windows, (6) a composition shingle roof, (7) three skylights on the main residence and three on the detached garage, (8) horizontal wood siding, (9) new wood fences, and (10) new landscaping throughout.

This project received concept acceptance by the Planning Commission on April 13, 2016 and was unanimously approved (3-0) on May 11, 2016. The approval is being appealed by the property owners

located directly east of the project site: Eric Hannah and Lucille Biesbroeck-Hannah. The appeal application is included as Attachment 1.

PLANNING COMMISSION REVIEW:

Concept Review (4/13/16) - The Planning Commission reviewed and accepted the design of the new residence with a request that the applicant lower the plate height and simplify the design. The appellants, Mr. and Mrs. Hannah, provided testimony expressing concern with the design of the new residence and location of the garage/studio, which is proposed to be 3 feet from the rear (eastern) property line. Concerns were also raised with the proposal for three skylights on the east side of the garage/studio. The appellants also requested that the Planning Commission visit their residence in order to evaluate the potential impacts during the Tour of Inspection at the final review.

Final Review (5/11/16) – The applicant lowered the building height and simplified the design of the main residence as recommended by the Planning Commission. The applicant also relocated the skylights on the garage/studio to the west side of the roof in order to mitigate the impact to the Hannah property. The Commission considered alternative locations for the garage/studio, however, determined that the current location was the most suitable. Staff notes that if the garage/studio were shifted any farther forward (west), it would encroach into the mandatory 6-foot setback of two significant trees, which includes one coast live oak and one Monterey pine. Furthermore, shifting the garage/studio forward would also violate the composite side-yard setback requirement. In its deliberation, the Planning Commission was supportive of the design and determined that the project did not create an impact to the Hannah property. The Commission unanimously approved the project by a vote of 3-0. Staff notes that the Commission visited the Hanna property during the Tour of Inspection to evaluate the potential impacts.

BASIS FOR APPEAL:

On May 16, 2016, an Appeal of the Planning Commission's decision was filed by the appellants, Eric Hannah and Lucille Biesbroek-Hannah. The appeal application with supporting documentation is included as Attachment 1. This is a *de novo* hearing, meaning that the City Council may make a decision on any aspect of the project. As illustrated, this project went through a thorough review process with the Planning Commission and staff recommends that the Council primarily focus on the issues raised by the appellant. The following is a summary of the concerns raised by the appellant, followed by a staff response:

1. We remain opposed to the construction of a garage only 3 feet from our backyard.

Staff Response: The proposed garage/studio is in compliance with the minimum 3-foot rear-yard setback allowed for structures under 15 feet in height. Staff supports the proposed location of the garage/studio as it provides an adequate setback from the two significant trees and is subordinate to the main dwelling as encouraged by Residential Design Guideline 6.1. Furthermore, staff concurs with the Planning Commission that the garage/studio does not create a significant impact to the appellant's property. The City Council will have the opportunity to evaluate the potential impact during the Tour of Inspection.

Staff notes that the appellant has requested that the City require the applicant to relocate a significant oak tree in order to shift the garage forward. Staff notes that two significant trees would have to be relocated, one Monterey pine and one coast live oak, in order to shift the garage forward. Relocation is often detrimental to the health of a tree and is not supported by staff in this case.

2. We wish to appeal the commission's failure to require the project plant a substantial evergreen hedge at the fence to preserve our privacy from the second story of the new house. Again this is a privacy issue.

Staff Response: The request for a privacy hedge was not considered at the Planning Commission meeting. Since the project was approved, staff has worked with the applicant and appellant on this issue. The applicant has indicated a willingness to plant a hedge behind the garage, however, the appellant has expressed concern that the hedge will not be properly maintained by the property owner. Staff notes that the appellant could plant a hedge on their property in order to ensure future maintenance.

ALTERNATIVES:

Staff recommends that the City Council uphold the Planning Commission's decision by denying the appeal and approving Design Study (DS 16-069). Draft findings and conditions of approval are included for Council consideration. Alternatively, the Council could take the following actions:

1. Continue the application with a request for changes.
2. Approve the request with revisions. If the required revisions are substantial, the Council may wish to continue this item to allow the applicant to respond to Council direction.
3. Deny the application request and direct staff to prepare findings for denial based on deliberation at the July 12, 2016 public hearing.

ENVIRONMENTAL REVIEW:

The application qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 exemptions include projects that consist of new construction of small units. The project includes the construction of one 2,960 sf single-family residence in a residential zone, and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potential significant environmental impact.

PRIOR CITY COUNCIL ACTION

None.

ATTACHMENTS

- 1. Appeal Application
- 2. Findings for Approval
- 3. Conditions of Approval
- 4. PC Final Staff Report (5/11/16)
- 5. Project Plans

APPROVED:  _____ **Date:** 7.6.16

Chip Rerig, City Administrator

APP 16-195

CITY OF CARMEL-BY-THE-SEA

APPEAL OF PLANNING COMMISSION DECISION

(FILING FEE: \$304.82*)

City of Carmel-by-the-Sea

MAY 16 2016

Appellant: Eric Hannah and Lucille Biesbroeck-Hannah

Received by City Clerk

Property Owner: Eric Hannah and Lucille Biesbroeck-Hannah

Mailing Address: PO Box 7261, Carmel, CA 93921

Phones/Day : () 831-373-8361 Evening: () 831-373-8361

Fax: () _____ Email: eric.c.hannah@gmail.com

Date Board heard the matter: May 11, 2016

Appeals to the City Council must be made in writing in the office of the City Clerk within 10 working days following the date of action by the Planning Commission and paying the required filing fee as established by City Council resolution.

Physical location of property that is the subject of appeal:

Vizcaino, 11 SE of Mountain View

Lot(s): 26 & 28 Block: 103 APN: 010-052-015

COMMISSION ACTION BEING APPEALED: DS 16-069

Approval of the Concept and Final Design Study (DS 16-069) and associated Coastal Development

If you were NOT the original applicant or the applicant's representative, please state the evidence that you are an aggrieved party: _____

We are the back side neighbors of the owners of this property. This project impacts our property and privacy.

(CONTINUED ON REVERSE SIDE)

RECEIVED

MAY 13 2016

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

GROUNDS FOR APPEAL: (State the specific basis for your appeal, such as errors or omissions you believe were committed by the Commission in reaching its decision, etc.)

See attached

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT:

DATED AT: _____, THIS _____ DAY OF _____, 20__.

Erin C. Hank
Ruelle Biesbroeck - Hannah
Signature of appellant

\$304.82 aa
\$304.82 fee* received: (Staff Initial)

Receipt #:

ATTEST:

Hanna Allen
City Clerk

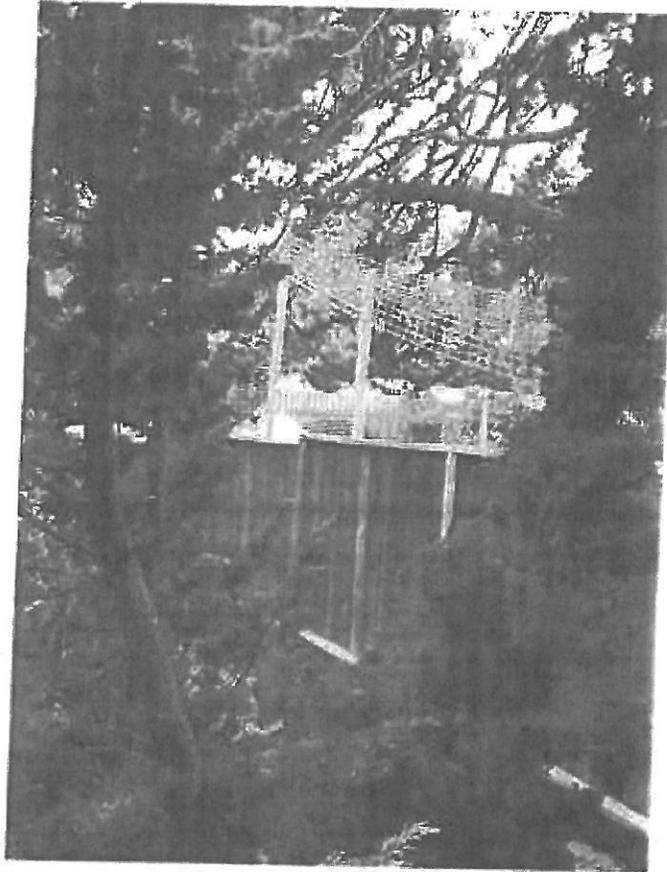
*Article 9, Section 7, of the Constitution of the State of California authorizes a city to impose fees. Also see California government Code, Section 54344.

IMPORTANT: If the appellant wishes to submit materials for duplication and inclusion in the City of Carmel-by-the-Sea's Council agenda packet, the materials must be submitted to the City Clerk by _____ working days after the decision of the Commission. This matter is tentatively scheduled to be heard on _____.

Grounds for Appeal

Comments for application DS 16069,
APN 010052015

1. We remain opposed to the construction of a garage only 3 feet from our backyard:



(View of proposed garage structure from the Biesbroeck-Hannah backyard)

The main reason the Lehmans presented for the garage/studio location was to preserve one of the oaks at the front of the property. The Carmel Forester was asked about this issue and stated: "it was possible to move the tree(s). There are companies that move oaks. They can be moved, it is expensive and there are no guarantees of success. However, it is possible".

The planning commission decision to approve this project and garage location failed to balance our needs for privacy against the Lehman's interest in building an auxiliary structure complete with a half bath.

2. We wish to appeal the commission's failure to require the project to plant a substantial evergreen hedge at the fence to preserve our privacy from the second story of the new house. Again this is a privacy issue.

Eric and Lucille Hannah

RECEIVED

MAY 1 2013

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

May 16, 2016
Monday 1:13 pm
By: FENTON

* City of Carmel-by-the-Sea *

P.O. BOX CC CARMEL, CA. 93921

Receipt #.: 65441
Register #.: 000
Terminal ID: T50

I.D. Number

Amount Paid

APEAL APPEAL FEES
Cmt: APPEAL FEE

304.82
01 36276 0010

Check #	Check Amount	Cash	Amt Tendered	Total Paid	Change
000519	304.82	.00	304.82	304.82	.00

Paid By.: BIESBROECK RESIDUAL TRUST-ERIC LUCILLE HANNAH

Attachment 2 – Findings for Approval

DS 16-069 (Lehman)
 July 12, 2016
 Findings for Approval
 Page 1

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45)		
<p>For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.</p>		
Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project’s use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City’s objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	
Coastal Development Findings (CMC 17.64.B.1):		
13. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	

Attachment 3 – Conditions of Approval

DS 16-069 (Lehman)
 July 12, 2016
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This approval of Design Study 16-069 (Lehman) authorizes a new 2,960-square foot, two-story residence, consisting of the following project components: (1) a 380-square foot detached garage/studio, (2) the removal of all existing site coverage and the construction of 968-square feet of coverage including two patios, (3) a new dirt driveway on the south side of the residence, (4) all Sierra Pacific wood windows, (5) a composition shingle roof, (6) three skylights on the main residence and three on the detached garage, (7) horizontal wood siding, (8) new wood fences, and (9) new landscaping throughout.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester	✓

	may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✓
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	✓ *
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✓

13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✓
15.	This project is subject to a volume study.	✓
16.	Approval of this Design Study shall be valid only with approval of a Variance.	N/A
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	N/A
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the	✓

	Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	N/A
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
Special Conditions		
22.	Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture and shall be spaced no closer than 10 feet apart.	✓
23.	The applicant shall work with staff to remove the proposal for a composition shingle roof and replace the roofing material with a natural or natural-appearing material.	✓

*Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature

 Printed Name

 Date

Once signed, please return to the Community Planning and Building Department.



Attachment 4 – PC Staff Report

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Final Design Study (DS 16-069) for the demolition of an existing residence and construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Approve the Concept and Final Design Study (DS 16-069) and associated Coastal Development Permit subject to the attached findings and conditions

Application:	DS 16-069	APN:	010-052-015
Block:	103	Lot:	26 & 28
Location:	Vizcaino, 11 SE of Mountain View		
Applicant:	Alan Lehman	Property Owner:	Lehman/Siegfried Trust

Background and Project Description:

The project site is located on Vizcaino Street, eleven parcels southeast of Mountain View. The property is 8,000 square feet in size and the site is currently developed with a 2,545-square foot single family residence situated across multiple lots of record (block: 103, lots: 24, 26, and 28). The applicant is proposing to demolish a significant majority of the existing residence and construct a new 2,572-square foot, two-story house with a detached garage on lots 26 and 28. Only the living room of the existing house will be retained. A separate application was submitted for a new residence on lot #24 (4,000-square foot lot), which is being reviewed as a separate project (Design Study 16-068). The applicant has acquired additional water credits from the Malpas Water Company which has allowed for the construction of two homes upon three lots of record.

The project includes the following components: (1) a new 2,960-square foot, two-story residence, (2) a 380-square foot detached garage/studio, (3) the removal of all existing site coverage and the

construction of 968-square feet of coverage including two patios, (4) a new dirt driveway on the south side of the residence, (5) all Sierra Pacific wood windows, (6) a composition shingle roof, (7) three skylights on the main residence and three on the detached garage, (8) horizontal wood siding, (9) new wood fences, and (10) new landscaping throughout.

The Planning Commission reviewed the design concept on April 13, 2016, and expressed support for the design. However, the Commission requested that the applicant modify the submittal to mitigate privacy impacts to the adjacent neighbors, simplify the exterior materials, reduce the appearance of mass on the south side of the residence, and make interior changes to the detached garage. The applicant has revised the plans to address the Commissions comments.

PROJECT DATA FOR A 8,000 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,960 sf	2,545 sf	2,960 sf
Site Coverage	971 sf*	1,840 sf	968 sf
Trees	3 Upper /1 Lower (recommended)	9 trees	9 trees
Ridge Height	1 st Floor: 18 ft 2 nd floor: 24 ft	1 st Floor: 14 ft	1 st Floor: 16 ft 2 nd floor: 23 ft 8 inches
Plate Height	1 st Floor: 12 ft 2 nd Floor: 18 ft	1 st Floor: 8 ft	1 st Floor: 12 ft 2 nd floor: 18 ft
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft	30 ft	15 ft
Composite Side Yard	Varies (25%)	n/a	Min: 28%
Side Yards	Min. North Side: 3 ft Min. South Side: 3 ft	Min. North Side: 0 ft Min. South Side: 34 ft	Min. North Side: 4 ft Min. South Side: 23 ft (House) 3 ft (Garage)
Rear	15 ft	Min: 26 ft	Min: 15 ft (House) 3 ft 1 in (Garage)
*Includes bonus for 50% or more permeable site coverage			

Staff analysis:

Previous Hearing: The following is a list of recommendations made by the Planning Commission and a staff analysis on how the applicant has or has not revised the design to comply with the recommendations.

1. *The applicant shall revise the design so that it complies with the 18-foot two-story plate height requirement.*

Analysis: At the first meeting staff identified that the plate height on the south elevation exceeded the allowance of 18 feet. The applicant has revised the second-story design to comply with this requirement. Staff notes that the Commission had requested that the applicant consider lowering the residence that it would be closer to the ground. Rather than lower the entire building in order to meet the plate height requirement, the applicant has redesigned the second story and lowered the wall heights. The redesign includes an asymmetrical gable element on the front elevation, which was necessary in order to meet the plate height without a complete redesign of the residence. The original proposed elevations are included as Attachment F for comparison.

It should be noted that the grade line shown on the south elevation (Sheet A5) of the plan set depicts the grade level at the south property line and not the grade level adjacent to the building. For this reason, the foundation appears taller on the elevation drawing than it will actually be. The Commission should consider whether the proposed revisions are acceptable.

2. *The applicant shall simplify the design.*

Analysis: The Planning Commission expressed concerns with the complexity of the design and specifically commented on the number of cantilevered windows and rooflines. The applicant reduced the number of cantilevered windows from six to four and modified the roofline, both to simplify the design and meet the maximum plate height allowance. The new proposal includes three cantilevered windows on the south elevation and one on the east elevation, and a new roof design with three rooflines and two exposed peaks visible from the front elevation. In staff's opinion, the design is a minor improvement over the original. The Commission should consider whether additional changes are needed in order to simplify the design.

3. *The applicant shall work with staff and neighbors to address potential privacy impacts.*

Analysis: At the April 13, 2016 meeting, the neighbors located southeast of the project site, the Hannah's, expressed concerns with the proposal for a second story and the detached garage, which is proposed to be located three feet from the rear property line. The Hannah's requested that the skylights be removed from the detached garage. The applicant has modified the design to relocate the skylights to a north facing roof line. Staff met with both parties to review the proposal and the Hannah's have indicated that they still have concerns with the current proposal.

Additionally, staff received two letters from the adjacent property owners to the northeast (the Jenkin's), who also have expressed concerns with the second story mass creating privacy impacts. The letters are included as Attachment B to this staff report. Staff notes that the applicant is proposing two east facing 2nd story windows with one 15 feet away from the rear property line and the other approximately 26 feet from the rear property line. Staff has reviewed the concerns that were raised in relation to the design and has not identified any significant privacy impacts. The Commission will have the opportunity to review any potential privacy impacts on the site during the Tour of Inspection at the May 11, 2016 meeting.

4. *The applicant shall revise the plans prior to final submittal so that the office floor level is closer to the grade.*

Analysis: Both staff and the Planning Commission previously expressed concerns with the proposed cantilevering of the office. The applicant revised the design to eliminate the cantilevered element. Additionally, the applicant has added a wood railing on the front elevation to shield the view of exposed foundation from the front of the house. In staff's opinion, the revised plan, with regard to the south office location, is an improvement from the previous submittal.

5. *The applicant shall reconfigure the interior layout of the detached garage so that the studio and half bathroom are situated on the same side, and a clear parking area is defined separate from the studio area.*

Analysis: Staff initially addressed concerns with the interior layout of the detached garage/studio because it appeared that the parking area may easily be converted into workspace, which would result in the loss of the covered parking space on the site. The applicant complied with this condition by placing the parking area on the south side of the

structure, and the studio and restroom on the north side. Staff is in support of the interior layout of the detached garage/studio.

Other Project Components:

Finish Details: The proposed exterior materials include wood shingle siding with a stone veneer on the chimney and the exposed foundation. In addition, the applicant is proposing an asphalt composite-shingle roof, unclad wood windows and doors, and a wood railing at the front entryway. Staff notes that the Residential Design Guidelines encourage natural building materials, and specifically encourage wood-shingle roofing as proposed by the applicant. Staff has included a condition that the roofing material is revised to eliminate the proposal for asphalt composition shingle roofing and replaced with a natural or natural-appearing material.

Fences/Walls: All existing fences are proposed to be removed from the site and a new cedar fence is proposed along the side and rear property lines. The fence along the rear property line encroaches approximately 3 feet onto the subject property, and the applicant is proposing to relocate the fence onto the property line. The fence is proposed to be 6-feet high with a gate on the north and south side of the residence. A detailed drawing of the fence is included on sheet A6 of the plans.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B requires that exterior light fixtures on the building do not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens). The details and locations of the proposed light fixtures are depicted on Sheet A8 of the plan set and the supplement lighting pages included as Attachment E. The applicant is proposing a metal Lightfall Wall Lantern with a 20 watt bulb in six locations around the house (one at the front entry, one along the north side, and four around the rear patio). The applicant is also proposing 14 path lights along the front walkway/driveway and the north side of the property. The landscape lights are proposed to be 24" tall shielded lights with 20 watt bulbs. Staff has included a condition that the path lights are set in the ground to not exceed more than 18" above the ground, per Municipal Code Section 15.36.070.B.2. Staff supports the proposed fixtures and notes that, as conditioned, they comply with City requirements.

Site Coverage/Landscaping: The existing site coverage consists of an asphalt driveway, a brick patio, and various brick walkways, and exceeds the allowed coverage for this site. The applicant is proposing to reduce the site coverage to compliance (968 square feet). The proposed site coverage will consist of a concrete patio, stepping stones, and a brick patio.

With regard to the landscape, the applicant has submitted a landscape plan on sheet A8 of the plan set. The applicant is proposing to plant evergreen shrubs, Japanese Painted Ferns, Australian Tree Ferns, Douglas Iris, and Tall Fescue grass throughout the site.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of paving is approximately 7 feet wide at the widest point. Staff did not identify any encroachments within the ROW.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the construction of one single-family residence in a residential zone, and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings of Approval
- Attachment C – Conditions of Approval
- Attachment D – Correspondence Received
- Attachment E – Lighting Details
- Attachment F – Original Elevations
- Attachment G – Project Plans

REVISIONS

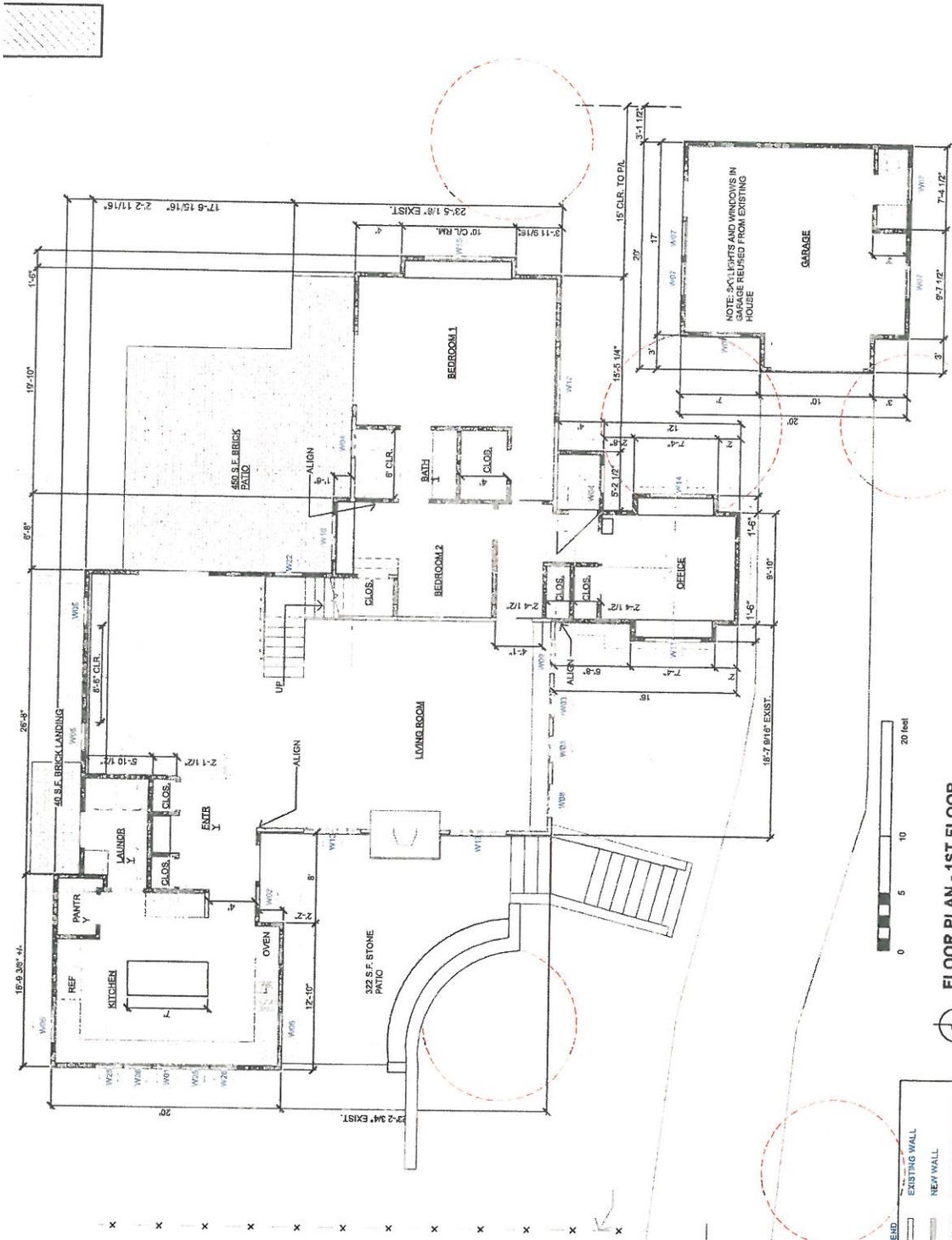
LEHMAN DESIGN STUDIO
 2655 Mission Blvd. #100
 Carmel, CA 93921
 ph 831.747.4718
 info@lehmandesignstudio.com

DRAWN BY
 ALAN LEHMAN

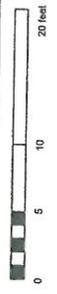
FIRST FLOOR PLAN

LEHMAN / SIEGFRIED Residential Remodel
 VICCAINO 11 SE OF MOUNTAIN VIEW,
 APN 010-052-015

2/17/2016
 SHEET
A3



NOTE: SKYLIGHTS AND WINDOWS IN GARAGE ARE REQUIRED FROM EXISTING HOUSE



FLOOR PLAN - 1ST FLOOR
 SCALE 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL
	NEW WALL
	WALL TO BE REMOVED

All project and written materials appearing herein constitute confidential and unpublished work and the property of Lehman Design Studio LLC. The developer and written materials are designed for this project only and shall not be duplicated or otherwise used without the written permission of Lehman Design Studio LLC.

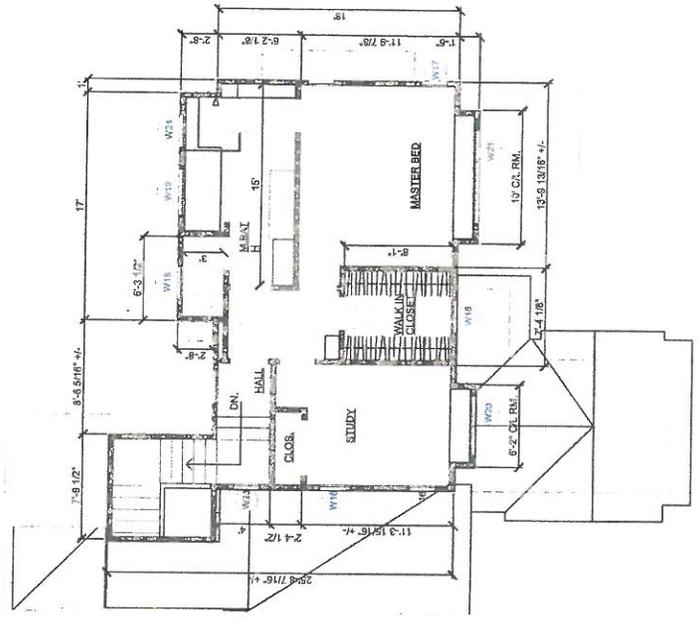
REVISIONS

LEHMAN DESIGN STUDIO
 DRAWN BY ALAN LEHMAN
 ph 831.747.4718
 2453 Mission Blvd. #202
 Carmel, CA 93921
 info@lehmandesignstudio.com

SECOND FLOOR PLAN
 WINDOW SCHEDULE

LEHMAN / SIEGFRIED Residential Remodel
 VIZCAINO 11 SE OF MOUNTAIN VIEW,
 APN 010-052-015

2/17/2016
 SHEET A4



NUMBER	FLOOR	SIZE	TERRESTRIAL TEMPERED	DESCRIPTION	COMMENTS
W01	1	24x36	YES	FIXED GLASS	
W02	1	24x36	YES	FIXED GLASS	
W03	2	24x36	YES	FIXED GLASS	
W04	2	24x36	YES	FIXED GLASS	
W05	2	24x36	YES	FIXED GLASS	
W06	2	24x36	YES	FIXED GLASS	
W07	2	24x36	YES	FIXED GLASS	
W08	2	24x36	YES	FIXED GLASS	
W09	2	24x36	YES	FIXED GLASS	
W10	2	24x36	YES	FIXED GLASS	
W11	2	24x36	YES	FIXED GLASS	
W12	2	24x36	YES	FIXED GLASS	
W13	2	24x36	YES	FIXED GLASS	
W14	2	24x36	YES	FIXED GLASS	
W15	2	24x36	YES	FIXED GLASS	
W16	2	24x36	YES	FIXED GLASS	
W17	2	24x36	YES	FIXED GLASS	
W18	2	24x36	YES	FIXED GLASS	
W19	2	24x36	YES	FIXED GLASS	
W20	2	24x36	YES	FIXED GLASS	
W21	2	24x36	YES	FIXED GLASS	
W22	2	24x36	YES	FIXED GLASS	
W23	2	24x36	YES	FIXED GLASS	
W24	2	24x36	YES	FIXED GLASS	
W25	2	24x36	YES	FIXED GLASS	
W26	2	24x36	YES	FIXED GLASS	

NOTE: WOOD WINDOWS BY SIERRA PACIFIC. MIN. U VALUE OF 4.0



FLOOR PLAN - 2ND FLOOR
 SCALE 1/4" = 1'-0"

LEHMAN / SIEGFRIED PLS-11

REVISIONS

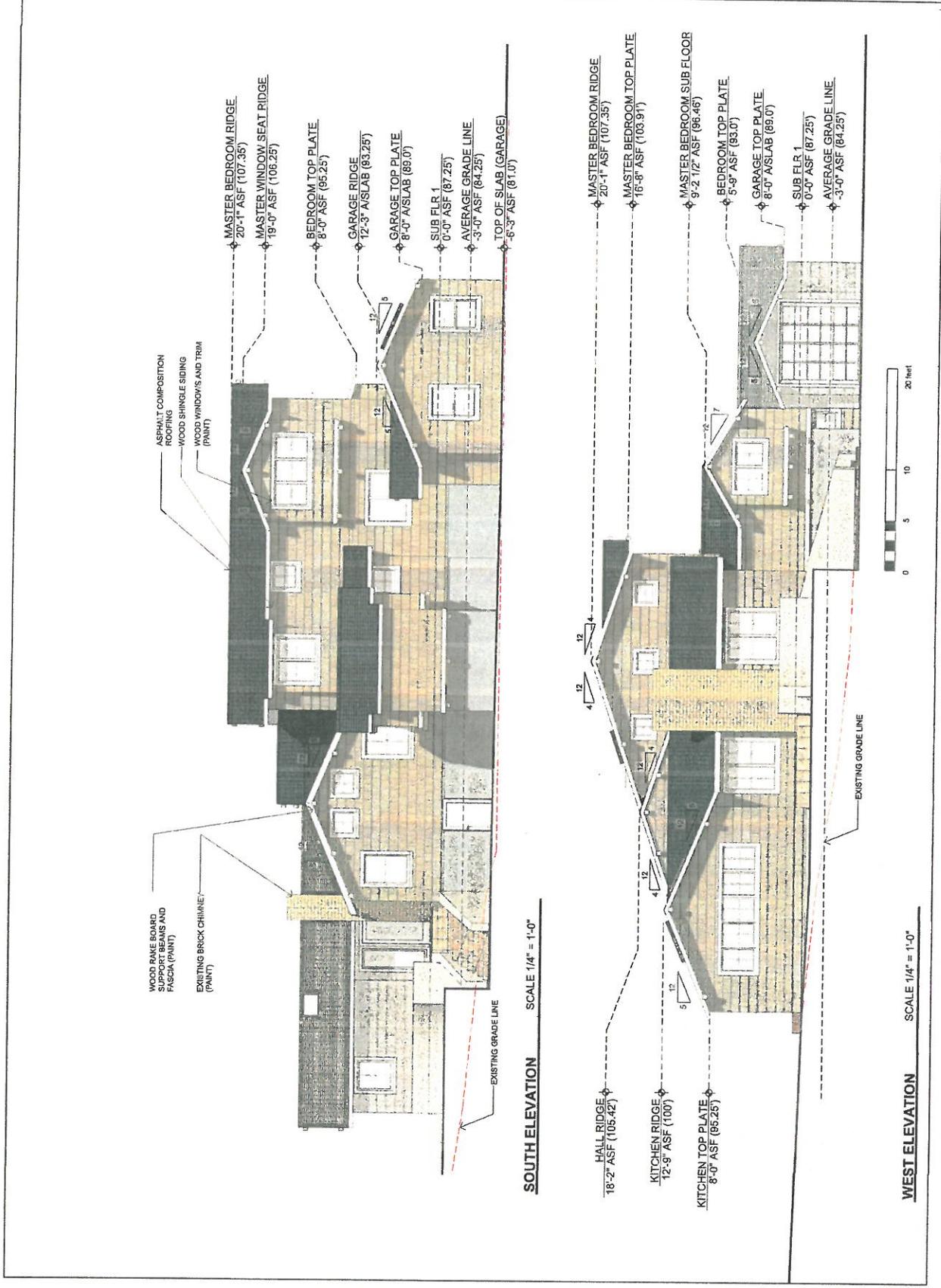
LEHMAN DESIGN
 2653 Mission Blvd, Suite 100
 Carmel, CA 93921
 ph 831.747.4718
 lehmandesignstudio.com

LEHMAN DESIGN
 DRAWN BY
 ALAN LEHMAN

ELEVATIONS

LEHMAN / SIEGFRIED Residential Remodel
 YICAINO 11 SE OF MOUNTAIN VIEW
 APN 010-052-015

2/17/2016
 SHEET
A5



- MASTER BEDROOM RIDGE 20'-1" ASF (107.35)
- MASTER WINDOW SEAT RIDGE 19'-9" ASF (106.25)
- BEDROOM TOP PLATE 8'-0" ASF (95.25)
- GARAGE RIDGE 12'-3" ASL/SLAB (83.25)
- GARAGE TOP PLATE 8'-0" ASL/SLAB (86.0)
- SUB FLR 1 0'-0" ASF (87.25)
- AVERAGE GRADE LINE -3'-0" ASF (84.25)
- TOP OF SLAB (GARAGE) -6'-3" ASF (81.0)

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

- MASTER BEDROOM RIDGE 20'-1" ASF (107.35)
- MASTER BEDROOM TOP PLATE 16'-8" ASF (103.91)
- MASTER BEDROOM SUB FLOOR 9'-2 1/2" ASF (96.46)
- BEDROOM TOP PLATE 5'-6" ASF (83.0)
- GARAGE TOP PLATE 8'-0" ASL/SLAB (86.0)
- SUB FLR 1 0'-0" ASF (87.25)
- AVERAGE GRADE LINE -3'-0" ASF (84.25)

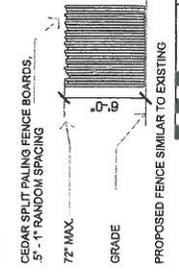


- HALL RIDGE 18'-2" ASF (106.42)
- KITCHEN RIDGE 12'-9" ASF (100)
- KITCHEN TOP PLATE 8'-0" ASF (95.25)

WEST ELEVATION SCALE 1/4" = 1'-0"

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio, LLC. The drawings and written materials are developed for the project and are not to be duplicated or displayed without the written permission of Lehman Design Studio, LLC.

NOTE: FENCE ON STREET SIDE MAX. 48" HIGH



FENCE ELEVATION
SCALE 1/4" = 1'-0"



PLANTING LEGEND

①	BUXUS SEMPERVIRENS
②	ATHYRIUM NIPPONICUM
③	CAYATHEA COOPERI
④	IRIS DOUGLASSIANA
⑤	FESTUCA ARABUMACEA

LIGHTING LEGEND

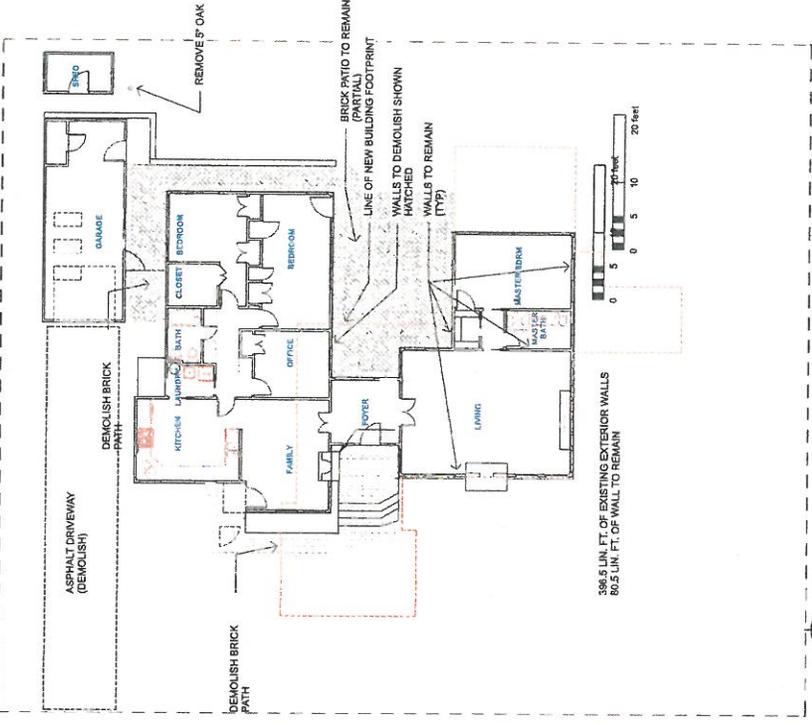
Ⓛ	PATH LIGHT
Ⓜ	WALL
Ⓢ	SCENIC

LIGHTING NOTES

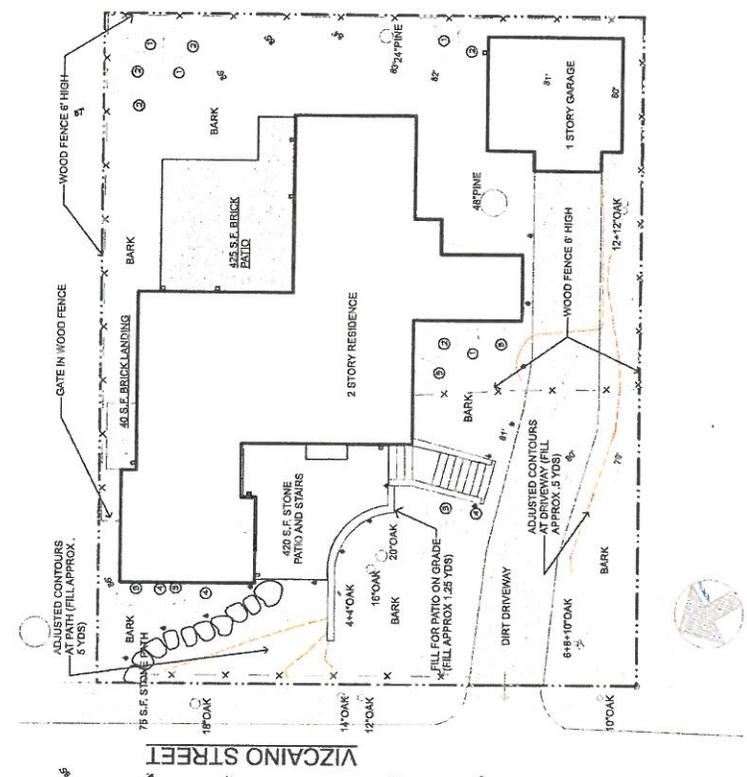
1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX BULB WATTAGE 20W. SCENICS, 15W. PATH LIGHTS
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. NO WORK SHALL OCCUR IN THE PUBLIC RIGHT OF WAY



WALL REMOVAL / TAKEDOWN PLAN
SCALE 1/8" = 1'-0"



LANDSCAPE AND LIGHTING PLAN
SCALE 1/8" = 1'-0"

<p>LEHMAN / SIEGFRIED Residential Remodel VIZCAINO 11 SE OF MOUNTAIN VIEW, Carmel CA 93921 APN 010-052-015</p>	<p>LEHMAN / SIEGFRIED Residential Remodel LANDSCAPE AND LIGHTING PLAN WALL REMOVAL / TAKE DOWN FENCE ELEVATION</p>	<p>2/17/2016 SHEET A8</p>	<p>REVISIONS</p> <table border="1"> <tr> <td> </td> <td> </td> </tr> </table>								
<p>LEHMAN DESIGN STUDIO ALAN LEHMAN DRAWN BY 8/5/2016 pk 831.747.4718 info@lemandesignstudio.com 4433 Mission Blvd, Suite 100 Carmel, CA 93921</p>											

REVISIONS

LEHMAN DESIGN STUDIO
26453 Mission Fields Road
Carmel, CA 93921
ph 831.747.4718
info@lehmandesignstudio.com

LEHMAN DESIGN STUDIO
DRAWN BY
ALAN LEHMAN
ML 5/8

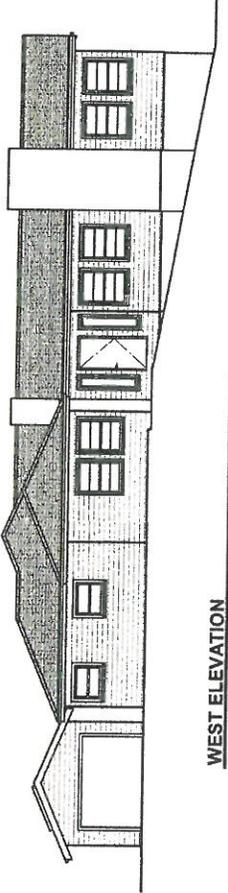
EXISTING FLOOR PLAN
EXISTING ELEVATIONS

LEHMAN / SIEGFRIED Residential Remodel
VICCAINO 11 SE OF MOUNTAIN VIEW,
CARMEL CA 93921
APN 010-052-015

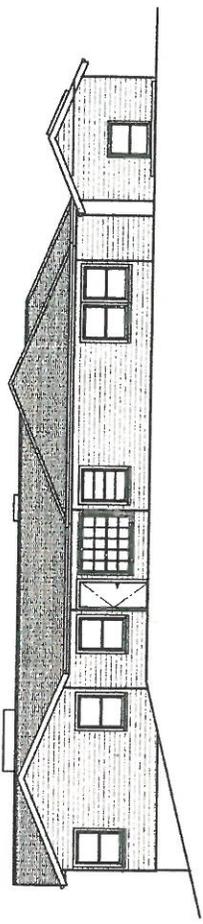
2/17/2016

SHEET
A9

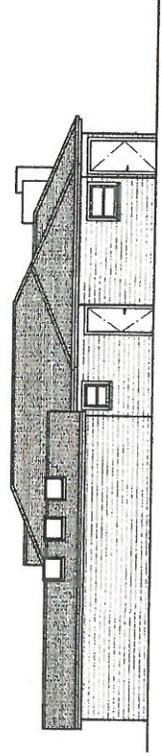
LEHMAN / SIEGFRIED PART 1



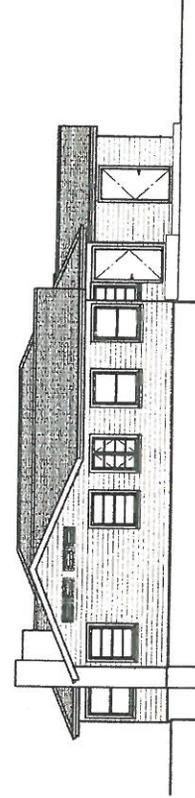
WEST ELEVATION



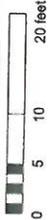
EAST ELEVATION



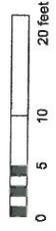
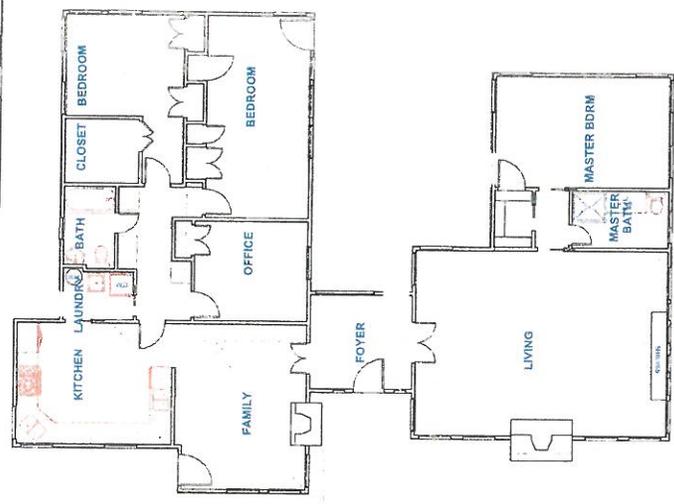
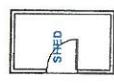
NORTH ELEVATION



SOUTH ELEVATION



ELEVATIONS - EXISTING
SCALE 3/16" = 1'-0"



FLOOR PLAN - EXISTING
SCALE 3/16" = 1'-0"



CITY OF CARMEL-BY-THE-SEA

AGENDA BILL

AB 1156
July 12, 2016
Public Hearing

TO:	Honorable Mayor and Members of the City Council Chip Rerig, City Administrator
FROM:	Marc Wiener, AICP, Interim Community Planning and Building Director
SUBJECT:	Consideration of an appeal of the Planning Commission's decision to approve Design Study (DS 15-217), Coastal Development Permit and Variance (VA 16-070) applications for the demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1), Beach and Riparian (BR) and Archaeological Significance (AS) Overlay Zoning Districts. The application is being appealed by neighboring property owners: Simeon and Sally Yencken.

AMOUNT OF EXPENDITURE	\$ N/A
AMOUNT BUDGETED	\$ N/A
APPROPRIATION REQUIRED	\$ N/A

RECOMMENDATION

Deny the appeal and approve Design Study (DS 15-217), Coastal Development Permit and Variance (VA 16-070) applications subject to the attached findings and conditions.

SUMMARY

PROJECT DESCRIPTION:

The project site is 4,007-square-feet in size and is located on Scenic Road two parcels northwest of 8th Avenue. The subject property is currently developed with a 2,089-square-foot two-story single-family residence. The applicant has submitted plans to demolish the existing residence and remove all hardscape and construct a new 2,072-square foot two-story residence consisting of a 440-square foot basement/garage at sub-grade, 971 square feet on the ground level, and 517 square feet on the second level. The proposed project qualifies for 434 square-feet of bonus basement floor area. The basement includes a crawl space, a one-car garage space (accessed by a car-lift), a mechanical room, storage room, and two bedrooms with full bathrooms.

The proposed project includes the following major components:

1. Demolition of the existing residence and attached garage;
2. site clearance, excavation and grading;

3. import engineered soils and materials;
4. backyard deck with fire pit;
5. new fencing on north, east and south sides;
6. two wood-burning fireplaces with chimneys/one gas fireplace;
7. stone trim to front entry; and
8. steel windows with stone trim and sill.

The project was unanimously approved (5-0) by the Planning Commission on April 13, 2016 with a condition that the applicant return with a revised front entry design. The revised front entry was reviewed and approved by the Planning Commission at the May 11, 2016 meeting. The project approval is being appealed by the neighboring property owners directly south of the project site: Simeon and Sally Yencken. The appeal application is included as Attachment 1.

PLANNING COMMISSION REVIEW:

Concept Review (12/16/15) – At the December 16th meeting, the southern neighbor (appellant) expressed concern with the mass of the proposed residence and with the size of the south-facing window on the second story. In addition to concerns raised by the neighbor, staff and the Planning Commission expressed concern with the proposed backfill at the rear of the property and the associated retaining walls, and recommended that the applicant revise the design. Staff notes that the rear of the property has a steep topography and the applicant had originally proposed to backfill the rear-yard of the property in order to create an earthen patio at the same level as the main floor of the residence. The Planning Commission made a motion to continue the application with a request that the applicant revise the design to reduce the amount of grading and fill at the project site, mitigate impacts to the southern neighbor, and revise the front entry design.

Concept Review (3/9/16) – In order to mitigate the impact to the southern neighbor, the applicant shifted the proposed residence 3 feet to the north, thereby increasing the south side yard setback from 3 feet to 6 feet. In addition to this change, the applicant also withdrew the proposal to backfill the rear yard and proposed a deck instead. A Variance (VA 16-070) was requested that would allow for excess site coverage in order to construct the deck. The allowed site coverage is 556 square feet and the applicant requested 792 square feet. The Planning Commission supported the Variance request due to the topography of the rear yard. The Planning Commission accepted the design concept and directed the applicant to remove the south-facing window as requested by the southern neighbor and to revise the front entry.

Final Review (4/13/16) – The applicant eliminated the south-facing window and revised the entry. Planning Commission unanimously approved (5-0) the Final Design Study with a condition that the applicant continue to work on the front entry design and return with a revised version.

Post Final Approval (5/11/16) - The Planning Commission reviewed and approved the final front entry design.

BASIS FOR APPEAL:

On April 26, 2016, an Appeal of the Planning Commission's decision was filed by Pamela Silkwood, attorney representing the appellants, Simeon and Sally Yencken, who live immediately to the south of the Chadwick residence. The appeal application with supporting documentation is included as Attachment 1. This is a *de novo* hearing, meaning that the City Council may make a decision on any aspect of the project. Nevertheless, this project went through a thorough review process with the Planning Commission during the aforementioned meetings, and staff recommends that the Council primarily focus on the issues raised by the appellant. The following is a summary of the concerns raised by the appellant, followed by a staff response:

1. Inconsistent with the General Plan, Municipal Code and Residential Design Guidelines.

Staff Response: The argument submitted by the appellant is premised on statements made by certain Planning Commissioners at the April 13, 2016 meeting, whereupon it was stated that the proposed residence needed additional design changes and was not appropriate for the City of Carmel. In part, these comments were directed at the design of the front (east) elevation and entry. As a condition of approval the applicant addressed the issues with front elevation. The appeal also refers to various parts of the Design Guidelines and to the Carmel Municipal Code that relates to findings (17.064.080.A.4) specific to the human scale of proposed structures and their fitting in with the size, scale and form of buildings in the immediate block and neighborhood.

Sheet A-3.3 of the plan set (Attachment 7) includes a streetscape elevation depicting that the proposed new residence will be smaller in size than the existing residence. In staff's opinion, the proposed residence as modified by during the review process, is consistent with the City's Residential Design Guidelines pertaining to visual mass and bulk, simplicity of design, and neighborhood context. Furthermore, staff notes that the surrounding neighborhood has several examples of large-size homes, and furthermore, the applicant eliminated 'flatness' on the east elevation where there was concern for such, and the front door entry was substantially modified. The original proposed front entry elevation is included as Attachment 6 for comparison to the revised design.

2. The Project Proposes a Three Story Structure.

Staff Response: The applicant is proposing a car-lift in the garage that would provide access to a parking space in the basement. The Carmel Municipal Code (CMC), Chapter 17.70 – List of Terms and Definitions, states that within residential zones a garage in a basement is to be counted as a "story". A literal interpretation of the Code indicates that the proposed garage area qualifies as a third story and should therefore not be allowed. The Planning Commission considered this issue and determined that this regulation is intended to apply to basement garages that are accessed via a driveway, in which there would be a visible basement level with a garage door. In such a design, a garage below a two-story residence would create a three-story appearance. However, the applicant is proposing a car-lift in which the basement level would not be visible from the street and does not create the appearance of a third story. The Planning Commission determined that the design does not constitute a three story building.

3. Hardship Required for Variance.

Staff Response: The deck in question is at the rear of the main level and is being proposed as an alternative to backfilling the property in order to create a rear patio to the same level as the main floor. In addressing the Variance, the appellant has referred to the cut (excavation) of 556 cubic yards of soil. Staff notes that the soil removal from the site is in association with the basement and not the rear deck. Furthermore, the proposal to construct a deck rather than backfill the rear of the property has reduced the amount of earth movement for this project. Staff notes that only two decks are proposed and not three as asserted by the appellant.

The appellant has requested that the City required an Initial Study or full EIR for this project because of the excavation. Staff has determined that the project qualifies for a CEQA exemption pursuant to Section 15303 (Class 3) – Construction or modification of a limited number of new or existing small structures. This is a standard exemption that is applied to the vast majority of new single-family residences constructed in the City. The proposal to excavate in order to create a basement space is a common construction practice in the City and in staff's opinion, the construction of the proposed new residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

4. The Fencing along the Southern Boundary should remain in its current location.

Staff Response: Based on the survey, the existing fence along the south property line is approximately 1.5 feet on the applicant's property. Fencing and property line determinations are a civil matter, and hence, the City does not have the authority to require that applicant maintain the fence at its current location, essentially granting property to the southern neighbor.

ALTERNATIVES:

Staff recommends that the City Council uphold the Planning Commission's decision by denying the appeal and approving Design Study (DS 15-217), Coastal Development Permit and Variance (VA 16-070) for the demolition of an existing residence. Draft findings and conditions of approval are included for Council consideration. Alternatively, the Council could take the following actions:

1. Continue the application with a request for changes.
2. Approve the request with revisions. If the required revisions are substantial, the Council may wish to continue this item to allow the applicant to respond to Council direction.
3. Deny the application request and direct staff to prepare findings for denial based on deliberation at the July 12, 2016 public hearing.

ENVIRONMENTAL REVIEW:

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15302 (Class 3) – Replacement or Reconstruction. An existing, 2,089-sf, non-historically significant single-

family residence with garage will be demolished and replaced by a new 2,072-square-foot residence. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

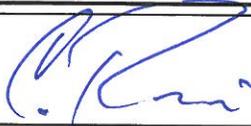
PRIOR CITY COUNCIL ACTION

None.

ATTACHMENTS

1. Appeal Application
2. Findings for Approval
3. Conditions of Approval
4. PC Concept Staff Report (3/9/16)
5. PC Final Staff Report (4/13/16)
6. Original Front Elevation (Front Entry)
7. Project Plans

APPROVED:



Chip Rerig, City Administrator

Date:

7-6-16

APP (DS 15-217)

CITY OF CARMEL-BY-THE-SEA

APPEAL OF ADMINISTRATIVE DECISION

(FILING FEE: \$304.82*)

Appellant: Pamela Silkwood on behalf of Simeon
 Mailing Address: 26385 Carmel Rancho + Sally Yencken
Bld. Ste. 200, Carmel, CA 93923
 Phone: Day: (831) 373-4131 Evening: () _____
 Email: psilkwood@horanlegal.com
 Date of Administrative Decision: April 13, 2016

Appeals to the Planning Commission must be made in writing in the office of the Planning Department **within 10 calendar days following the date of the Administrative Decision** and paying the required filing fee as established by City Council resolution.

Physical location of property that is the subject of appeal (street location or address):

Scenic Road, 2NW of 8th

Lot(s): 10+11 Block: C2 APN: 010-312-026

ADMINISTRATIVE DECISION BEING APPEALED:

Planning Commission's Design Approval

If you were NOT the original applicant or the applicant's representative, please state why you are an aggrieved party:

Neighbor to the project

*Article 9, Section 7, of the Constitution of the State of California authorizes a city to impose fees. Also see California government Code, Section 54344.

RECEIVED

APR 26 2016

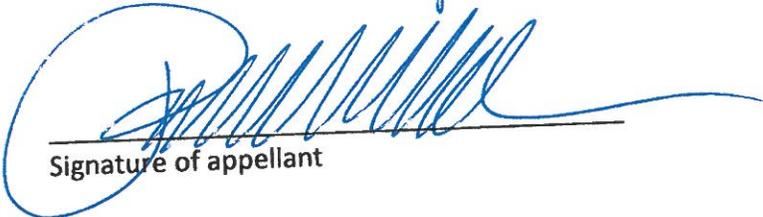
City of Carmel-by-the-Sea
Planning & Building Dept.

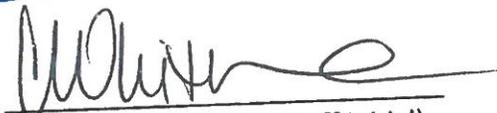
GROUNDS FOR APPEAL: State the specific basis for your appeal, such as errors or omissions you believe were committed by Community Planning and Building Director in reaching his/her decision, etc. You may also submit a letter or other material to explain your appeal.

See Attachment

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT:

DATED THIS 26 DAY OF April, 2016


Signature of appellant


Appeal fee received: (Staff Initial)

05304
Receipt #:

IMPORTANT: If the appellant wishes to submit materials for duplication and inclusion in the City of Carmel-by-the-Sea's Planning Commission agenda packet, the materials must be submitted to the Planning Department at least two weeks in advance of the appeal date.

Revised July 2014

Grounds for Appeal
Appeal of Planning Commission's Decision for Chadwick Project (DS 15-217)

1. The Project is Inconsistent with the City's General Plan, Municipal Code and Residential Design Guidelines Due to Its Mass and Bulk.

The majority of the Commissioners stated that the Chadwick Project ("Project"), due to its mass, bulk and style, belongs in Pebble Beach and not in Carmel. They expressed concerns that they let the project review process go too far to deny the Project, but believe that the Project is not consistent with Carmel's cottage-style homes. The transcript of the Commission's deliberation at the April 13, 2016 hearing is included as Exhibit A. For example, please find the following excerpts of the deliberation:

Commissioner Martin: Here is my problem with what we are talking about right now and again, it's a fine looking design. It's a good looking home but it's not right for Carmel by the Sea like we talked about last time and I appreciate Barbara Livingston's comments. Two, I wish that at our first hearing our concept, the first time we saw that, that we talked about the entire design of the building overall, instead we narrowly talked about just the grand entrance. So I think if we had a time machine, we would turn back the clock, we would go back to the first meeting and talk about what is a fine design but not appropriate, I feel for Carmel by the Sea.

Commissioner Reimers: I will step in, actually I did address it at the first hearing and I don't think I'm being heard and that's where I am coming from. I am concerned..(interruptions) we talked about the flatness, we talked about the house, we talked about the two stories to the street and we are still now, we are being given the same design. I feel bad to continue something but we need to have a reaction, we need to be heard.

Chair Goodhue: Well I'll make my comments now. I agree with some of the points Commissioner Reimers has made. My problem and it may be our mistake, is we narrowed the focus down to "the entry" and I'm sorry we did that. And I apologize to them. What we have here is a very monumental façade and it is a monumentality that is the problem, not the entry. I think, and I don't think we'd be asking much at all of the architect, in one day study, he can do other ways to modulate this façade and relieve the two stories, share walls, not only the entry way with the other and come up with something that really has some smaller scale down.

The Project proposes a massive three-story 2,072 sq. ft. residence on a small lot comprising 4,000 sq. ft., which clearly violates the City General Plan Policy P1-40, which states as follows:

RECEIVED

APR 26 2016

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

Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs, and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and should be avoided.

The Project should conform to the character of the neighborhood, which comprises small cottage-style homes on comparable size lots as follows:

- 1) To the north: APN 010-321-014 - 1,486 sq. ft. residence
- 2) To the south: APN 010-312-027 - 1,384 sq. ft. residence.
- 3) To the northwest: APN 010-312-016 - 1,686 sq. ft. residence.
- 4) To the west: APN 010-312-017 - 1,359 sq. ft. residence.
- 5) To the southwest: APN 010-312-018 - 1,095 sq. ft. residence¹

The Project violates City Code §17.10.010.D, which includes mandatory language, i.e., "shall", as follows:

Residential designs *shall* maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings *shall* not present excess visual mass or bulk to public view or to adjoining properties.

Based on the foregoing, it is clear that this Council will not be able to make the findings required under section 17.58.080² of the City Code to approve this Project design, because the Project is massive and bulky when compared to the adjoining properties.

¹ Information obtained from Chicago Title property profiles

² Under Municipal Code § 17.64.080.A, the Council is required to make the following findings as part of its design approval, which the Council cannot make based on the proposed design:

4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.

2. The Project Proposes a Prohibitive Three Story Structure.

The Chadwick project comprises a three story house based on the definition of "story" in the City Code. City Code Chapter 17.70 defines story as follows:

A space in a building between the upper surface of any floor and either the upper surface of the next floor above, or in the case of the topmost floor, the ceiling or roof above. Those portions of a subgrade or partially subgrade living space, space used for parking, underfloor space or crawl space are counted as a story where the finished floor above such space is five feet or more above the final grade adjacent to any exterior wall around the perimeter of the building. Within Residential Zones. Those portions of excavated space not used for parking, that qualify as a basement, do not count as a story. All portions of a garage are considered a story. See also "Basement". (Emphasis added.)

The Project proposes to utilize a portion of the basement for parking, which based on the above definition *must* be counted as a story. The language in the above definition is clear and unambiguous and not subject to interpretation. Unless there is an amendment to the definition through a legislative process, the City must act consistent with this definition and deny this Project.

3. Hardship for Required for Variance Approval Cannot Be Made

The Applicant is requesting a variance to add a third deck to the Project. The Project already proposes a roof deck and a deck on the main floor. The essential requirement of a variance is a showing that a strict enforcement of the zoning limitation would cause unnecessary hardship; the burden of showing hardship is on the applicant. (*PMI Mortgage Ins. Co. v. City of Pacific Grove* (1981) 128 Cal.App.3d 724, 731.) Here, the applicant cannot justify a hardship to support a variance request for a third deck when two decks are already part of this Project. Granting the variance to allow for this third deck would constitute a grant of special privileges to the applicant, inconsistent with the limitations upon other properties in the vicinity and zone in which the Project property is situated, which is prohibited under Section 17.64.210.B of the City Code.

Moreover, granting of the variance would be detrimental to adjacent properties and injurious to public health, safety and welfare, and the finding required under 17.64.210.C cannot be made and supported by substantial evidence in the record. The Project property is located within an Archaeological Significance Overlay District and Beach and Riparian Zoning District. The extensive cut of 566 cubic yards in an area with known sensitive resources and loose sandy soils with the potential to cause subsidence are problematic and should be addressed during this phase of review. Trucking of 506.30 cubic yards of the sandy soil off-site along this street would cause significant air quality and traffic impacts which must be addressed and fully mitigated in an initial study.

Since the City has already clearly delineated the Areas of Potential Archaeological Significance in Figure 1.4 of the General Plan, the City cannot rely on a categorical exemption and must prepare an Initial Study or an EIR to evaluate the Project's potential to impact these resources.

4. The Fencing Along the Southern Boundary Should Remain In Its Current Location as It Has for the Past Decades.

The Appellant has relied on the existing fencing that has been in place for decades to plant vegetation and request that the existing fencing remain in its current location.

4819-4323-0769, v. 1

HORAN | LLOYD

MEMORANDUM

RE: Chadwick Project Appeal

Deliberations by Planning Commissioners of Chadwick Project (DS 15-217) at 01:18
Hearing Date: April 13, 2016

Commissioner Michael LePage: I make a motion that we approve the, is this the final? This is the final, with the special condition that the entrance way be redesigned to reflect conformance with our side guidelines which address grand entry ways and that both special conditions, special condition 22 - plant two lower canopy trees and 23 - to work with staff to fix lighting location, I maintain both those two in my motion.

Commissioner Goodhue: Add discussion on that or does anyone fee differently? Do we have a substitute motion?

Commissioner LePage: Do we need a second first?

Commissioner Goodhue: yes that probably would be good, a second to that motion?

Commissioner _____: I sill second that

Commissioner Janet Reimers: Are we open now for discussion? I'm concerned about the motion in that form and could not support it in that form. I'm going to support the staffs' considerations as stated in the staff report, and in fact, a mass involved, 7.1 through 7.6, encouraged mass in building to relate to the context of other homes nearby, to minimize the mass of a building as seen from a private right of way, or adjacent properties, and further guidelines that state that the building should relate to the human; the motion does not go far enough in my judgment, yes, I think yes indeed, the redesign of the entry is absolutely essential, however it needs to come back. I would only be able to continue this project or deny it in the way that it is now and for these reasons not just opinion. The stated objection, objective section 9 of the guidelines, includes to promote the diversity of architecture styles that are also compatible with the village and or its contents; to promote simplicity and building designs for buildings that are in scale and to continue the use of the natural building materials. The

doorway area itself has been reduced but the tall flat two story element that it's attached to has not been altered and I won't be able to support that two story to the right of way, to the city or street. I can't support that.

Commissioner Michael LePage: Question, so your comments are specifically directed towards the entry way?

Commissioner Janet Reimers: Yes.

Commissioner Michael LePage: Not to the structure?

Commissioner Janet Reimers: No. I actually...

Commissioner Michael LePage: Just the entry way?

Commissioner Janet Reimers: That's correct...I think what I would like to point out is that the other parts of the building, the south and the west, and the north, all have definition and setbacks and a variety. The streetscape does not have that and we do need to encourage that to happen to follow our guidelines that are stated by staff and by this commission at the last meeting- I felt.

Commissioner Michael LePage: Any other comments?

Commissioner Martin: Here is my problem with what we are talking about right now and again, it's a fine looking design. It's a good looking home but it's not right for Carmel by the Sea like we talked about last time and I appreciate Barbara Livingston's comments. Two, I wish that at our first hearing our concept, the first time we saw that, that we talked about the entire design of the building overall, instead we narrowly talked about just the grand entrance. So I think if we had a time machine, we would turn back the clock, we would go back to the first meeting and talk about what is a fine design but not appropriate, I feel for Carmel by the Sea. But we are now in this place where in fairness, we need to allow the entire project overall to move forward so if we can go back to the facade Mark. I think so much of the architectural interest of this design does reside around this doorway and yes I do not like grand entries, and I feel that they are inappropriate to Carmel but the entire concept I feel is inappropriate to Carmel, good as though it may be, it's not appropriate for Carmel so where I'm at with this is that perhaps we might consider allowing them to have something more of a larger entry way as proposed now as to fill up this large vertical space that we approved, that we've been approving so far because I feel that so much of the architectural interest of this house is derived from the way this entrance fills in

this large vertical blank space because if we squish down on this thing and do not have a grand entrance, then to my eye the design overall loses a great deal of interest. So that's where I am with this. And I would even go so far as to even consider looking at the entrance as it was originally proposed because to talk about the entrance is really nibbling around the edges of a much larger issue that we as a commission should have addressed in the first hearing of this project.

Commissioner Janet Reimers: I will step in, actually I did address it at the first hearing and I don't think I'm being heard and that's where I am coming from. I am concerned..(interruptions) we talked about the flatness, we talked about the house, we talked about the two stories to the street and we are still now, we are being given the same design. I feel bad to continue something but we need to have a reaction, we need to be heard.

Commissioner Keith Paterson: I think we have been heard and I think that the simple design doesn't fulfill the purpose of that large blank wall. I think we need something more in keeping with that design (point to screen) and I think that we have let this one go too far without either saying, this has to be done, or not and I think that we should now approve it as it stands? (interruptions) I actually don't agree that this is something that should be allowed in Carmel. We are famous, I guess, for having so many different varieties of designs here and I won't name some of the ones that I think are particularly detestable but I don't think this falls amongst them. Not to my eye. If fact, I think beauty is in the eye of the beholder. I can't say this is beautiful but I can say it's different and I think it deserves a place here.

Commissioner Don Goodhue: Well I'll make my comments now. I agree with some of the points Commissioner Reimers has made. My problem and it may be our mistake, is we narrowed the focus down to "the entry" and I'm sorry we did that. And I apologize to them. What we have here is a very monumental façade and it is a monumentality that is the problem, not the entry. I think, and I don't think we'd be asking much at all of the architect, in one day study, he can do other ways to modulate this façade and relieve these two stories, share walls, not only the entry way with the other and come up with something that really has some smaller scale down. It wouldn't require any change to the floor plans or anything else. There are a lot of ins and outs all around the other elevations and this one is this sheer monument, statement of monumentality, so that's my point and I think by continuing it, I think Eric Miller's firm is capable of doing something very quickly and of minimal trouble to him or the

client and I think it would be a mistake if we allow this proceeding without that minor additional study. (interruption) Last thing I want to do is the design of the _____ but I think there's setbacks between the floor levels and setbacks across there that could add a lot of interest to this façade and scale it down closer to Carmel (interrupted).

(discussion between staff and commissioners regarding display)

Commissioner Michael LePage: I think we are getting off the subject where we are and I don't agree that there is a place in Carmel for this house, I agree with Commissioner Paterson. There's all kinds of Mediterranean architecture in Carmel and I think that, so it's not that there isn't Mediterranean architecture, it's just about this particular architecture, this particular house and we're working on, we're talking about this grand entry way. There's a simple fix here. So what's causing the grand entry way is that the roof line is up here. All you have to do is take the roof line and lower it down to here (points to display) but now you can put up what I drew and I don't normally do this but I think one picture is worth one thousand words. I think this isn't quite right. I looked at this later but you get what I am talking about? If you lower the upper roof line, see how I blanket it out, leave the window there, this really won't work because there's an offset right there which I didn't pick up when I was messing around with it, but if you just took this element here and repeated it over there, which is what the architect had but he had it up higher up here, you eliminate those offsets above because this is just a little built out. And in element, whether this is round or square, actually I prefer it round, I think it's more in keeping with the, but now you can see that the scale is brought down and I think this is what this house needs. This is what the staff has been talking about. Eliminating this grand entry way where you have strong vertical lines, extending up in the front of the house. What breaks up a two story house if you introduce a horizontal element midway? And so, that's all that needs to be done here. Is we need to have a horizontal element introduced here. Whatever it is, it doesn't have to be this but I think this is the direction that this design needs to go, because this is really what we're talking about here. It's just a grand entry way.

Commissioner Martin: So concerning the grand entry way, you're talking about not only the door and the immediate surrounds but the entire vertical plane of

Commissioner Michael LePage: We're talking about the offset plane, which you can see it

Commissioner _____ : So this whole way that (interrupted) this wall here

Commissioner Michael LePage: You just take this and move it down there.

Commissioner Don Goodhue: I commend LePage for suggesting that but this is not the answer to all but it's a direction. And I think (interrupted)

Commissioner Michael LePage: I don't want to redesign the house, I just want to give some direction to the architect which I think it addresses what we're talking about, it's a simple fix. It's up to the architect to figure out the details of it. I'm sorry but I think that's the direction the front of the house needs to go and we can reach a consent on this design moving ahead.

Commissioner Janet Reimers: I do want to say that I agree with you whole heartedly that that is the direction it has to go and I would like it to come back to the commission because I believe that it's something that the staff has been attempting to work with and it hasn't happened so I I'd like to see it so.

Weiner: I just want to point out that I think the commission could approve this project but with the condition that they come back to work on the one element that way they can start on the engineering and all the other details involved and it doesn't hold them up but we can ask the architect if that's possible or if he feels that he needs more of a redesign and back to the construction drawings

Miller: I would be open to lowering that main facade but in difference to my client who's been sitting on his hands for months, I would like to work with the staff instead of coming back to another public hearing. I figure it's fair to my client and I think that we can lower that element if we need to. If that's the direction the commission gives us.

Weiner: What if it's approved with the condition that the entry element come back to the planning commission, could you start with the rest of your drawings? And proceed that way you're not held up much longer?

Miller: Well, I guess we could. It is hard on my client thought, they've been going through a lot, they've moved a lot and changed a lot and I'd like to say something about massing and buildings like this, if you look at George Washington's....

Commissioner Don Goodhue: I think it's too much of a burden on staff. I think it does have to come back to the commissioners and find some way to let them go ahead but the front façade needs treatment, it needs study.

Miller: The obvious thing for me is taking that gate in and dropping it down and it will be shortened, and I think that will help a lot. You know, in terms of what you're concerns are. Because there's not a lot of options because we're kind of locked in on that floor plan and to really adjust and put lower roofs on the left hand (interrupted), I think would then mean that we have to push the house to the west. And doing that I think it would be a disservice to everybody, including my client. Her view to the north, we would be blocking her view. That's one of the reasons it is what it is. But if we can just lower that gate down to about where Mike showed it, I mean I can sketch it now if would help this move on.

Commissioner Don Goodhue: Speaking as an architect, I think that would be too quick, I think you should study it, one day, and not just jump to the conclusion.

Miller: alright. Thank you. My client has pressure on the other side of that

Commissioner Don Goodhue: I understand..we're struggling to find a way to let them proceed.

Commissioner Michael LePage: Commissioner, I made the motion so I just want to amend my motion. I will amend my motion that we accept the design as presented, with the exception that the entry way, just the entry way design be brought back to the planning commission for final approval. (discussion among commissioners) I think there's been enough discussion that the architect knows what the direction is and what is the expectation here. There's a clear avenue here for approval for this and my motion is amended to provide the additional approval

that the, that the opportunity to see the final design that I think my fellow planning commissioners want.

Commissioner Don Goodhue: I request that the architect please take a look at the front façade. I'll be disappointed if he doesn't. Any further?

Commissioner Martin: Thank you for getting rid of the window.

Commissioner Don Goodhue: All in favor? ("I" by all commissioners)

Attachment 2 – Findings for Approval

DS 15-217 (Chadwick)
 July 12, 2016
 Findings for Approval
 Page 1

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45) For each of the required Design Study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
MUNICIPAL CODE FINDING	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	
VARIANCE FINDINGS (CMC 17.64.210)	YES	NO
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property owner of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance;	✓	
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;	✓	
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;	✓	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;	✓	
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and	✓	
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).	✓	
COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):	YES	NO
1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	

2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	
--	---	--

Attachment 3 – Conditions of Approval

DS 15-217 (Chadwick)
 July 12, 2016
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	<p>Authorization: This approval of Design Study (DS 15-217) authorizes the applicant to demolish the existing residence and remove all hardscape and construct a new 2,072-sf, two-story single-family residence consisting of a 440-sq-ft basement/garage at sub-grade, 971-sf on the ground level, 517-sf on the second level, and a 144-sf footprint for the elevator and stairwell (not changed from previous). The basement includes a crawl space, a one-car garage space (accessed by a car-lift), a mechanical room, storage room, and two bedrooms with full bathrooms. Finish materials include stucco, metal railings, clay tile roofing, unclad wood windows and doors, and new fencing. Fencing will include a four-foot high grape-stake fence with spaced pickets in the front yard setback area and a solid six-foot high solid fencing elsewhere. Section of fencing on the north boundary line in the front yard set back area is proposed to remain.</p>	✓
2.	<p>The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>	✓
3.	<p>This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.</p>	✓
4.	<p>All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.</p>	✓

5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	NA
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction,	✓

	the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✓
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✓
15.	This project is subject to a volume study.	✓
16.	Approval of this Design Study shall be valid only with approval of a Variance.	✓
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant	✓

	shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
Special Conditions		
22.	The applicant shall plant TWO lower-canopy trees from the City's recommended tree list, and shall indicate the size species and locations on the required landscape plan prior to Final Design Study approval. Location will be based on City Forester review and approval based on discussion with neighbor to the East.	✓
23.	The applicant shall work with City staff to fix locations of the proposed landscape lighting.	✓

*Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature

 Printed Name

 Date

Once signed, please return to the Community Planning and Building Department.



Attachment 4 – PC Concept Staff Report

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Concept Design Study (DS 15-217), Coastal Development Permit, and Variance (VA 16-070) applications for the demolition of existing residence and construction of new residence located in the Single-Family Residential (R-1) Zoning District, Beach and Riparian (BR) Zoning Districts, Archaeological Significance (AS) Overlay District, and in the Appeal Jurisdiction/Beach Overlay (AB) Overlay Districts.

Recommendation:

Accept the Conceptual Design Study (DS 15-217) and Variance (VA 16-070) applications subject to the attached findings and recommendations/draft conditions.

Application: DS 15-217 (Chadwick) **APN:** 010-312-026
Block: C2 **Lot(s):** 10 & 11
Location: Scenic Road, 2 NW of 8th
Applicant: Eric Miller Architects, AIA **Property Owner:** Chadwick Living Trust

Background and Project Description:

The project site is a 4,006.8-sf interior parcel located on Scenic Road two parcels northwest of 8th Avenue. The subject property is currently developed with a 2,089-sf two-story single-family residence. A Determination of Historic Ineligibility for the residence was issued by the Planning Department on February 28, 2015, herein included by reference. The property file indicates that the original residence was a post/adobe built in 1949. The residence has undergone several modifications over the years, including substantial additions in 1956 and 1981.

The project site is located within the Beach and Riparian (BR) and Archaeological Significance (AS) Overlay Districts, which restricts height to 18-ft, and requires the preparation of an archaeological report. As required for all developments in the areas of Archaeological Significance, an archaeological report has been prepared and concludes there are no issues of concern, except that in the case that archaeological resources, or human remains are found, or uncovered during construction, work must be halted within 50 meters (± 160 feet) until it can be evaluated by a qualified professional archaeologist.

The applicant has submitted plans to demolish the existing residence and remove all hardscape and construct a new 2,072-sf (previously 2,057-sf), two-story single-family residence consisting of a 440-sq-ft basement/garage at sub-grade (previously 412-sf), 971-sf on the ground level (not changed from previous), 517-sf on the second level (previously 530-sf), and a 144-sf footprint for the elevator and stairwell (not changed from previous). The basement includes a crawl space, a one-car garage space (accessed by a car-lift), a mechanical room, storage room, and two bedrooms with full bathrooms. The proposed project qualifies for 434-sf of bonus floor area. The sub grade living area consists of two bedrooms, each with its own bathroom and exterior door to a below grade patio on the west side of the property (previously, access was to a patio on the north side). The basement is accessible via an interior stairwell and elevator.

The proposed project includes the following major components:

1. Demolition of the existing residence and attached garage;
2. site clearance, excavation and grading;
3. import engineered soils and materials;
4. backyard deck with fire pit;
5. new fencing on north, east and south sides;
6. two wood-burning fireplaces with chimneys/one gas fireplace;
7. stone trim to front entry; and
8. steel windows with stone trim and sill.

The Planning Commission conducted a concept review of this project on December 16, 2015. At that time, the Planning Commission made a motion to continue the application with a request that the applicant revise the design to reduce the amount of grading and fill at the project site, mitigate impacts to the southern neighbor, and revise the front entry design. The applicant has revised certain aspects of the design in accordance with the Planning Commission's recommendations.

PROJECT DATA FOR A 4,006.8 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1802.5 sf (45.0%)	Total 2,089 sf (52.1%) Main level 1,411 sf Second floor 678 sf	Total 2,072 sf (52%)* Main level 971 sf Second floor 517 sf Basement 440 sf Elevator and stairwell 144 sf
Site Coverage	556.8 sf (13.9%)**	1,458.6 sf (37%) 86.5% impermeable	792 sf (142.4%) 112.9% impermeable
Trees (upper/lower)	3 Upper /1 Lower (recommended)	None (one dead tree trunk on north side)	0
Ridge Height (main level)	≤ 18 ft	18 ft.	18 ft.
Plate Height (ground level/second level)	≤ 18 ft	~9 ft./16 ft.	8 ft. 9 in./16 ft. 4 in.
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft	15 ft	15 ft.
Composite Side Yard	13.25 ft (25%) (53-ft-wide lot)	9 ft	13.25 ft.
Minimum Side Yard	3 ft	3 ft	7.25 ft. (north side) 6 ft. (south side)
Rear	3 ft/15ft***	20 – 25 ft	24 – 26 ft. (first floor) 21 – 26 ft. (second floor)
* Total excluded area is 434 sf			
** Allowable site coverage with bonus, if 50% of more of the site coverage is permeable.			
*** Structures in the 15 ft rear yard setback are required to be under 15 ft in height.			

Staff Analysis:

Previous Hearing: The following is a list of recommendations made by the Planning Commission and a staff analysis on how the applicant has or has not revised the design to comply with the recommendations:

1. Reduce the amount of cut and fill at the project site.

Analysis: The City's Residential Design Guidelines (Section 3.0, Topography) encourage site plan designs that relate to and take advantage of the site's topography and slope and includes guidelines that address the manner in which natural grades are addressed and how a site is excavated for a building foundation. A key principle is to maintain the sense of natural topography, balanced with the objective of minimizing the mass and scale of a building.

The rear of the property has a steep topography that is challenging to use as outdoor living space. To address this issue the applicant had previously proposed to backfill the rear-yard of the property in order to create an earthen patio at the same level as the main floor of the residence. However, the Commission expressed concern with the amount of backfill and with the height of the associated retaining walls, and recommended that the applicant revise the design.

As an alternative to backfilling the rear of the property, the applicant is now proposing a 364-sf stone-surfaced deck set on stucco coated columns/walls. The applicant is requesting a Variance (VA 16-070) that would allow for excess site coverage. The allowed site coverage is 556 square feet and the applicant is requesting 792 square feet. At the last meeting the Commission indicated that it could support the request for a Variance from the site coverage standards due to the steep topography of the rear yard. Staff has included draft findings for the issuance of the Variance. Staff supports the proposal for a rear deck; however, the Commission should consider whether the proposed deck still appears too massive and whether it should be reduced in scale and surfaced with permeable materials such a wood planks.

The original design also included a sub-grade patio on the north side of the property with 10-foot high retaining walls. Staff notes that the California Building Code requires an external egress for bedrooms located in basements; however, the proposed sub-grade patio was much larger than the minimum required for egress. The applicant has revised the design to eliminate the proposal for the north sub-grade patio. The basement bedroom ingress/egresses is now on the west side of the building, below the proposed deck. This revisions has substantially reduced grading from 732 to 566 cubic yards (166 cubic yards less).

The revised plan shows a reduction in cut and fill and includes approximately 567 cubic yards (cy) of cut (previously 732.40 cy) and about 61 cy of fill (previously 108.30 cy), thereby 506 cy of soil must be exported (previously 624 cy). The number of truck trips associated with soil exports is reduced from 78 to 65. The other truck trips associated with demolition and import of engineered soils will remain the same. These calculations are shown on the Conceptual Grading and Drainage Plan and Construction Management Plan included in Attachment C – Project Plans.

2. *Reduce impacts to southern neighbor.*

Analysis: At the first meeting the southern neighbor expressed concern with the mass of the proposed residence and with the size of the south-facing window on the second story. To address this issue, applicant has shifted the proposed residence 3 feet to the north, thereby increasing the south side yard setback from 3 feet to 6 feet. However, the applicant has not reduced the size of the second-story window (Attachment D). The neighbor continues to express concern about the location and size of the south elevation window. Staff concurs that the proposed window will create a privacy impact to the southern neighbor's rear deck and has drafted a condition requiring that the window be reduced in size.

3. *Redesign front entry to eliminate the "grand entry" design.*

Analysis: Design Guideline 9.12 states that *"the use of a grand entryway, oversized entry door or large picture window facing the street is discouraged. These convey a scale inappropriate to Carmel."* Guideline 7.6 relates to building scale and states

The applicant has not changed the front entry design. The entry feature (from door threshold to top of ridge) is 18 feet high and 11 feet wide. In staff's opinion, the proposed entry door and associated stonework on the east elevation appears grand in scale and inconsistent with the above guideline. Staff has drafted a condition requiring that the entry be revised to be more consistent with the above guideline prior to final Planning Commission review.

4. *Basement Garage - Zoning Code Definition*

Analysis: The applicant is proposing a car-lift in the garage that would provide access to a parking space in the basement. The Carmel Municipal Code (CMC), Chapter 17.70 – *List of Terms and Definitions*, states that within residential zones a garage in a basement is to be counted a "story". A literal interpretation of the Code indicates that the proposed garage area qualifies as three stories and should therefore not be allowed. In staff's opinion, the Code definition is intended to apply to basement garages that are accessed via a driveway in which there would be a visible basement level and garage door. In such a design a garage below a two-story residence would create a three-story appearance. However, the applicant is proposing a car-lift in which the basement level would not be visible from the street and does not create the appearance of a third story. The Commission should consider whether the applicant's proposal violates the Zoning Code.

Other Project Components:

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage maintaining “a forested image on the site” and for new construction to be at least six feet from significant trees.

Per the City Forester’s recommendations, staff has drafted a condition requiring that one upper canopy and one lower canopy tree be planted on the site. Staff notes that the neighbor to the east has submitted correspondence (Attachment E) expressing concern that planting an upper canopy tree would block ocean views as seen from their residence. Staff notes that there are no trees on the project site and development projects are one of the City’s only opportunities to require that trees be planted on private property. In Staff’s opinion, the condition should remain; however, staff could work with the City Forester, applicant, and neighbor to determine an optimal location with the least potential impact on views.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15302 (Class 3) – Replacement or Reconstruction. An existing, 2,089-sf, non-historically significant single-family residence with garage will be demolished and replaced by a new 2,072-sf residence. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A - Findings for Concept Acceptance
- Attachment B – Draft Recommendations/Conditions
- Attachment C – Project Plans
- Attachment D – Correspondence from attorney
- Attachment E – Correspondence from neighbor



Attachment 5 – PC Final Staff Report

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Final Design Study (DS 15-217), Coastal Development Permit, and Variance (VA 16-070) applications for the demolition of existing residence and construction of new residence located in the Single-Family Residential (R-1) Zoning District, Beach and Riparian (BR) Zoning Districts, Archaeological Significance (AS) Overlay District, and in the Appeal Jurisdiction/Beach Overlay (AB) Overlay Districts.

Recommendation:

Accept the Final Design Study (DS 15-217) and Variance (VA 16-070) applications subject to the attached findings and conditions.

Application: DS 15-217 (Chadwick) **APN:** 010-312-026
Block: C2 **Lot(s):** 10 & 11
Location: Scenic Road, 2 NW of 8th
Applicant: Eric Miller Architects, AIA **Property Owner:** Chadwick Living Trust

Background and Project Description:

The Planning Commission conducted a concept review of this project on December 16, 2015 and on March 9, 2016. At the March 9 hearing, the Planning Commission made a motion to accept the design with a request that the applicant revise the design to eliminate the second floor south-facing bedroom window and redesign the front entry. The applicant has revised the plans to reflect the Planning Commission's request.

The project site is a 4,000-sf interior parcel located on Scenic Road two parcels northwest of 8th Avenue. The subject property is currently developed with a 2,089-sf two-story single-family residence. A Determination of Historic Ineligibility for the residence was issued by the Planning

Department on February 28, 2015, herein included by reference. The property file indicates that the original residence was a post/adobe built in 1949. The residence has undergone several modifications over the years, including substantial additions in 1956 and 1981.

The project site is located within the Beach and Riparian (BR) and Archaeological Significance (AS) Overlay Districts, which restricts height to 18-ft, and requires the preparation of an archaeological report. As required for all developments in the areas of Archaeological Significance, an archaeological report has been prepared and concludes there are no issues of concern, except that in the case that archaeological resources, or human remains are found, or uncovered during construction, work must be halted within 50 meters (± 160 feet) until it can be evaluated by a qualified professional archaeologist.

The applicant has submitted plans to demolish the existing residence and remove all hardscape and construct a new 2,072-sf, two-story single-family residence consisting of a 440-sq-ft basement/garage at sub-grade, 971-sf on the ground level, 517-sf on the second level, and a 144-sf footprint for the elevator and stairwell. The basement includes a crawl space, a one-car garage space (accessed by a car-lift), a mechanical room, storage room, and two bedrooms with full bathrooms. The proposed project qualifies for 434-sf of bonus floor area. The sub grade living area consists of two bedrooms, each with its own bathroom and exterior door to a below grade patio on the west side of the property. The basement is accessible via an interior stairwell and elevator.

The proposed project includes the following major components:

1. Demolition of the existing residence and attached garage;
2. site clearance, excavation and grading;
3. import engineered soils and materials;
4. backyard deck with fire pit;
5. new fencing on north, east and south sides;
6. two wood-burning fireplaces with chimneys/one gas fireplace;
7. stone trim to front entry; and
8. steel windows with stone trim and sill.

PROJECT DATA FOR A 4,006.8 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1802.5 sf (45.0%)	Total 2,089 sf (52.1%) Main level 1,411 sf Second floor 678 sf	Total 2,072 sf (52%)* Main level 971 sf Second floor 517 sf Basement 440 sf Elevator and stairwell 144 sf
Site Coverage	556.8 sf (13.9%)**	1,458.6 sf (37%) 86.5% impermeable	792 sf (142.4%) 112.9% impermeable
Trees (upper/lower)	3 Upper /1 Lower (recommended)	None (one dead tree trunk on north side)	0
Ridge Height (main level)	≤ 18 ft	18 ft.	18 ft.
Plate Height (ground level/second level)	≤ 18 ft	~9 ft./16 ft.	8 ft. 9 in./16 ft. 4 in.
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft	15 ft	15 ft.
Composite Side Yard	13.25 ft (25%) (53-ft-wide lot)	9 ft	13.25 ft.
Minimum Side Yard	3 ft	3 ft	7.25 ft. (north side) 6 ft. (south side)
Rear	3 ft/15ft***	20 – 25 ft	24 – 26 ft. (first floor) 21 – 26 ft. (second floor)
* Total excluded area is 434 sf			
** Allowable site coverage with bonus, if 50% of more of the site coverage is permeable.			
*** Structures in the 15 ft rear yard setback are required to be under 15 ft in height.			

Variance Request: The City's Residential Design Guidelines (Section 3.0, Topography) encourage site plan designs that relate to and take advantage of the site's topography and slope and includes guidelines that address the manner in which natural grades are addressed and how a site is excavated for a building foundation. A key principle is to maintain the sense of natural topography, balanced with the objective of minimizing the mass and scale of a building.

The rear of the property has a steep topography that is challenging to use as outdoor living space. To address this issue the applicant is proposing a 364-sf stone-surfaced deck set on a wood support structure coated with stucco. To facilitate this project component, the applicant is requesting a Variance (VA 16-070) that would allow for excess site coverage. The allowed site coverage is 556 square feet but the applicant is requesting a total of 792 square feet. The Commission indicated that it could support the request for a Variance from the site coverage standards due to the steep topography of the rear yard. The attached Findings reflect approval of the Variance.

Previous Hearing: At the March 9 hearing the Planning Commission instructed that the second floor south side window be removed and that the front entry feature be toned down so as to be consistent with the Design Guideline 9.12 that states, *“the use of a grand entryway, oversized entry door or large picture window facing the street is discouraged.”* Review of the revised Final plans indicates that the second-story window has been removed and the front entry has been reconfigured.

The original entry design included limestone around the perimeter of the door and was 9 feet wide and 10 feet high. The revised entry also consist of limestone around the perimeter of the door and is 6 feet wide and 9 feet with a cornice at the top. In staff’s opinion, the applicant may not have adequately addressed the Planning Commission’s concerns regarding the grand entry. The Planning Commission must determine if the new entry design meets the intent of Design Guideline 9.12. Also, in the event the Planning Commission is not satisfied with the current entry design proposed, staff has requested the project architect to bring additional designs for consideration by the Planning Commission.

Other Project Components:

Exterior Lighting: Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

The location of the proposed light fixtures affixed to the residence are depicted on the elevations included on Sheet A-2.1 of the plan set, and the lighting details are included on Sheet A-7.1. The applicant is proposing incandescent up to 25 watts, or LED bulbs not to exceed the incandescent equivalent of 375 lumens. The applicant is proposing a total of three lights on the main floor and one on the second floor. Of the three fixtures on the main floor, only one of

these fixtures is facing the east elevation (facing Scenic Drive) and is set above the garage within the 10-foot vertical height limit. One recessed light will be installed above the front door on the east elevation.

Although the lighting is not down cast, the 25 watt limitation combined with the heavy seeded glass will be sufficient to diminish light intrusion into the front yard and public space. Staff supports the proposed fixtures and notes that they comply with City requirements.

In regard to landscape lighting, the applicant is proposing light fixtures as shown on Sheet L-3. However, the landscape plans on Sheet L-2 do not show where these fixtures will be located. Therefore, a condition is prescribed whereby the applicant will work with City staff to fix the location of these fixtures.

Fences: Except for the north side, front yard fence, the property's existing fencing will be removed and replaced as shown on Sheet A-1.2. Fencing will be grape stake on both sides of a structural support. Fencing on the south (side yard) and west (rear yard) side will be replaced with the grape stake not to exceed 6 feet (4 feet within 15 feet of the east (front) property boundary). Fencing at the front of the house on the east side fronting Scenic Road will be a solid 4-foot high grape-stake fence.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. An existing, non-historically significant single-family residence with garage will be demolished and replaced by a new residence, and therefore qualifies for a Class 3 Exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

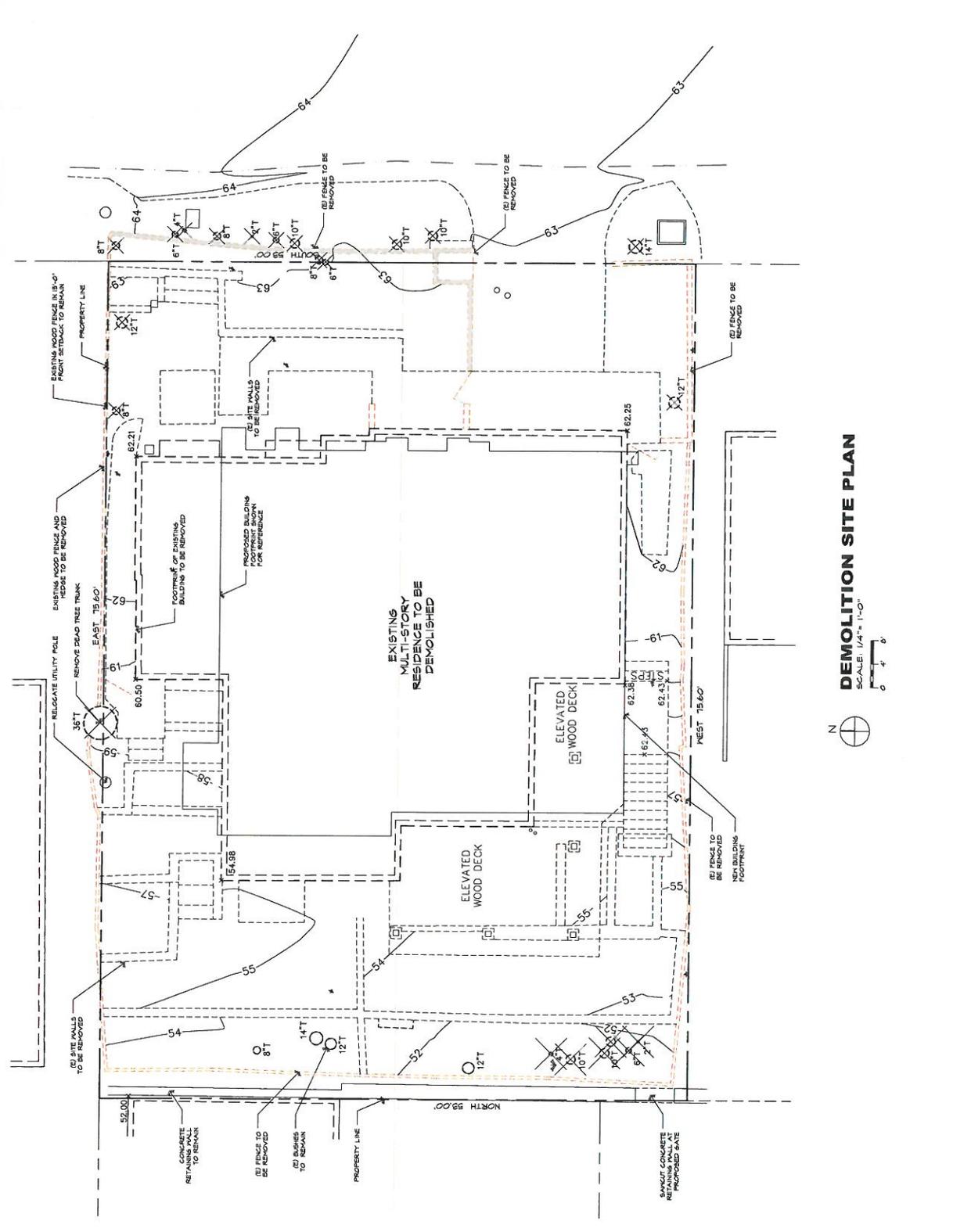
- Attachment A - Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Project Plans

REVISION No.	ERIC MILLER ARCHITECTS, INC. ARCHITECT 157 GRAND WALK PACIFIC GROVE, CA 93950 PHONE (831) 272-0110 • FAX (831) 272-7240 • WEB: www.ericmillerarchitects.com	EXTERIOR ELEVATIONS 03 WALL Chadwick Residence 2 NW of 8th Avenue Carmel, CA 93923 A.P.N. 010-012-026-000	DATE: 12/04/15 SCALE: 1/4" = 1'-0" DRAWN: C.A.M. DRW DATE NUMBER: 14.54	A-3.1 SHEET OF
-----------------	--	--	--	--------------------------

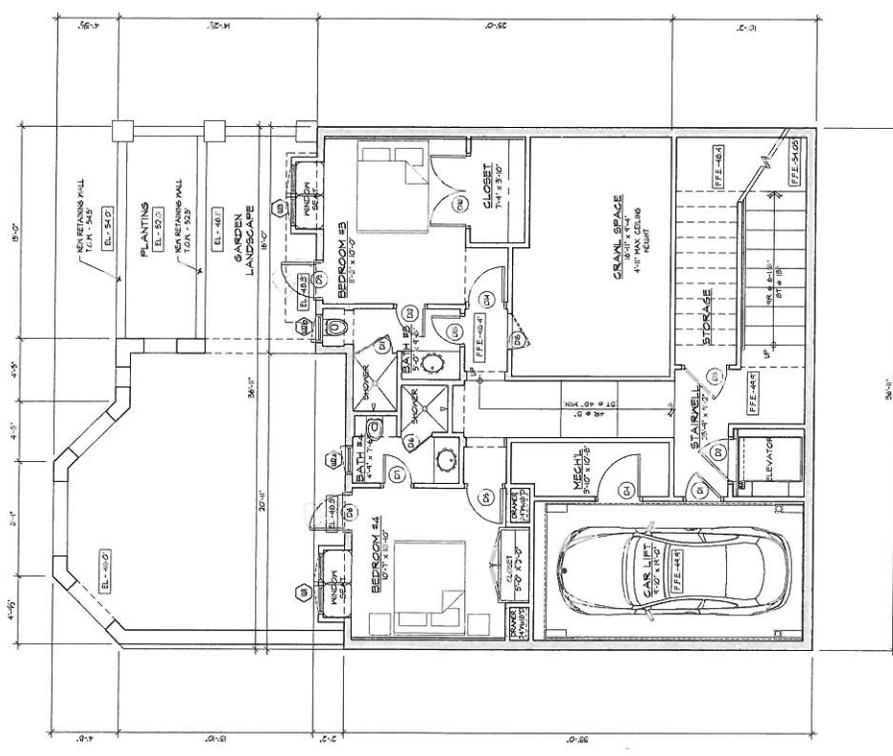
EXTERIOR EAST ELEVATION - FRONT
SCALE: 1/4" = 1'-0"

EXTERIOR NORTH ELEVATION - SIDE
SCALE: 1/4" = 1'-0"

REVISION	No.
REVISED	
2/27/16	
2/27/16	
2/27/16	
2/27/16	



REVISION	NO.
REVISION	1
REVISION	2
REVISION	3
REVISION	4
REVISION	5



BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.

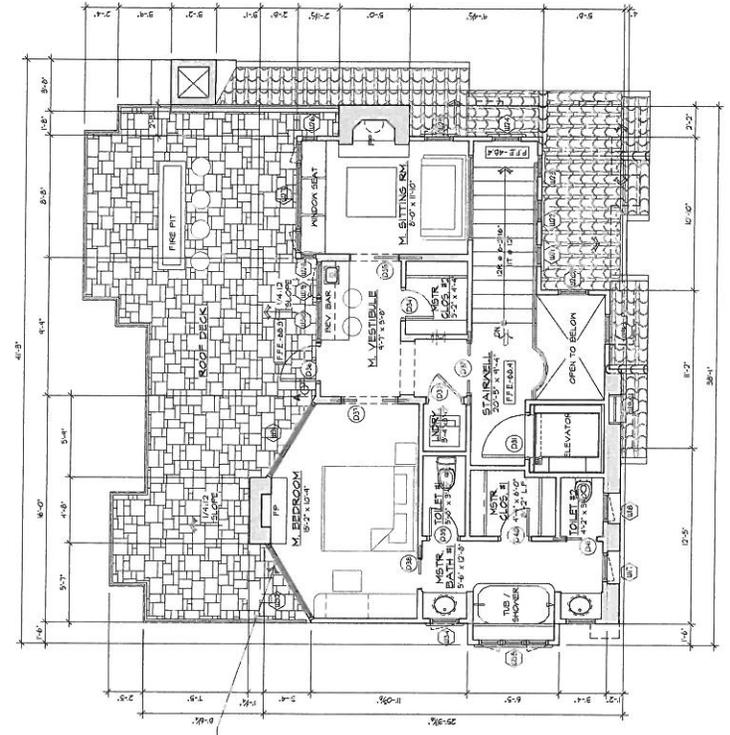
DATE: 6/24/16
 SCALE: 1/4" = 1'-0"
 DRAWN: C-J.BRY
 AUT. NUMBER: 1434

Chadwick Residence
 2100 N. 10th Avenue
 Cornelio, CA 95023
 A.P.N. 010-312-026-000

ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE, SUITE 106
 PACIFIC GROVE, CA 93950
 PHONE (831) 772-0410 FAX (831) 772-7540 • WEB: www.ericmillerarchitects.com

CONSULTANT:

REVISION	DATE	BY
REVISED	7/21/16	JTB



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



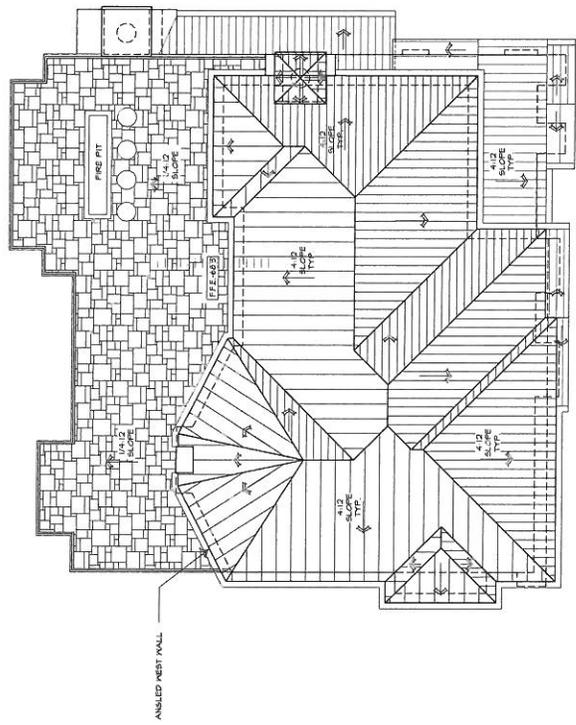
EXTERIOR LIGHTING SYMBOLS
 A 75 WATT MAX WALL MOUNT
 B 75 WATT MAX RECESSED CAN LIGHT

DATE: 6/24/16
SCALE: 1/4" = 1'-0"
JOB NUMBER: 14.54
OWNER: CASH BROS.
JOB NAME: Chadwick Residence
157 GRAND
PACIFIC GROVE, CA 93950
PHONE (831) 372-6119 • FAX (831) 372-7449 • WEB: www.ericmillerarchitects.com

ERIC MILLER ARCHITECTS, INC.
ARCHITECT
157 GRAND
PACIFIC GROVE, CA 93950
PHONE (831) 372-6119 • FAX (831) 372-7449 • WEB: www.ericmillerarchitects.com

CONSULTANT:

REVISION	No.
REVISED	1
REVISED	2
REVISED	3
ENTRY	4



ROOF PLAN

ALL OF THESE DRAWINGS AND SPECIFICATIONS IS BASED UPON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

REVISION	NO.
REVISED	
12/16	
9/24/19	

△
△

CONSULTANT:

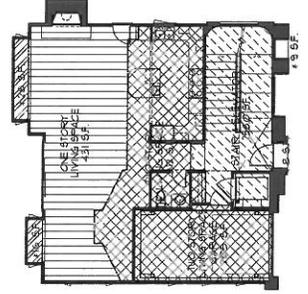
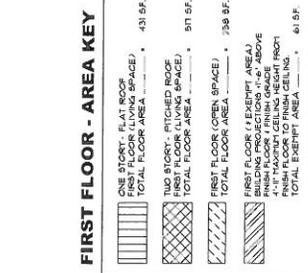
ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE, SUITE 106
 PACIFIC GROVE, CA 93950
 PHONE (831) 724-419 • FAX (831) 972-254 • WEB: www.ericmillerarch.com

ARCHITECT

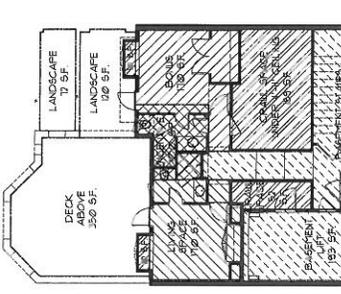
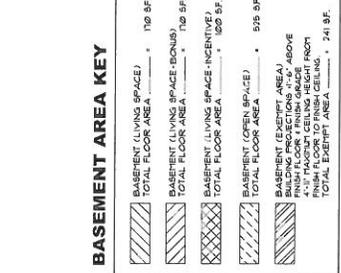
JOB NAME:
 Chadwick Residence
 2148 5th Avenue
 Pacific Grove, CA 93950
 A.P.N. 010-012-026-000

DATE: 6/24/19
 SCALE: 1/8" = 1'-0"
 DRAWN: C.J.H. BRUN
 JOB NUMBER: 1434

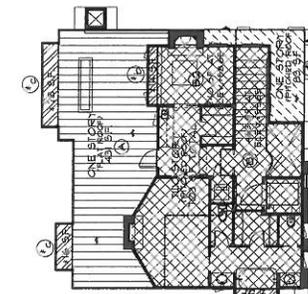
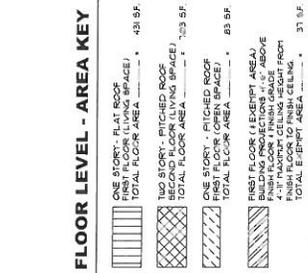
A-2.4
 SHEET OF



FIRST FLOOR AREA PLAN
 SCALE: 1/8" = 1'-0"



BASEMENT FLOOR AREA PLAN
 SCALE: 1/8" = 1'-0"



FLOOR LEVEL MAP
 SCALE: 1/8" = 1'-0"

VOLUME AREA

UNIT	AREA	FFE	ELEV.	PLATE / EAVE	HEIGHT	ROOF / RIDGE	ELEV.	HEIGHT
A	431 SF	59,685'	6'10"	5'-10"	9'-3"		6'8"	9'-3"
B	723 SF	59,685'	7'3"	6'-3"	9'-6"		7'15"	9'-6"
C	65 SF	59,685'	6'10"	5'-10"	9'-3"		6'8"	9'-3"
D	31.9 SF	70,411'	7'3"	6'-3"	11'-3"		7'15"	11'-3"
E	14.5 SF	70,411'	7'3"	6'-3"	9'-6"		7'15"	9'-6"
F	44.9 SF	61,115'	6'10"	5'-10"	6'8"		6'8"	6'-3"

FLOOR AREA

FLOOR AREA: (LIVING SPACE)	AREA
FIRST FLOOR	176 SF
GARAGE	295 SF
SECOND FLOOR	511 SF
STAIR & ELEVATOR	144 SF
BASEMENT FLOOR BONUS	170 SF
BASEMENT FLOOR INCENTIVE	150 SF
TOTAL	2,677 SF

FLOOR AREA: (OPEN SPACE)	AREA
BASEMENT - STAIRS & ELEVATOR	337 SF
BASEMENT - CARLIFT	193 SF
FIRST FLOOR	283.9 SF
TOTAL	723 SF

REVISION	NO.
REVISED	
REVISED	
REVISED	

CONSULTANT:

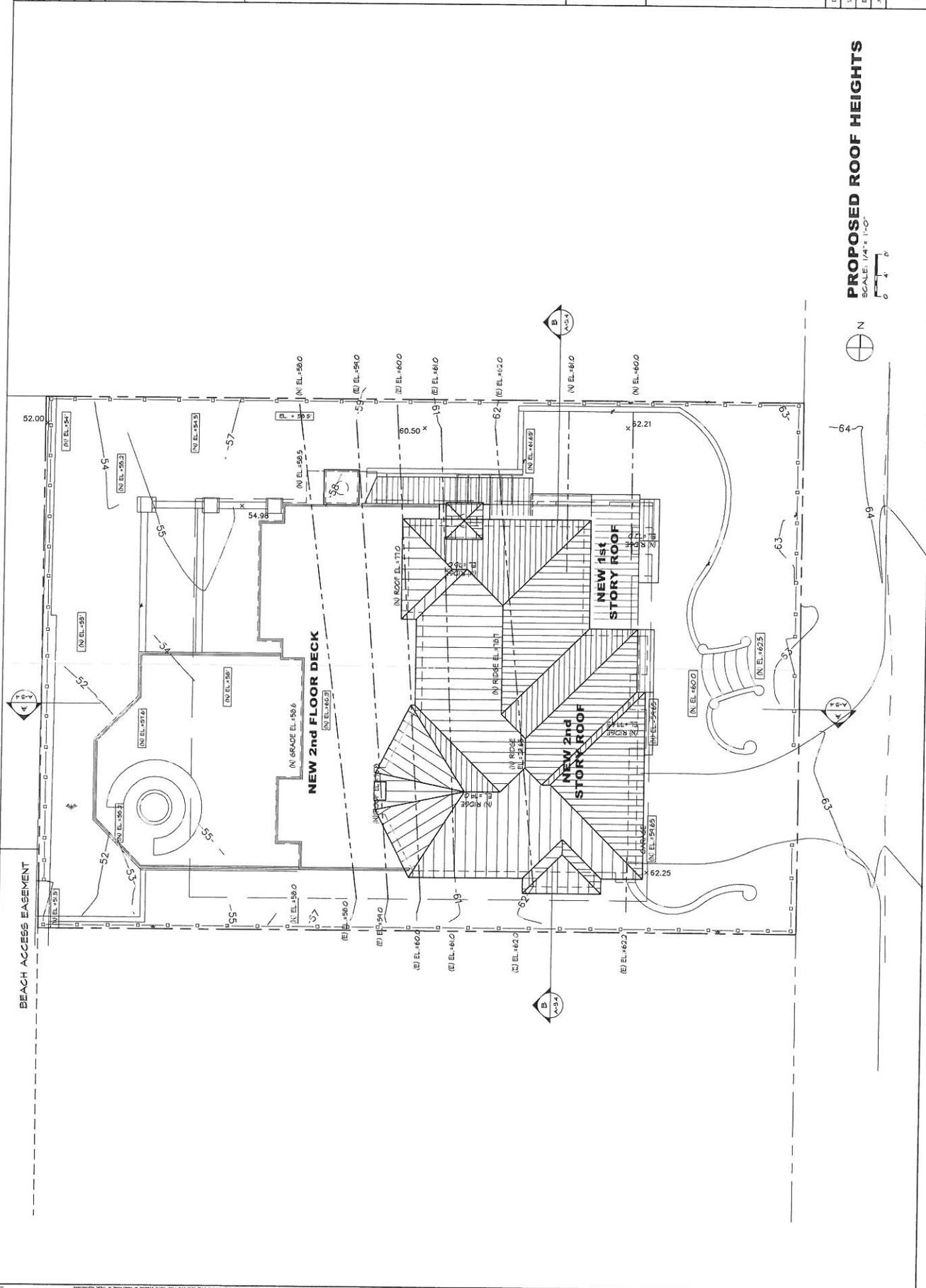
ERIC MILLER ARCHITECTS, INC.
 157 GRAND 5416 106 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

PROPOSED ROOF HEIGHTS
 DATE: 6/24/16
 SCALE: 1/4" = 1'-0"
 DRAWN: G.H. BROW
 CHECKED: J.H. BROW
 SHEET NUMBER: 1434

A-2.5
 SHEET 03

PROPOSED ROOF HEIGHTS



ALL OF THESE DRAWINGS AND SPECIFICATIONS ARE HEREBY CERTIFIED TO BE CORRECT BY THE ARCHITECT AND ENGINEER SIGNING THEREON. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT.

REVISION	NO.
REVISED	1
REVISED	2
REVISED	3
REVISED	4

DATE: 02/24/16
 SCALE: 1/4" = 1'-0"
 DRAWN: C.A. BRY
 DATE: 1/25/16
 DRAWN: 1/25/16

JOB NAME: Chadwick Residence
 20015 N. 10th Avenue
 Campbell, CA 95008
 A.P.N. 010-012-026-000

ERIC MILLER ARCHITECTS, INC.
 157 GRAND WALK 108
 PACIFIC GROVE, CA 93950
 PHONE (818) 575-0118 • FAX (818) 575-0960 • WEB: WWW.ERICMILLERARCHITECTS.COM

ARCHITECT

CONSULTANT:

EXTERIOR ELEVATIONS

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

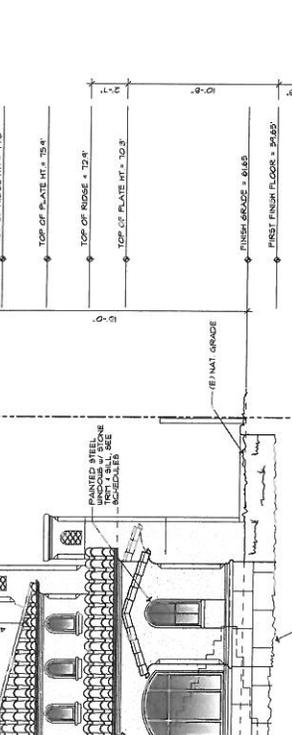
1/4" = 1'-0"

1/4" = 1'-0"

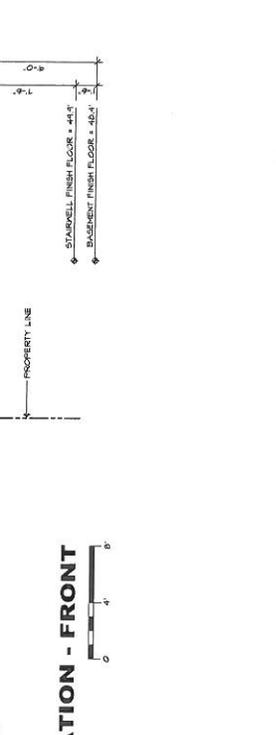
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"



EXTERIOR EAST ELEVATION - FRONT
 SCALE: 1/4" = 1'-0"



EXTERIOR NORTH ELEVATION - SIDE
 SCALE: 1/4" = 1'-0"

REVISION	No.
2/11/18	1
2/11/18	2
2/11/18	3

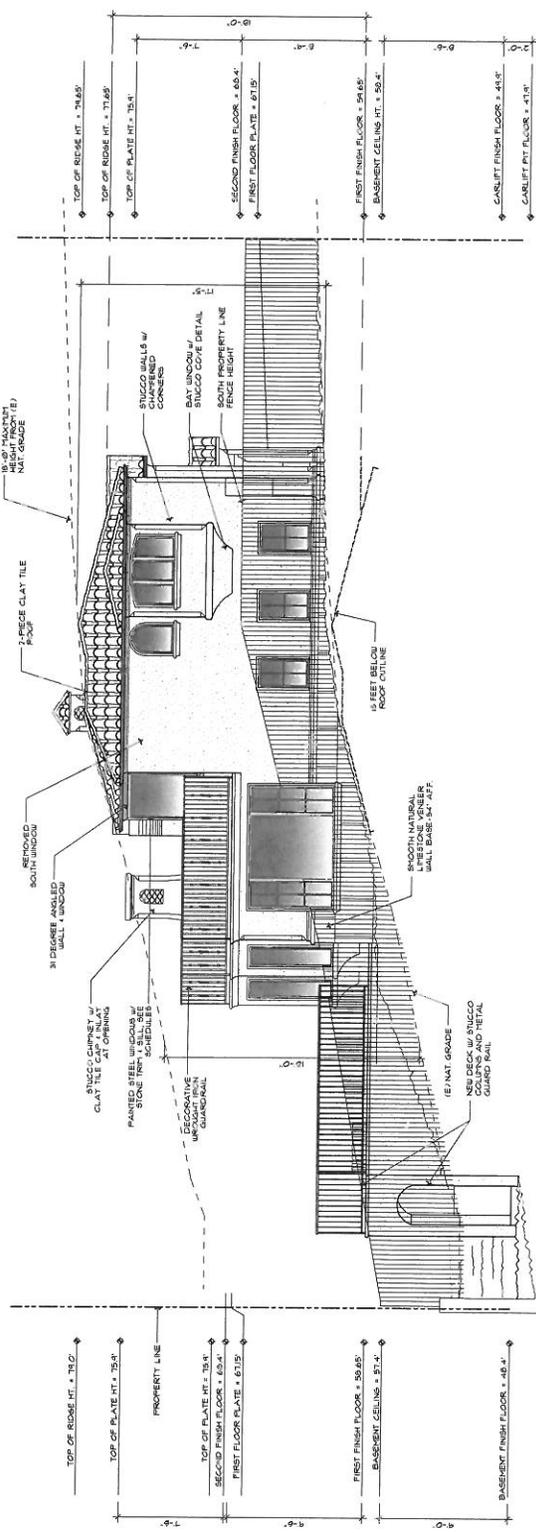
CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE, PACIFIC GROVE, CA 93950
 PHONE (805) 772-1410 FAX (805) 772-2240 • WEB: WWW.ERICMILLERARCHITECTS.COM

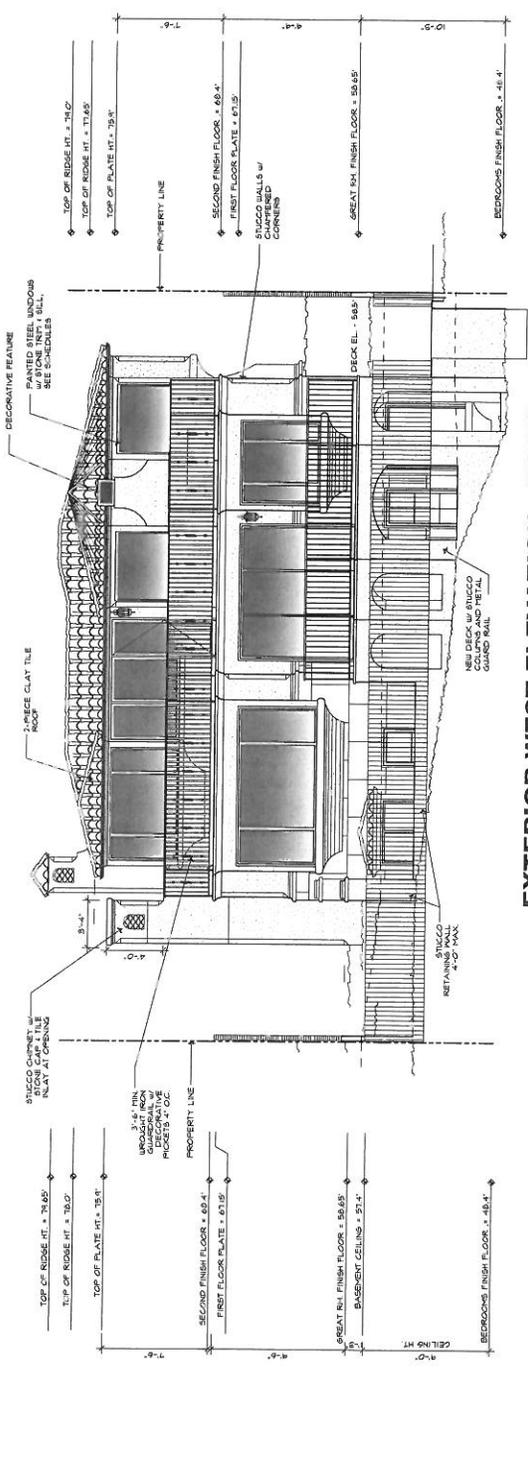
ARCHITECT

EXTERIOR ELEVATIONS
 CHADICK RESIDENCE
 3000 N. AVENUE
 CARMEL, CA 93923
 A.P.N. 010-312-026-000

DATE: 6/24/16
 SCALE: 1/4" = 1'-0"
 DRAWN: C.M. BERRY
 A.S. NUMBER: 1454
 SHEET OF: A-3.2



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



EXTERIOR WEST ELEVATION - BACK
 SCALE: 1/4" = 1'-0"

ALL WORK SHOWN ON THESE PLANS IS TO BE CONSIDERED AS A GENERAL INDICATION OF THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES.

REVISION	No.
REVISED	1
REVISED	2
REVISED	3
REVISED	4
REVISED	5

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
 157 GRAND PACIFIC GROVE, CA 93950
 PHONE (831) 321-0410 • FAX (831) 321-7940 • WEB: www.ericmillerarchitects.com

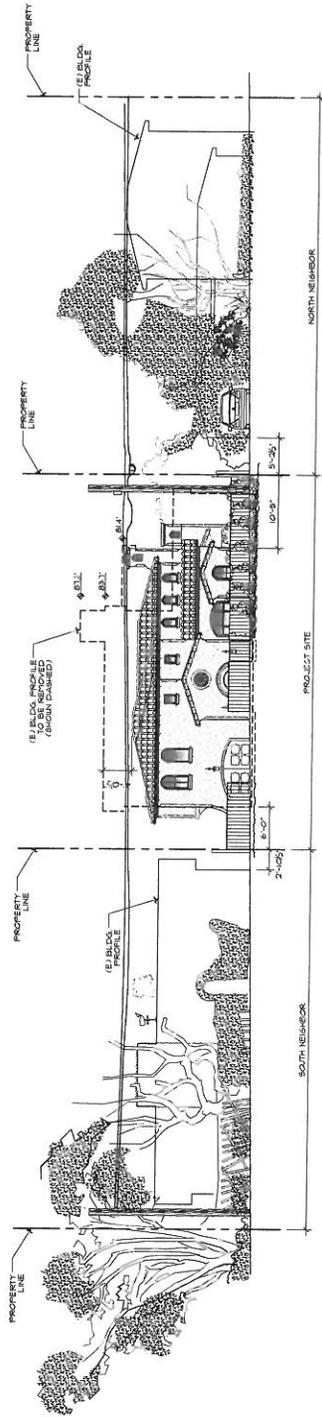
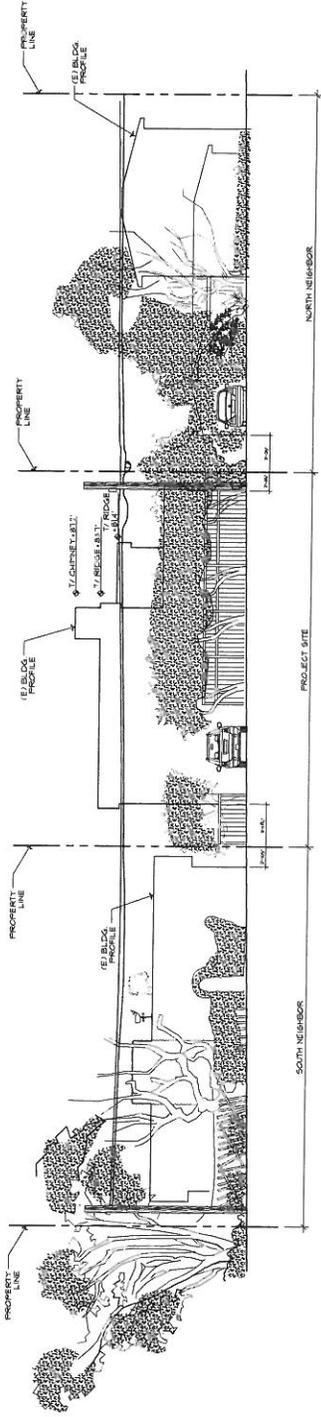
ARCHITECT

STREET ELEVATION

Chadwick Residence
 Scenic 2 NW of 8th Avenue
 Carmel, CA 93923
 A.P.N. 010-812-026-000

DATE: 6/24/16
 SCALE: 1/8" = 1'-0"
 DRAWN: C.M. BRYN
 JOB NUMBER: 14334

A-3.3
 SHEET OF



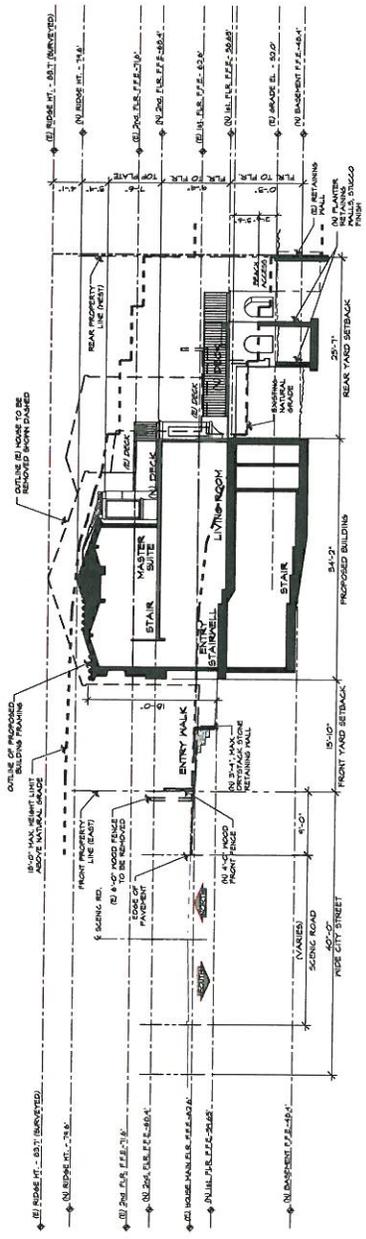
REVISION	NO.
REVISED	1
REVISED	2
REVISED	3

DATE	6/24/16
SCALE	1/8" = 1'-0"
DRAWN	C.H. BORN
JOB NUMBER	14.54

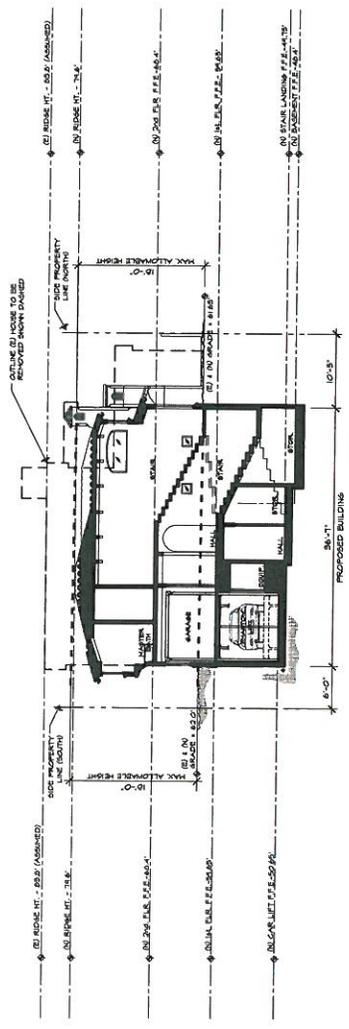
ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 157 GRAND AVENUE, SUITE 108
 PACIFIC GROVE, CA 93950
 PHONE (831) 975-0410 • FAX (831) 975-7840 • WEB: WWW.ERICMILLERARCHITECTS.COM

BUILDING SITE SECTIONS
 JOB NAME: Chadwick Residence
 3 NW 61st Avenue
 Campbell, CA 95023
 A.P.N. 010-312-026-000

A-3.4
 SHEET OF



SITE SECTION A
 SCALE: 1/8" = 1'-0"



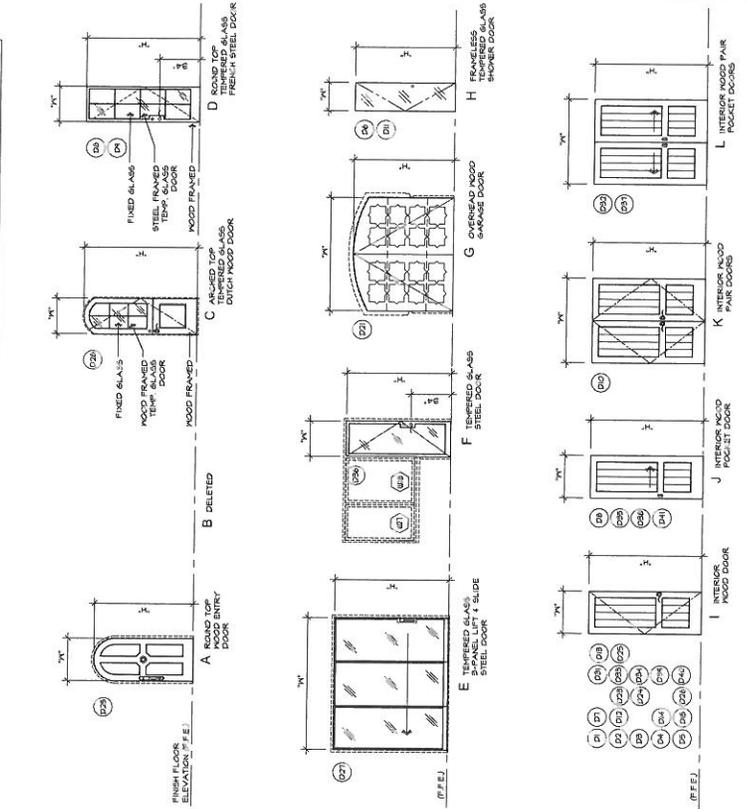
SITE SECTION B
 SCALE: 1/8" = 1'-0"

ALL USE OF THIS DRAWING AND INFORMATION IS RESTRICTED TO THE PROJECT AND THE CLIENT. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ERIC MILLER ARCHITECTS, INC. IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

DOOR NOTES

- ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED BELOW.
- SHALL BE 2'-0" X 8'-0" MINIMUM
- SHALL HAVE METALWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR
- THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR
- FINISH OF FRAME: 4-1/2" X 4-1/2" BUTTS ON ALL SIDES
- FINISH OF GLASS: 1/2" X 1/2" BUTTS ON ALL SIDES
- THE ENTRY TO ANY ROOM OR SPACE SHALL BE STAINLESS STEEL (S.S.) #304
- ALL INTERIOR PASSAGE DOORS TO BE 2'-0" X 8'-0" MINIMUM
- ALL INTERIOR PASSAGE DOORS TO BE 1-1/2" X 8'-0" MINIMUM
- ALL FIRE RATED DOORS SHALL HAVE FEMO SEALS OR EQUIVALENT SHAPE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING AND SELF-LATCHING
- EXTENSION PULLS SHALL BE WEATHER-RESISTANT
- ALL DOOR GLAZES TO BE SOLID CORE
- ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER G.S. SECTION 2107
- ALL HINGED SHOWER DOORS SHALL BE INSULATING GLASS UNITS WITH A FINISH OF POLYURETHANE OR GLASS BLOCK WITH AN INSULATING GLASS UNIT WITH A FINISH OF POLYURETHANE OR GLASS BLOCK WITH AN INSULATING GLASS UNIT WITH A FINISH OF POLYURETHANE
- REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA
- REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS NOT LESS THAN 8% OF ROOM CEILING VOLUME

DOOR TYPES



DOOR SCHEDULE

SCALE: 1/4" = 1'-0"



DOOR NO.	DOOR TYPE	SIZE	LOCATION	REMARKS	REVISIONS	THRESHOLD DETAIL	HEAD DETAIL	FRAME DETAIL	DOOR DETAIL	GLASS DETAIL	REMARKS
01	I	2'-0" x 8'-0"	GARAGE	WOOD SECTIONAL OVERHEAD GARAGE DOOR							
02	I	2'-6" x 7'-0"	Mechanical	FIRE-RATED DOOR SEE NOTE #6							
03	I	3'-0" x 7'-0"	ELEVATOR	FIRE-RATED DOOR SEE NOTE #6							
04	I	3'-0" x 7'-0"	STOPAGE	FIRE-RATED DOOR SEE NOTE #6							
05	I	3'-0" x 7'-0"	Mechanical	FIRE-RATED DOOR SEE NOTE #6							
06	I	2'-0" x 8'-0"	BATH #1	TEMPERED GLASS SHOWER DOOR SEE NOTE #10							
07	H	2'-0" x 7'-0"	BATH #2	TEMPERED GLASS SHOWER DOOR SEE NOTE #10							
08	D	2'-6" x 8'-0"	Bedroom #1	TEMPERED GLASS, WEATHER-STRIPPING							
09	D	2'-6" x 8'-0"	Bedroom #2	TEMPERED GLASS, WEATHER-STRIPPING							
10	K	5'-0" x 7'-0"	Bedroom #3	TEMPERED GLASS, WEATHER-STRIPPING							
11	I	2'-0" x 7'-0"	Bedroom #4	TEMPERED GLASS SHOWER DOOR SEE NOTE #10							
12	I	2'-0" x 8'-0"	BATH #3	TEMPERED GLASS SHOWER DOOR SEE NOTE #10							
13	I	2'-6" x 8'-0"	BATH #4	TEMPERED GLASS SHOWER DOOR SEE NOTE #10							
14	I	2'-6" x 8'-0"	BATH #5	TEMPERED GLASS SHOWER DOOR SEE NOTE #10							
15	I	2'-6" x 8'-0"	BATH #6	TEMPERED GLASS SHOWER DOOR SEE NOTE #10							
16	I	2'-6" x 8'-0"	GRAND SPACE	TEMPERED GLASS SHOWER DOOR SEE NOTE #10							
17	D	DELETED									
18	I	6'-0" x 7'-0"	GARAGE	WOOD SECTIONAL OVERHEAD GARAGE DOOR							
19	I	2'-6" x 7'-0"	Mechanical	FIRE-RATED DOOR SEE NOTE #6							
20	I	3'-0" x 7'-0"	ELEVATOR	FIRE-RATED DOOR SEE NOTE #6							
21	I	3'-0" x 7'-0"	ENTRY	FIRE-RATED DOOR SEE NOTE #6							
22	I	2'-0" x 8'-0"	POWER ROOM	TEMPERED GLASS, 3-PANEL LIFT AND SLIDE, WEATHER-STRIPPING							
23	E	11'-0" x 8'-0"	GREAT ROOM	TEMPERED GLASS, 3-PANEL LIFT AND SLIDE, WEATHER-STRIPPING							
24	C	2'-6" x 8'-0"	GREAT ROOM	TEMPERED GLASS, DITCH DOOR, WEATHER-STRIPPING							
25	I	3'-0" x 7'-0"	ELEVATOR								
26	L	3'-6" x 7'-0"	STAIRWELL								
27	I	2'-4" x 7'-0"	LAUNDRY	PAIR POCKET DOORS							
28	I	2'-0" x 7'-0"	MASTER CLOSET #1	POCKET DOOR							
29	F	2'-6" x 7'-0"	SITTING ROOM	TEMPERED GLASS, WEATHER-STRIPPING							
30	J	4'-0" x 7'-0"	MASTER BEDROOM	PAIR POCKET DOORS							
31	L	2'-0" x 7'-0"	MASTER BATHROOM	POCKET DOOR							
32	J	2'-0" x 7'-0"	MASTER TOILET #1	POCKET DOOR							
33	I	2'-0" x 7'-0"	MASTER CLOSET #2	POCKET DOOR							
34	J	2'-0" x 7'-0"	MASTER TOILET #2	POCKET DOOR							

REVISION	NO.

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 157 GRAND AVENUE, SUITE 105
 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7340 • WEB: WWW.ERICMILLERARCHITECTS.COM

MATERIAL SAMPLES
 JOB NAME: Chadwick Residence
 SCALE: 1/8" = 1'-0"
 DATE: 6/24/06
 DRAWN: C.M.H.
 JOB NUMBER: 14284

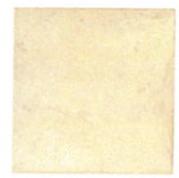
A-7.1
 SHEET OF



CLAY TILE
 ① CLAY TILE ROOF



② COPPER GUTTER & DOWNSPOUT



③ STUCCO - MEDIUM CAT FACE
 EXTERIOR COLORS



④ METAL WINDOWS & DOORS



⑤ WOOD - BROWN STAIN
 PAIR OF DOOR
 GARAGE DOOR



⑥ EXTERIOR STONE



⑦ DECK GUARD RAIL



LAMP - 25 MATT
 FINISH - BROWN RUST
 GLAZING - HEAVY SEEDY
 ⑧ EXTERIOR WALL SCONES



DRAIN COVER
 URBAN ACCESSORIES-01



TRENCH GRATE
 URBAN ACCESSORIES-01

⑨ DRAINAGE GRATES



CLAY TILE - FLAT LAY
 ⑩ CHIMNEY CAP TILES

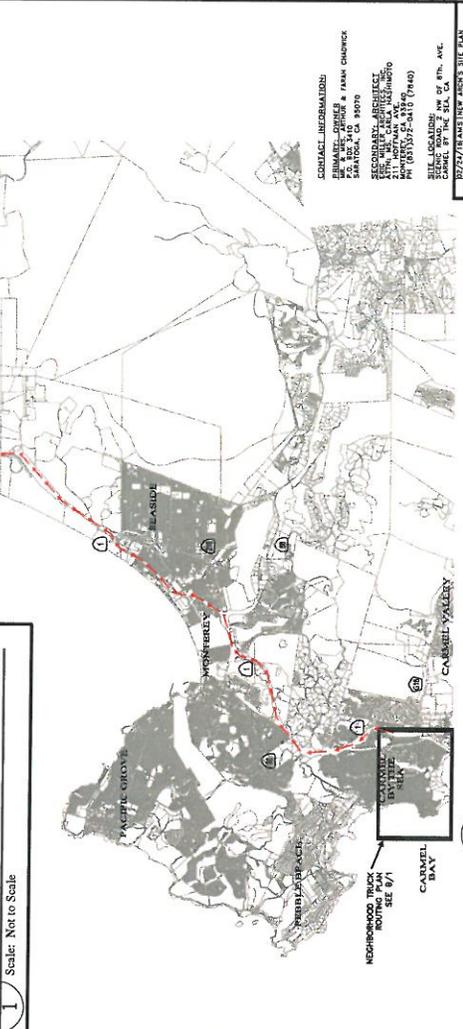
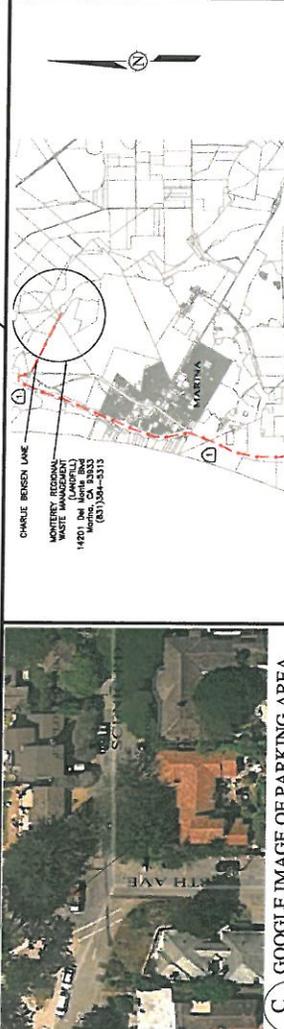
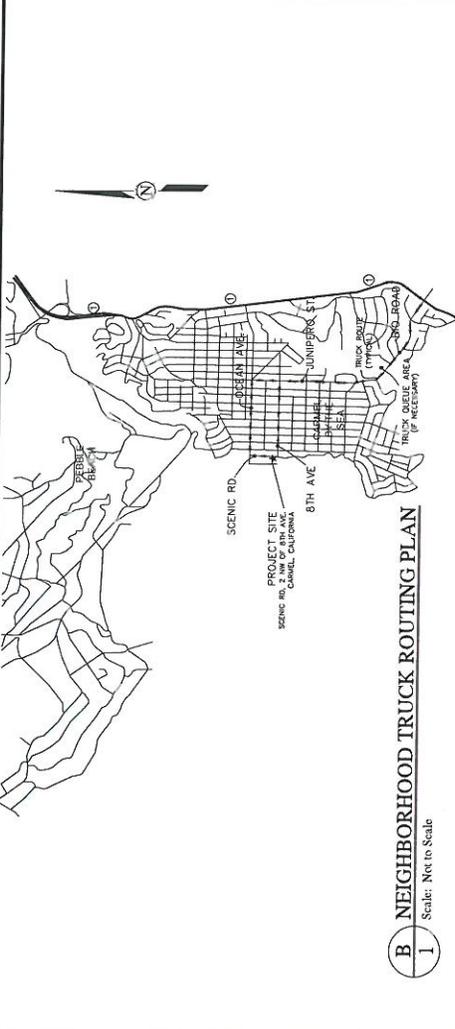


⑪ DRIVEWAY STONE PAVERS

⑫ -

FOR REFERENCE ONLY

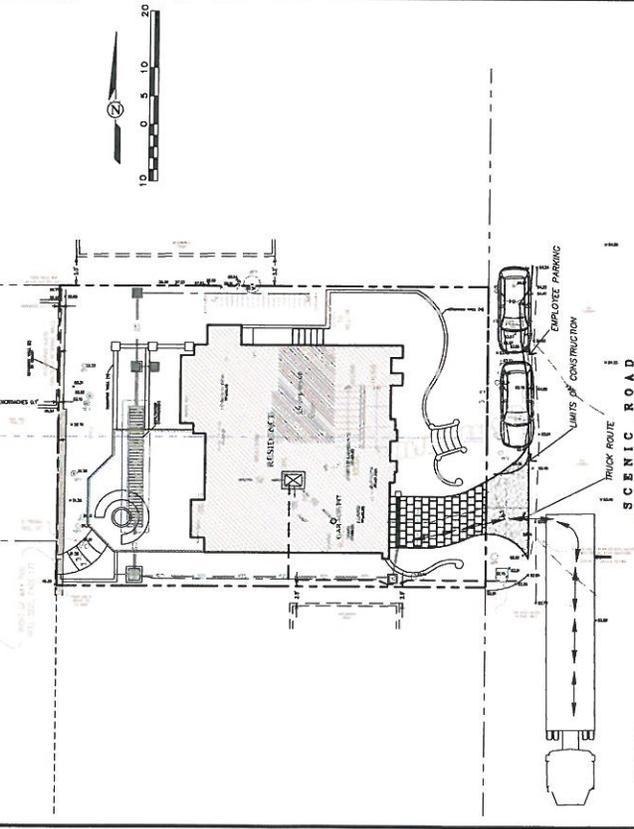
THIS SET OF DRAWINGS AND SPECIFICATIONS IS SOLELY FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON.



CONTACT INFORMATION:
 LANDSET ENGINEERS, INC.
 1000 S. BASCOM AVENUE, SUITE 200
 SAN JOSE, CA 95128

SECONDARY ARCHITECT:
 ARTHUR & FARM CHADWICK
 1000 S. BASCOM AVENUE, SUITE 200
 SAN JOSE, CA 95128

SCALE: AS SHOWN
 DATE: JULY 2015
 JOB NO. 1488-D
 SHEET 1
 OF 1 SHEETS



TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	20	5
GRADING & SOIL REMOVAL (EXPORT)	65	13
ENGINEERING MATERIALS (IMPORT)	15	5
TOTALS	113	26

NOTES:

1. TRUCK TRIP QUANTITIES PER 2014 ENGINEERING PLAN BY LANDSET ENGINEERS, INC. (1/17/14).

2. CONSTRUCTION STAGING AREAS SHALL BE USED FOR MATERIAL STORAGE AND EQUIPMENT STAGING. EXISTING DRIVEWAYS SHALL BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA. PERFORMANCE GRADING, CONSTRUCTION STRUCTURE ADDITIONS, AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE USED FOR MATERIAL STORAGE AND EQUIPMENT STAGING.

3. EXISTING DRIVEWAYS ARE TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

4. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTE:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 TRUCKS PER DAY FOR UNLOADING WITH AN AVERAGE OF 5 TRUCKS LOADED PER DAY. TRUCKS SHALL BE TRUCKS WITH A MAXIMUM GROSS WEIGHT OF 80,000 LBS. TRUCKS SHALL BE TRUCKS WITH A MAXIMUM GROSS WEIGHT OF 80,000 LBS. TRUCKS SHALL BE TRUCKS WITH A MAXIMUM GROSS WEIGHT OF 80,000 LBS.

2. TRUCKS SHALL BE TRUCKS WITH A MAXIMUM GROSS WEIGHT OF 80,000 LBS. TRUCKS SHALL BE TRUCKS WITH A MAXIMUM GROSS WEIGHT OF 80,000 LBS. TRUCKS SHALL BE TRUCKS WITH A MAXIMUM GROSS WEIGHT OF 80,000 LBS.

3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 20 WORKING DAYS. 4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE USAGE BETWEEN 40 & 80 CUBIC YARDS.

5. HOURS OF OPERATION: 8:00 A.M. - 4:30 P.M.

6. PERMITTED PERMITS: PROJECTED START DATE IS 1 JUNE 2015. TOTAL PERMIT DURATION IS APPROXIMATELY 12 MONTHS.

FENCING (ESA) DETAIL:

1. FENCING SHALL BE INSTALLED AT ALL CONSTRUCTION SITES WITHIN THE LIMITS OF CONSTRUCTION. ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE FENCING LIMITS. FENCING SHALL BE INSTALLED AT ALL CONSTRUCTION SITES WITHIN THE LIMITS OF CONSTRUCTION. ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE FENCING LIMITS.



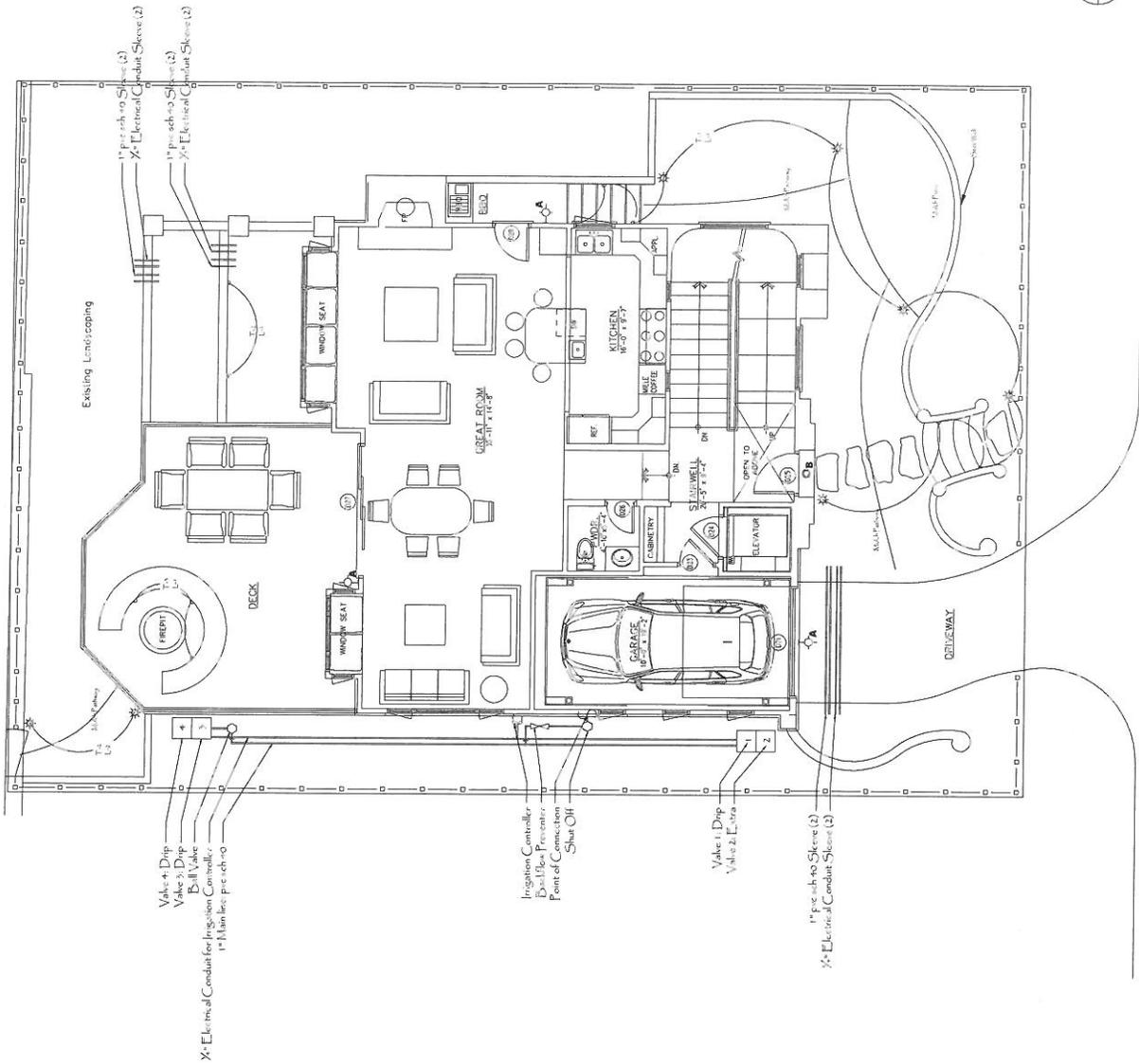
Michelle Comcau
Landscape Design
&
Installation
P.O. Box 1325
Carmel, CA 95021
Phone: 831.921.1111
Fax: 831.921.1105
mcau@nichellecomcau.com

Chadwick Residence
Scene 2 NW of 8th Avenue
Carmel-by-the-Sea, CA 95023
APN: 010-012-026-003

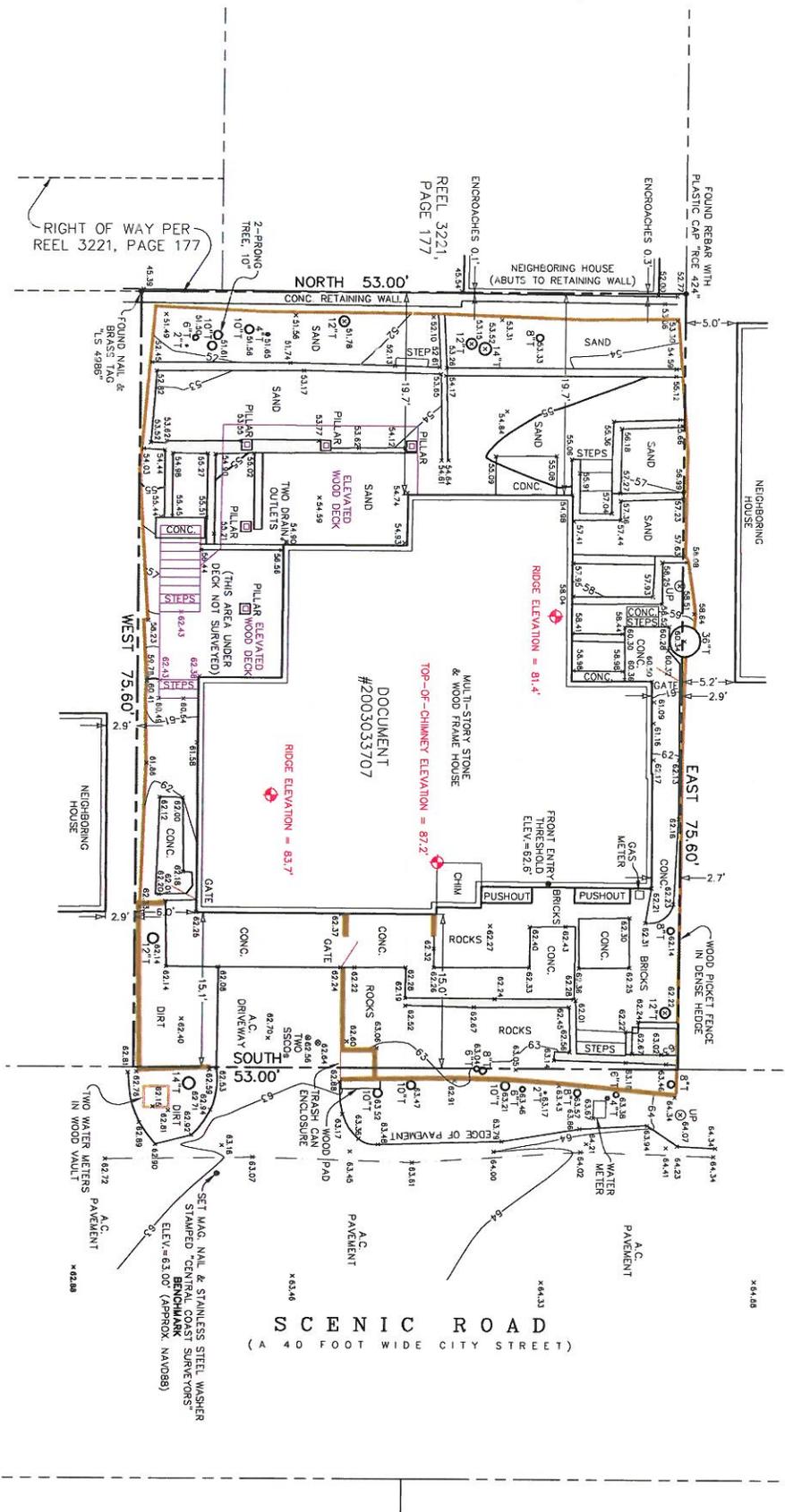
Landscape Plan Proposed For

Sheet Title:
Lighting & Irrigation
Plan
Date: 3.22.16
Scale: 1/8" = 1'-0"
Drawn By: GJM
Reviewed:

Sheet: L-1
of 3



SCALE: 1" = 8'



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
2. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM THAT APPROXIMATES THE NORTH-AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A SET MAG. NAIL & SCREW, STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE PAVEMENT OF SCENIC ROAD, AS SHOWN.
3. CONTOUR INTERVAL = ONE FOOT.
4. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 2" ARE NOT SHOWN.

LEGEND:

- SSCO SANITARY SEWER CLEANOUT
- UP UTILITY POLE
- DENOTES ELEVATED WOOD DECK
- DENOTES A WOOD FENCE
- DENOTES A WOOD RETAINING WALL EXCEPT AS SHOWN.



TOPOGRAPHIC MAP

OF A PORTION OF
 LOTS NUMBERED 10 AND 11 AS SHOWN ON "MAP OF
 ADDITION No. 8, CARMEL BY THE SEA" FILED IN
 VOLUME 3, "CITIES & TOWNS", PAGE 19
 AS DESCRIBED IN DOCUMENT #2003033707
 OFFICIAL RECORDS OF MONTEREY COUNTY

PREPARED FOR
Art & Farah Chadwick

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA
 B Y
CENTRAL COAST SURVEYORS
 5 HARRIS COURT, SUITE N-11
 MONTEREY, CALIFORNIA 93940
 Phone: (831) 394-4930
 Fax: (831) 394-4931

SCALE: 1" = 8'
 JOB No. 14-93 NOVEMBER 2014
 PREPARED BY: DRZ

Planning Commission
Community Planning and Building Department
Post Office Drawer G
Carmel - by-the-Sea, CA 93921.

Dear Planning Commission Members,

My name is Joseph A Murphy. It is my pleasure to write you in support of the planned Chadwick house on Scenic Rd, 2 NW of 8th. I know Farah and Art and I think they will be good neighbors. They are the kind of people we need in Carmel, they are people who care about family and about the community.

I grew up in Carmel and I now own our family home at Camino Real, 3 SE of Ocean Ave. As a boy I enjoyed the freedom to roam the streets of Carmel at will, secure in the knowledge all our neighbors watched over me, my siblings, and my friends to make sure we were safe. This neighborly corporation is one of the many things about Carmel I think is important to sustaining a community spirt. I know Farah and Art will make a positive contribution to our community.

In conclusion, I fully support the planned Chadwick house project on Scenic Rd, 2 NW of 8th. I think Farah and Art are the kind of people we want as neighbors and as members of our community.

Sincerely,



Joseph A murphy

RECEIVED

JUL 05 2016

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

RECEIVED

JUL 05 2016

City of Carmel-by-the-Sea 369
Planning & Building Dept.



**COMMUNITY PLANNING & BUILDING DEPARTMENT
CITY OF CARMEL-BY-THE-SEA**

July 12, 2016

TO: Mayor Dallas and Council Members
FROM: Marc Wiener, Interim Community Planning & Building Director
SUBJECT: AB 1157- Carmel Sands Appeal

The applicant has requested that this item be continued to the August 2, 2016 Council meeting.