CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
SPECIAL MEETING AGENDA

Special Meeting
City Hall
East side of Monte Verde Street
Between Ocean & Seventh Avenues

November 15, 2012
Thursday
Tour – 1:00 p.m.
Meeting – 1:30 p.m.

I. CALL TO ORDER AND ROLL CALL

Commissioners: Steve Dallas
Don Goodhue
Keith Paterson
Michael LePage, Vice-chair
Janet Reimers, Chair

II. TOUR OF INSPECTION

Shortly after 1:00 p.m. the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **1:30 p.m.** or as soon thereafter as possible.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

V. ANNOUNCEMENTS/EXTRAORDINARY BUSIN ESS

VI. APPEARANCES

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as otherwise established by the Commission. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

VII. ADMINISTRATION

3 1. Discuss Job Description for Planning & Building Services Manager.

VIII. PUBLIC HEARINGS

9 1. MP 12-1 City of Carmel SW Scenic & Santa Lucia	Consideration of Design Review and Coastal Development Permit applications for the construction of a public restroom located in the Park (P-2), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) Districts.
21 2. MP 11-9 City of Carmel/Carmel Garden Club NW Ocean & San Antonio	Consideration of an amendment to Design Review and Coastal Development Permit approvals for a habitat restoration landscape plan and the installation of three benches and an interpretative sign for a portion of the North Dunes of Carmel Beach.

IX. ADJOURNMENT

The next meeting of the Planning Commission will be:

▶ Regular Meeting – Wednesday, December 12, 2012 at 4:00 p.m.

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. Carmel-by-the-Sea City Hall is an accessible facility. The City of Carmel-by-the-Sea telecommunications device for the Deaf/Speech Impaired (T.D.D.) Number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the Administrative Coordinator. If you need assistance, please advise Leslie Fenton what item you would like to comment on and the microphone will be brought to you.

NO AGENDA ITEM WILL BE CONSIDERED AFTER 8:00 P.M. UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE PLANNING COMMISSION. ANY AGENDA ITEMS NOT CONSIDERED AT THE MEETING WILL BE CONTINUED TO A FUTURE DATE AS DETERMINED BY THE COMMISSION.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning & Building Department located in City Hall, E/s Monte Verde between Ocean & 7th Avenues, during normal business hours.

CITY OF CARMEL-BY-THE-SEA

COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR

Definition:

This is an at-will leadership position reporting directly to the City Administrator. The position is responsible for leading, planning, directing, managing, and overseeing the activities and operations of the Community Planning and Development Department which includes planning, building inspection code compliance/enforcement programs and services and to coordinate assigned activities with other City departments and outside agencies. The Community Planning and Development Director is a leadership position that upholds the City's values of accountability, customer service, efficiency and innovation; and provides highly responsible leadership and complex administrative support to the City Administrator.

Distinguishing Characteristics:

This position reports to the City Administrator and is responsible for leading and managing all facets of the Community Planning and Development Department. The incumbent is expected to exercise independent judgment, wisdom, common sense, and initiative in establishing efficient and effective departmental operations consistent with City Council policies and administrative guidelines established by the City Administrator. The incumbent is a key member of the City's management team and participates actively in addressing issues of concern to the City. The classification is distinguished from the next higher classification of City Administrator in that the latter has overall responsibility for administrating the City's operations.

Supervision Received/Exercised

Receives administrative direction from the City Administrator. Exercises direct and indirect supervision over management, supervisory, professional, technical, and administrative support staff.

Examples of Important and Essential Duties: *(included but are not limited to the following)*

Assumes full management responsibility for all Community Planning and Development Department services and activities including planning, building inspection, code compliance/enforcement programs and services; administers land use; zoning; and design regulations and requirements.

Leads/Manages the development and implementation of Community Planning and Development Department goals, objectives, policies, and priorities for each assigned service area; establishes, within City policy, appropriate service and staffing levels; allocate resources accordingly.

Administers all land use and design regulations consistent with the City's General Plan and Municipal Code.

Continuously monitors and evaluates the efficiency and effectiveness of service delivery methods and procedures; assess and monitor work load, administrative and support systems, and internal reporting relationships; identifies opportunities for improvement; directs the implementation of changes.

Represents the Community Planning and Development Department to other City departments, elected officials and outside agencies; explains and interprets the Community Planning and Development Department programs, policies, and activities; negotiates and resolves sensitive, significant, and controversial issues.

Serves as a resource for other departments and groups including the City Administrator, City Attorney, the City Council, the Planning Commission, the Historic Resources Board and other committees; prepares and presents staff reports and other necessary correspondence.

Selects, trains, motivates, and evaluates Community Planning and Development Department personnel; provides or coordinates staff training; work with employees to correct deficiencies.

Plans, directs, and coordinates the Community Planning and Development Department's work plan, meets with management staff to identify and resolve problems; assigns projects and programmatic areas of responsibility; reviews and evaluates work methods and procedures.

Oversees and manages the Building and Safety, consulting Planning, and other service contracts; ensures services are provided as required.

Coordinates Community Planning and Development Department activities with those of other departments and outside agencies and organizations.

Provides staff assistance to the City Administrator and City Council; prepares and presents staff reports and other necessary correspondence.

Manages and participates in the development and administration of the Community Planning and Development Department budget; directs the forecast of additional funds needed for staffing, equipment, materials, and supplies; direct the monitoring of and approve expenditures; directs the preparation of, and implementation of budgetary adjustments as necessary. Monitors planning services fee schedule and recommends amendments to the City Administrator.

Coordinates the planning activities of the department to ensure a smooth workflow between the planning function and the building permitting and inspection functions of the Department. Supervises the review of building plans by planning staff to ensure conformance with Zoning code provisions and consistency with local planning documents and design/land use decisions.

Conducts a variety of organizational studies, investigations, and operational studies; recommends modifications to Community Planning and Development programs, work plans, policies, and procedures as appropriate.

Monitors the architectural and engineering work on all community development projects to ensure they conform to the City's general plan and housing program.

Identifies opportunities for improving the City's economic base and provides professional advice and assistance to business groups, property owners and developers on strategies for community development.

Supervises and performs technical analysis and interpretation of pertinent community, demographic, and physical data relating to community revitalization.

Participates on a variety of boards and commissions; attends and participates in professional group meetings; stays abreast of new trends and innovations in the field of community development, planning, and housing.

Confers with contractors, engineers, developers, architects, a variety of agencies and the general public in acquiring information and coordinating planning, zoning, sub-division, building, environmental, and related matters.

Plans, directs and coordinates the enforcement of laws and codes governing the construction of new buildings or the alteration of existing structures; supervise the review of building plans to ensure conformance with code provisions and consistency with local planning documents and design and land design use decisions.

Establishes priorities and organize studies for planning documents including Zoning Code, General Plan, Coastal Plan, and other planning activities.

Keeps abreast of current planning principles and practices, technology, regulations and literature that apply to City planning projects.

Administers processes related to the California Environmental Quality Act.

Attends various City, Council, staff, and community meetings as required.

Responds to and resolves difficult and sensitive inquiries and complaints.

Sets the vision, mission, priorities, goals, business objectives and values for the department consistent with and stemming from those set by the City Administrator and City Council for the entire City.

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

Education and/or Experience:

Any combination of education and experience that would provide the required skills, knowledge and abilities necessary for the Community Planning and Development Director.

Knowledge/Abilities/Skills: (*the following are a representative sample of KAS's necessary to perform essential duties of the position).*

Knowledge of:

Operational characteristics, services, and activities of a comprehensive community development and building services program.

Organization and management practices as applied to the analysis and evaluation of community development programs, policies, and operational needs.

State environmental provisions related to community development.

Modern and complex principles and practices of community development and administration.

Principles and practices of public relations.

Planning theory, principles and practices and their application to a wide variety of planning projects.

Advanced principles and practices of municipal budget preparation and administration.

Principles of supervision, training, and performance evaluation.

Recent developments, current literature, pertinent Federal, State, and local laws, codes, and regulations pertaining to General Plan, Coastal Plans, environmental matters, design , zoning and land division related to planning and building inspection.

Principles and practices of municipal planning.

Financial acumen.

Principles and practices related to contemporary planning issues and technology.

Safe driving principles and practices.

Skill to:

Operate modern office equipment including computer equipment and software.

Operate a motor vehicle safely.

Ability to:

Provide administrative and professional leadership and direction for the Community Planning and Development Department.

Develop, implement, and administer goals, objectives, and procedures for providing effective and efficient community development services.

Plan, organize, direct, and coordinate the work of management, supervisory, professional, technical, and administrative support personnel; delegate authority and responsibility.

Interpret and explain City community development policies and procedures.

Select, supervise, train, and evaluate staff.

Identify and respond to community and City Council issues, concerns, and needs.

Research, analyze, and evaluate new service delivery methods, procedures, and techniques.

Prepare clear and concise administrative and financial reports.

Provide administrative and professional leadership and direction for the Department.

Analyze problems, identify alternative solutions, project consequences of proposed actions, and implement recommendations in support of community development goals.

Communicate clearly and concisely, both orally and in writing.

Prepare and administer large and complex budgets; allocate limited resources in a cost effective manner.

Interpret and apply the policies, procedures, laws, codes, and regulations pertaining to community development programs and functions.

Establish, maintain, and foster positive and harmonious working relationships with those contacted in the course of work.

Select, supervise, train and evaluate staff.

Align projects and initiatives with City goals, values and direction.

Identify and respond to community, City Administrator, City Council and Planning Commission issues, concerns and needs.

License or Certificate:

Possession of, or must 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; ability to travel to different sites and locations.

Effective Date: November, 2012

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

MEETING DATE: 15 November 2012 BLOCK: N/A LOT: N/A

FIRST HEARING: 2/28/12 CONTINUED FROM: 7/11/12

ITEM NO: MP 12-1 APPLICANT: City of Carmel
STREAMLINING DEADLINE: N/A

SUBJECT:

Consideration of Design Review and Coastal Development Permit applications for the construction of a public restroom located in the Park (P-2), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) districts.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION: ZONING:

Scenic and Santa Lucia P-2, AS, BR

ISSUES:

1. Is the project consistent with the City's planning documents and the City Council's direction?

OPTIONS:

1. Approve the application.
2. Approve the application with special conditions.
3. Continue the application.
4. Deny the application.

RECOMMENDATION:

Option #2 (Approve the application with special conditions.)

ATTACHMENTS:

1. Staff Report dated 15 November 2012.
2. Application Materials.

STAFF CONTACT: Marc Wiener, Associate Planner

CITY OF CARMEL-BY-THE-SEA

STAFF REPORT

TO: CHAIR REIMERS AND PLANNING COMMISSIONERS

FROM: MARC WIENER, ASSOCIATE PLANNER

DATE: 15 NOVEMBER 2012

SUBJECT: CONSIDERATION OF DESIGN REVIEW AND COASTAL DEVELOPMENT PERMIT APPLICATIONS FOR THE CONSTRUCTION OF A PUBLIC RESTROOM LOCATED IN THE PARK (P-2), ARCHAEOLOGICAL SIGNIFICANCE OVERLAY (AS) AND BEACH AND RIPARIAN OVERLAY (BR) DISTRICTS.

BACKGROUND

Carmel Beach is a highly popular visitor destination and is world renowned for its scenic beauty. The Scenic Blufftop Pathway offers a unique pedestrian experience as it meanders along the beach bluffs. The pathway is heavily used, providing a complementary experience to the sandy beach.

Temporary restrooms were installed near the intersection of Scenic Road and Santa Lucia Avenue in 1986. In 2002 the City hired Carver and Schicketanz to evaluate two different sites for new beach restrooms on Scenic Drive, one at 10th Avenue and one at 13th Avenue. Both locations presented challenges and were never pursued. In 2009 the City again hired Carver and Schicketanz to begin design work for a restroom at the Santa Lucia location. In 2011 the City Council authorized the funds to complete design work for this facility.

On 28 February 2012 the Planning Commission reviewed conceptual plans for this project and made recommendations to the City Council. On 6 March 2012 the Council reviewed the recommendations from the Planning Commission and provided direction to the architect on the completion of the plans. On 13 June 2012 the Planning Commission issued Design Review and Coastal Development permits for the project. However, on 11 July 2012 the Commission rescinded its approvals and provided new direction to staff. The City also had received several letters of opposition to the restrooms.

On 6 August 2012 the City Council held a joint workshop with the Planning Commission to agree upon direction for the completion of the restroom plans. The Council gave specific direction that is outlined in the "evaluation" section of the report.

PROJECT DESCRIPTION

The City is proposing to replace the three existing temporary bathrooms near the corner of Scenic and Santa Lucia with a permanent restroom facility that includes the following:

- Two ADA compliant restroom stalls;
- Two exterior wash basins;
- A mechanical/janitor's closet;
- A green roof;
- A combination of a stone veneer and concrete on the exterior;
- A free standing wall in front of the restrooms that will limit the building's visibility from the beach; and
- A water fountain.

EVALUATION

Council Direction: Below is a summary of the direction given by the City Council on 6 August 2012 followed by a brief response on how the direction has been addressed.

1. *Architect has discretion on locating the building on the site. Options include pushing the structure south or further east into the grade.*

Response: The building has been relocated further south and east into the grade as directed by the Council.

2. *The structure should be discreet and blend into the site.*

Response: The structure has been reduced in size by 116 square feet and the total area of disturbance has been reduced by 871 square feet. The stone veneer is designed to match the stone on the adjacent sea walls and will allow the structure to blend into the site. The structure is also nestled into the tree canopy, reducing its visibility both from the beach and from Scenic Road.

3. *Size of the structure should be reduced by eliminating the entry rooms.*

Response: The entry rooms have been eliminated.

4. *Height should be kept as low as possible. Keep floor near proposed level.*

Response: The ridge height no longer projects above the sight line of pedestrians on the Beach Bluff Pathway. The height of the building maintains existing views from both pedestrians and neighboring residents of the beach and the point. By pushing the

structure further east, the finished floor level was able to be raised slightly, thus reducing potential impacts from wave run-up that had been raised previously.

5. *Try to maintain trees, but option is available to remove trees if it helps achieve other design objectives.*

Response: While some tree limbs may need to be trimmed, all trees will be retained with the current proposal.

6. *Reduce size of janitor/mechanical room.*

Response: The janitor/mechanical room has been reduced in size and moved from the northern side of the building to the southern side, reducing its visibility from Scenic Road.

7. *Include no more than two ADA compliant restrooms, one male, one female.*

Response: Two ADA compliant restrooms are proposed.

8. *Minimize visibility of building elements (i.e. doors and windows).*

Response: The proposed design minimizes the visibility of the windows in doors of the building. The curved design allows the doors and windows to be hidden behind the structural walls and the free standing wall also limits the visibility of the building.

9. *No interior Sink, no shower, no skylights or solar panels and maintain baby changing tables.*

Response: There are two exterior sinks, no shower and no skylights or solar panels proposed. Baby changing tables are included in each restroom.

General Plan: The City's General Plan contains numerous polices regarding maintaining and enhancing access and recreational opportunities in this area. Goal G4-3 of the General Plan encourages the City to provide adequate facilities to serve the needs of the public along the beach. Policy P4-41 states, "*Retain the current second restroom facility at Santa Lucia Avenue until it can be replaced by a permanent site.*"

The proposed project will implement Policy P4-41 of the General Plan and be consistent with policies encouraging the provision of facilities to serve public needs. The structure has been designed to blend with the natural surroundings and to limit visual impacts on neighboring properties.

Zoning: The primary zoning for this project is Improved Parkland (P-2). According to CMC Section 17.18.010 the purpose of this zone is to provide appropriately located areas for recreation and recreational facilities. The proposed use is a permitted use in the zone.

CMC Section 17.20.160 indicates that structures in the Beach and Riparian District *"shall be sited and designed to protect public views to and along the ocean and scenic coastal areas..."* During the previous Planning Commission meetings, some concerns have been expressed by residents and neighboring property owners that the project impacted both public and private views of the beach and the point.

The revised design does not significantly impact any public views of the ocean or of scenic coastal areas. The design will allow views over the structure to the beach as demonstrated in the sections provided in the plans. The design is also extremely sensitive to views from neighboring properties and a substantial improvement over the previous design.

Water: The City has been working with CalAm Water and the Monterey Peninsula Water Management District on obtaining a will-serve letter for the water usage of the restrooms. Both organizations are in support of the water service needed for the proposed project. Staff notes that there is an existing water meter at the subject location that will be used for the restrooms.

RECOMMENDATION

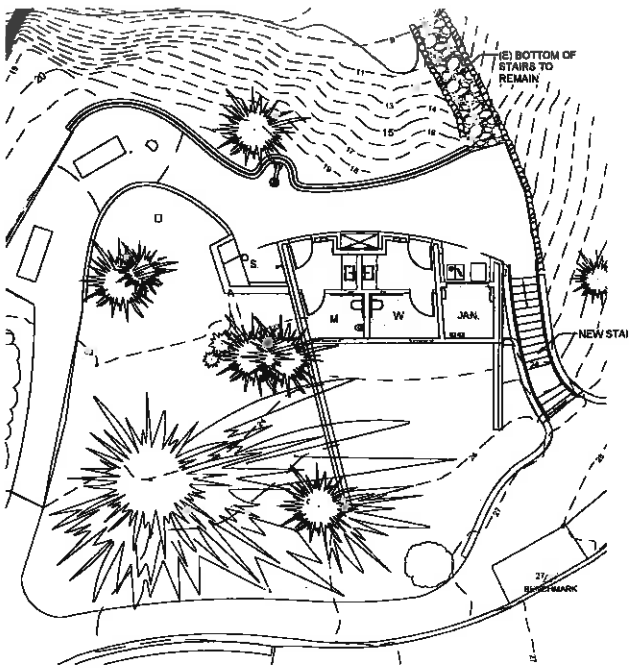
Approve the Design Review and Coastal Development Permit applications with the attached findings and conditions.

SPECIAL CONDITIONS

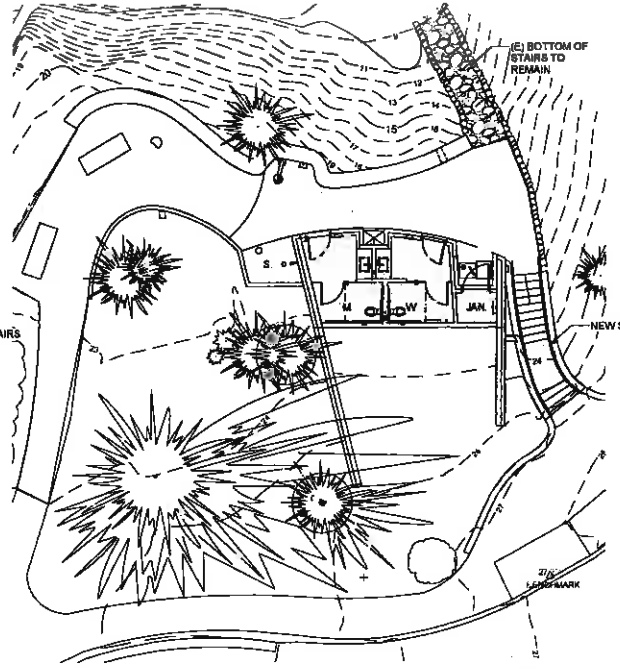
1. The project plans submitted for building permit review shall comply with the City's Green Building Ordinance (CMC Section 15.54) and obtain a minimum of 17 points based on the Residential Green Building Checklist.

2. A geology report in accordance with CMC Section 17.20.170.C shall be prepared prior to building permit approval.

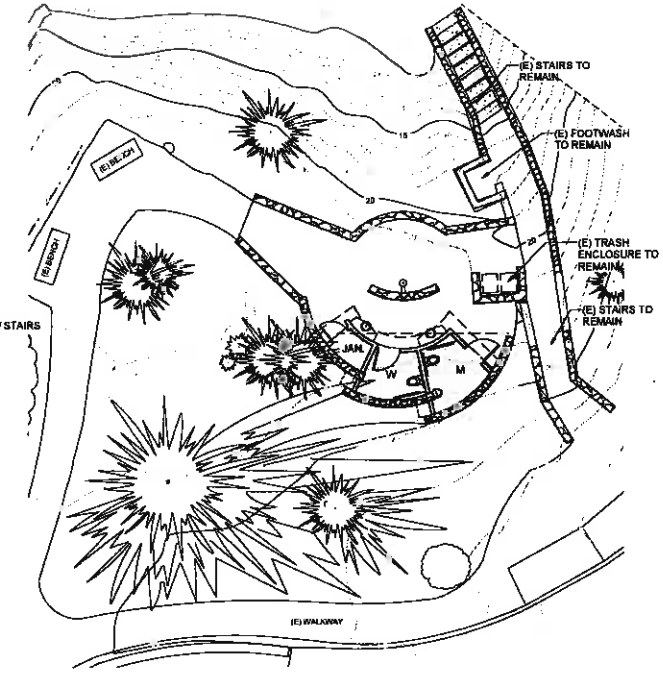
3. A storm water drainage plan shall be prepared prior to building permit approval. The drainage and erosion plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that 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 onto Carmel Beach.



1 2008 DESIGN PROPOSAL- PHASE 1
1/8" = 1'-0"



2 2011 DESIGN PROPOSAL - PHASE 2
1/8" = 1'-0"



3 2012 DESIGN PROPOSAL - PHASE 3
1/8" = 1'-0"

AREA OF DISTURBANCE		1538 SQ. FT.
FLOOR AREA		378 SQ. FT

AREA OF DISTURBANCE		1592 SQ. FT
FLOOR AREA		304 SQ. FT.

AREA OF DISTURBANCE		721 SQ. FT.
FLOOR AREA		180 SQ. FT

0' 4' 8' 16' 32'

Date:	November 5, 2012
Scale:	1/8" = 1'-0" @ 24" x 36"
Drawn By:	PL
Job:	0912

AREA COMPARISON

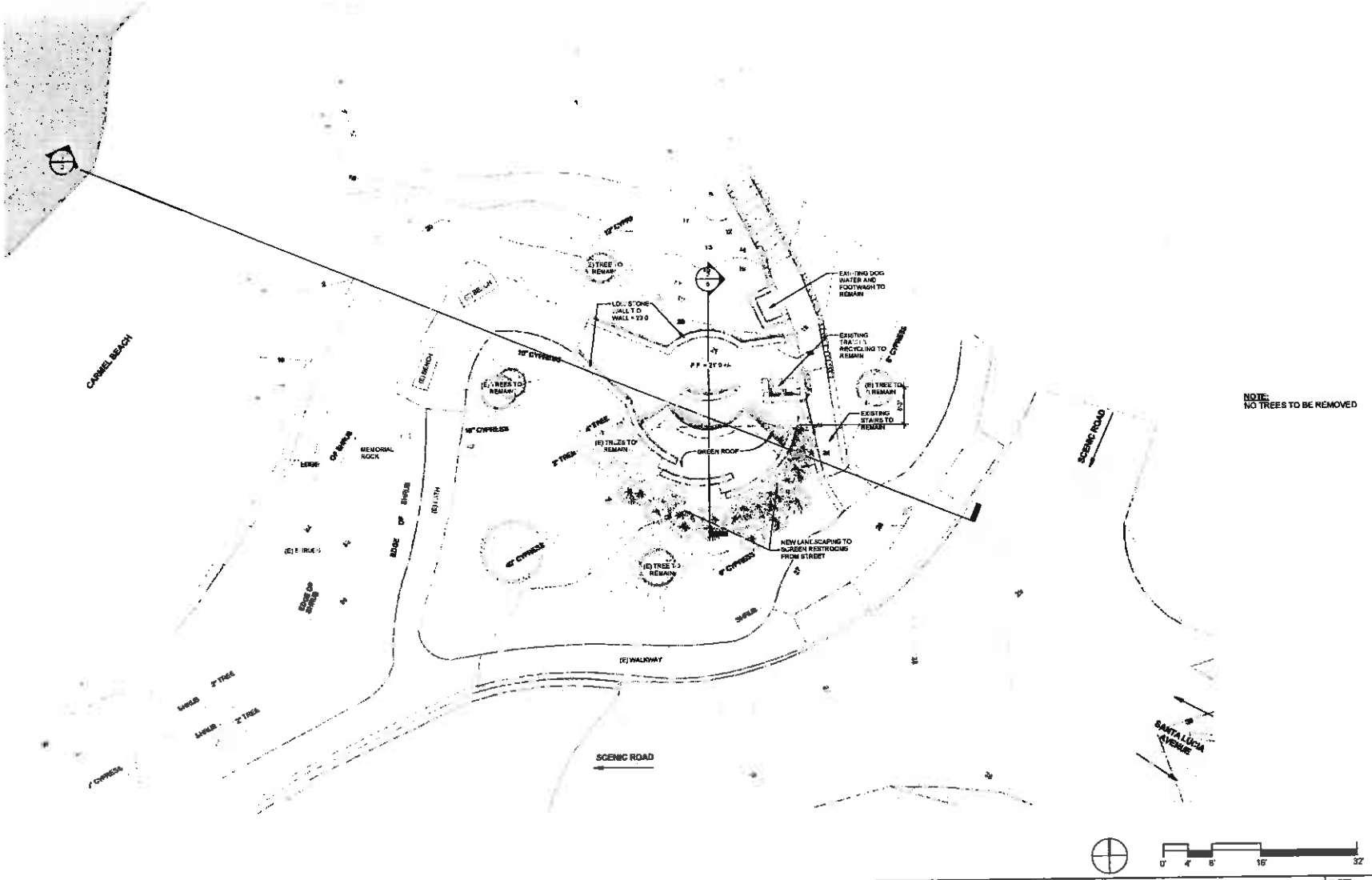
CARMEL-BY-THE-SEA

BEACH HEAD - SOUTH RESTROOMS

SCENIC RD AT SANTA LUCIA AVE

Carver : Schlickeisen
ARCHITECTS PLANNERS INTERIOR DESIGNERS

SHEET: 1

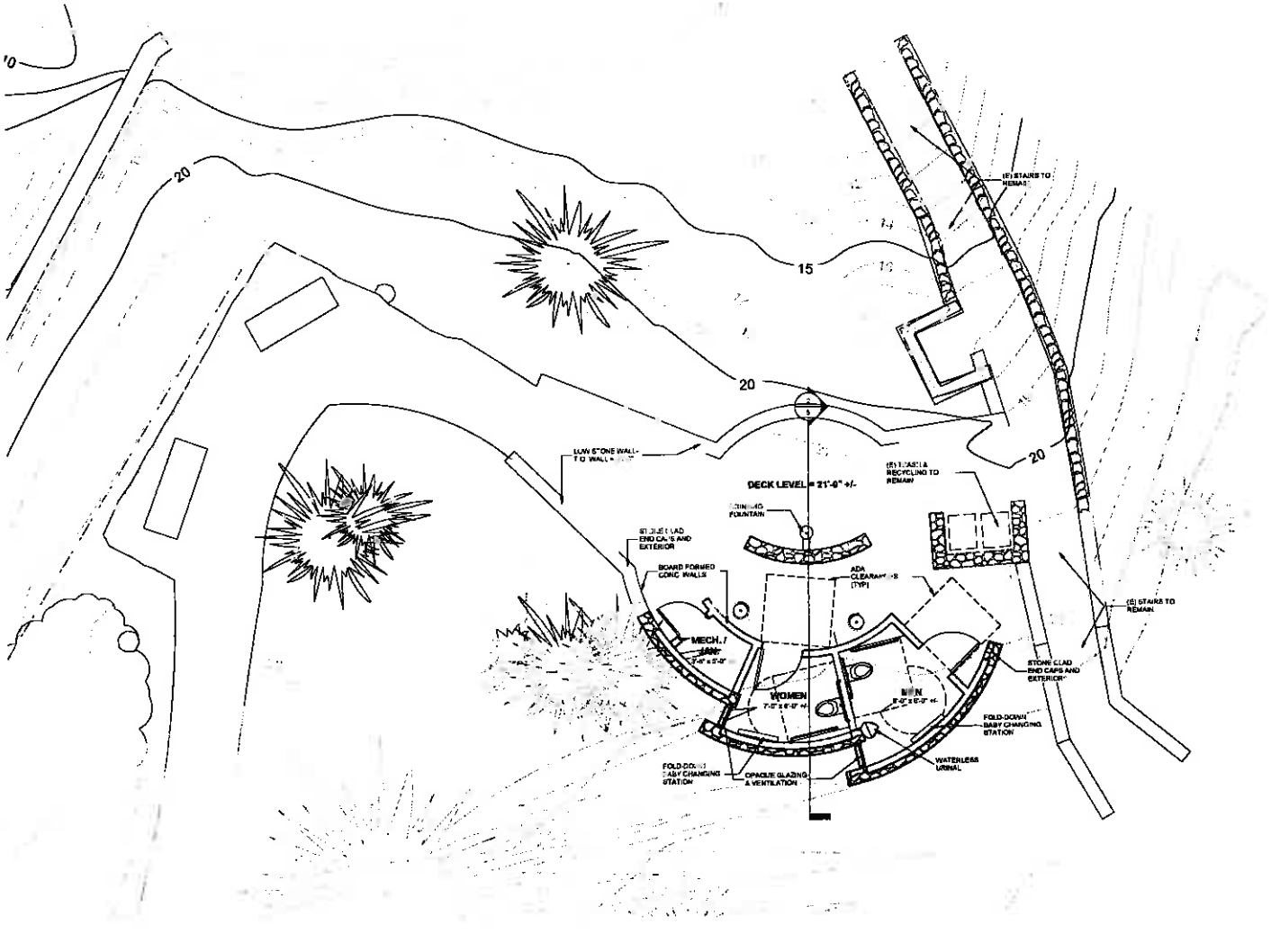


Date:	November 5, 2012	SITE PLAN
Scale:	1/8" = 1'-0" @ 24" x 36"	CARMEL-BY-THE-SEA
Drawn By:	PL	BEACH HEAD - SOUTH RESTROOMS
Job:	0912	SCENIC RD. AT SANTA LUCIA AVE

11/5/2012 4:18:42 PM

Carver + Sahlstrom
ARCHITECTS PLANNERS INTERIOR DESIGNERS

SHEET: 2

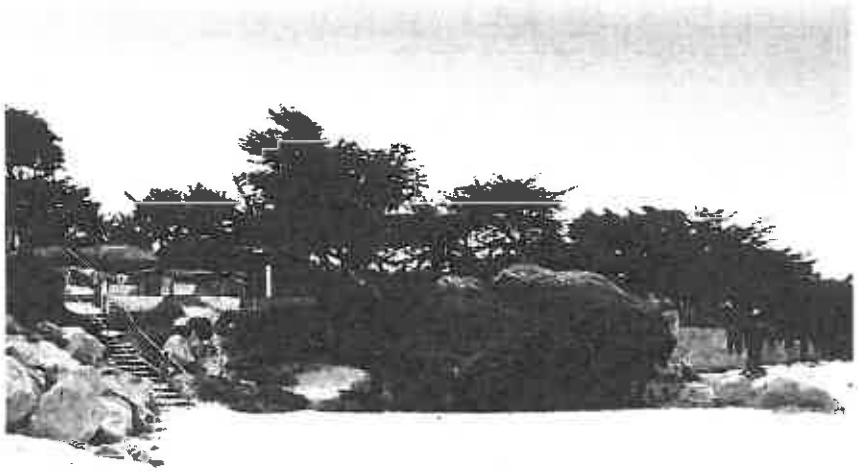


0' 2' 4' 8' 16'

	Date: November 5, 2012	PROPOSED FLOOR PLAN
	Scale: 1/4" = 1'-0" @ 24" x 36"	CARMEL-BY-THE-SEA
	Drawn By: PL	BEACH HEAD - SOUTH RESTROOMS
11/5/2012 4:16:52 PM	Job: 0912	SCENIC RD AT SANTA LUCIA AVE

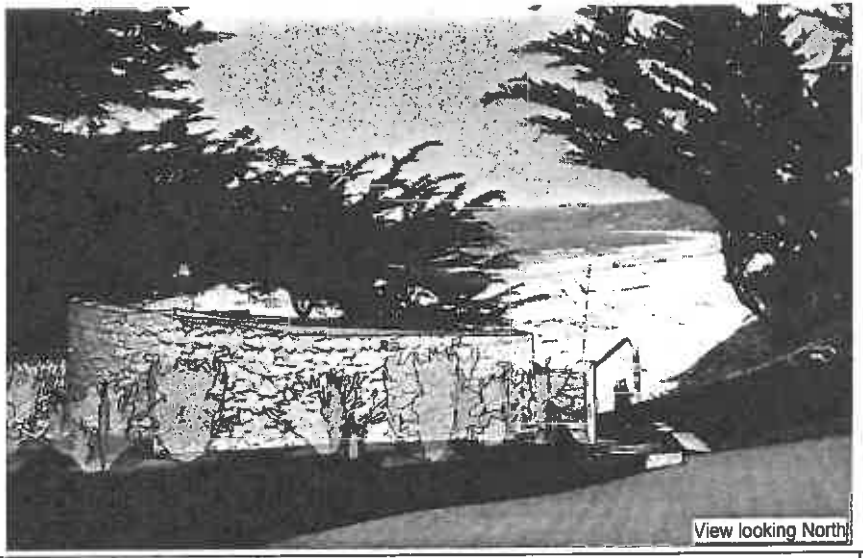
Carver + Schlickeisen
ARCHITECTS PLANNERS INTERIOR DESIGNERS

SHEET: 3

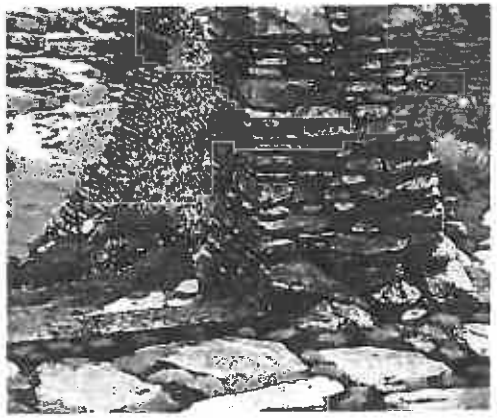


View looking South

View looking West



View looking North



STONE WALL DETAIL

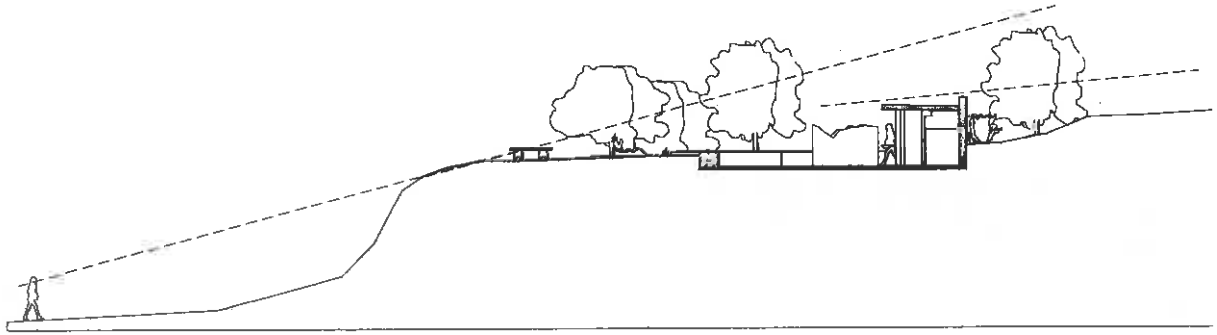
Date:	November 5, 2012	PERSPECTIVE LOOKING NORTH
Scale:	@ 24" x 36"	CARMEL-BY-THE-SEA
Drawn By:	PL	BEACH HEAD - SOUTH RESTROOMS
Job:	0912	SCENIC RD AT SANTA LUCIA AVE

11/6/2012 4:16:17 PM

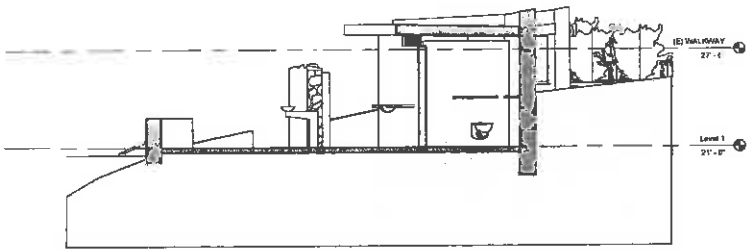
Carver + Schickstanz
ARCHITECTS PLANNERS INTERIOR DESIGNERS

SHEET: 4

18



1 Section 1
1/8" = 1'-0"



2 Section 2
1/4" = 1'-0"

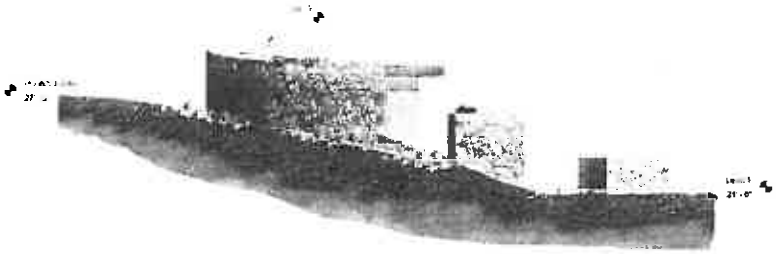
Date:	November 5, 2012	Sections
Scale:	As indicated @ 24" x 36"	CARMEL-BY-THE-SEA
Drawn By:	PL	BEACH HEAD - SOUTH RESTROOMS
Job:	0912	SCENIC RD. AT SANTA LUCIA AVE

11/5/2012 4:18:58 PM

Carver + Schickedanz
ARCHITECTS PLANNERS INTERIOR DESIGNERS

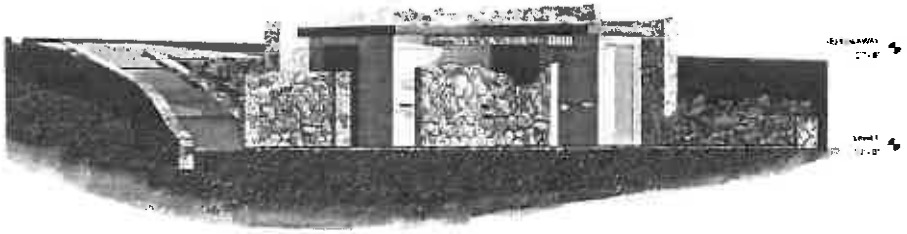
SHEET: 5

61



EAST ELEVATION

1/4" = 1'-0"

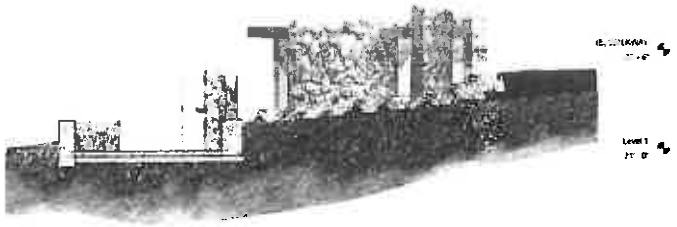


NORTH ELEVATION

1/4" = 1'-0"

SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

0' 2' 4' 8' 16'

11/5/2012 4:19:00 PM	Date: November 5, 2012	EXTERIOR ELEVATIONS
	Scale: 1/4" = 1'-0" @ 24" x 36"	CARMEL-BY-THE-SEA
	Drawn By: PL	BEACH HEAD - SOUTH RESTROOMS
	Job: 0912	SCENIC RD AT SANTA LUCIA AVE

Carver : Schickedanz
ARCHITECTS PLANNERS INTERIOR DESIGNERS

SHEET: 6

20

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

MEETING DATE: 15 November

BLOCK: N/A LOT: N/A

FIRST HEARING: 10/12/11

CONTINUED FROM: 10/12/11

ITEM NO: MP 11-9

APPLICANT: Carmel Garden Club
OWNER: City of Carmel
STREAMLINING DEADLINE: N/A

SUBJECT:

Consideration of an amendment to Design Review and Coastal Development Permit approvals for a habitat restoration landscape plan and the installation of three benches and an interpretative sign for a portion of the North Dunes of Carmel Beach.

ENVIRONMENTAL REVIEW:

Negative Declaration (SC# 2009021008)

LOCATION:

NW Cor. Ocean & San Antonio

ZONING:

P-2, AS, BR, ESHA

ISSUES:

1. Is the project consistent with the Del Mar Master Plan?
2. Is the project consistent with the City's Landscape Ordinance?

OPTIONS:

1. Approve the application as submitted.
2. Approve the application with special conditions.
3. Continue the application with a request for additional information.
4. Deny the application.

RECOMMENDATION:

Option #2 (Approve the application with special conditions.)

ATTACHMENTS:
1. Staff Report dated 15 November 2012.
2. Application Materials.

STAFF CONTACT: Marc Wiener, Associate Planner

CITY OF CARMEL-BY-THE-SEA

STAFF REPORT

TO: CHAIR REIMERS AND PLANNING COMMISSIONERS

FROM: MARC WIENER, ASSOCIATE PLANNER

DATE: 15 NOVEMBER 2012

SUBJECT: CONSIDERATION OF AN AMENDMENT TO DESIGN REVIEW AND COASTAL DEVELOPMENT PERMIT APPROVALS FOR A HABITAT RESTORATION LANDSCAPE PLAN AND THE INSTALLATION OF THREE BENCHES AND AN INTERPRETATIVE SIGN FOR A PORTION OF THE NORTH DUNES OF CARMEL BEACH.

BACKGROUND

In accordance with General Plan Goal 4-2 the City adopted the Del Mar Master Plan (DMMP) in 2009. The plan addresses issues related to parking, circulation, public access, aesthetics and environmental resources of the parking area and adjacent dunes. An important aspect of the DMMP is to remove invasive species throughout the dunes and to replace them with native species. The City is in the processs of constructing a pedestrian pathway from Fourth Avenue to Ocean Avenue on the west Side of San Antonio Avenue as part of the DMMP.

In 2011, the Carmel Garden Club approached the City about a potential project at Carmel Beach to be part of the Garden Clubs of America Centennial project The Garden Club presented a project to the Planning Commission that included the restoration of 10,000 square foot portion of the north dunes near the intersection of San Antonio and Ocean avenues. The plan also included a proposed for a paved area surrounded by a Carmel stone wall with three benches and an interpretive sign.

On 12 October 2011 the Commission approved the habitat restoration plan but directed the Garden Club to consider alternatives to the viewing area and coordinate with the City to integrate the proposal into the plans for the San Antonio Walkway.

PROJECT DESCRIPTION

The Garden Club is requesting to amend its Design Review and Coastal Development Permit approvals to include the following:

- A small area of Decomposed Granite adjacent to the pathway that is currently under construction that would include three small benches and an interpretative sign.

- The purpose of the area would be to allow for pedestrians to rest and enjoy views of the habitat restoration project.
- Expansion of the habitat restoration area to parallel the San Antonio Pathway project and to extend further west adjacent to Ocean Avenue. The same planting palette will be used.

EVALUATION

Dune Restoration: The DMMP highlights several policies of the General Plan/Local Coastal Plan regarding dune restoration efforts. These policies encourage the removal of invasive species, the protection of the fragile dune environment, restoration of the native dune habitat, and the installation of educational/interpretive signage. The proposed expansion of the restoration planting is consistent with these policies. The plantings will also enhance the pedestrian experience along the San Antonio Pathway.

Viewing Area: The viewing area will allow pedestrians to step off of the narrow sidewalk that runs parallel to Ocean Avenue, or the San Antonio Path and to enjoy views of the habitat restoration area. The interpretive signs will provide educational opportunities and possibly inspire other groups to partner with the City for future restoration work.

During the review of the previous proposal in 2011, the Commission expressed concern that the pavers and the Carmel stone retaining wall created a formal appearance that was inconsistent with the beach and the dunes. The current proposal is much less formal and blends nicely with the San Antonio Pathway and the benches that are found along the Scenic Bluff Top Pathway. The benches are located under a very large Eucalyptus tree in an area that would be very difficult for vegetation to grow.

Staff compliments the Garden Club for responding to the concerns of the Commission and for significantly enhancing the North Dunes.

RECOMMENDATION

Approve the amendments to the Design Review and Coastal Development Permit approvals the attached conditions.

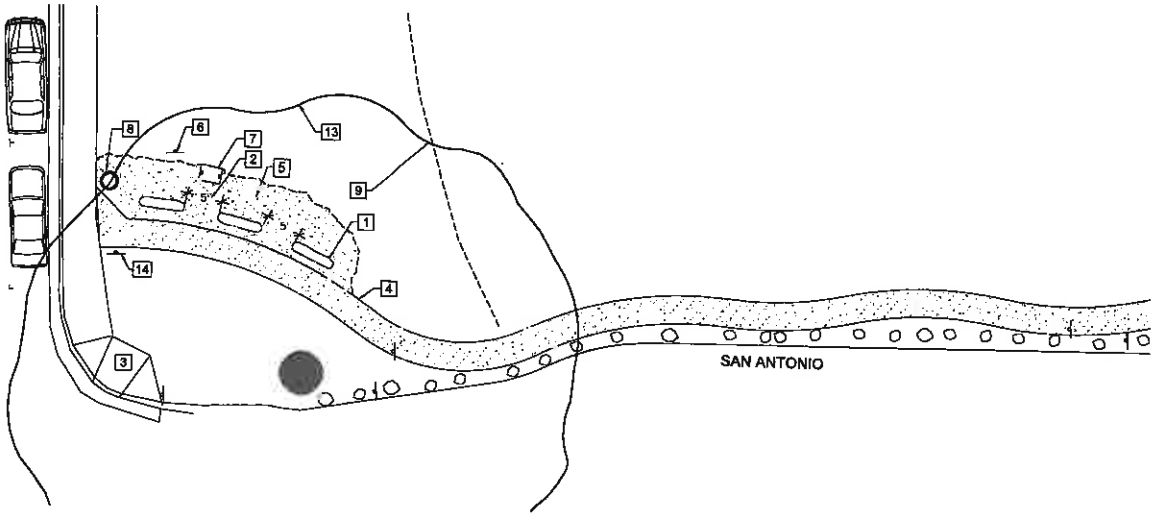
SPECIAL CONDITIONS

1. This approval amends Design Review and Coastal Development Permit MP 11-9 to allow for a small seating area and an interpretive sign near the northwest corner of San Antonio Avenue and Ocean Avenue. The approval also allows for an expansion of the habitat restoration area as shown on the plans.

2. All other conditions as adopted by the Planning Commission on 12 October 2011 remain in force.

Concept for the North Del Mar Dunes Restoration & the Centennial Tree Project, Carmel CA

prepared for Carmel by the Sea Garden Club November, 2012

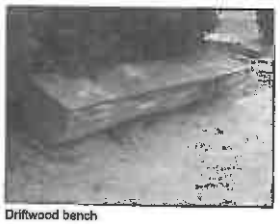


A PLAN VIEW
1/8" = 1'-0"

REFEENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Driftwood benches with donor plaque, typ.
2	Companion seating: keep 5'-0" min. distance between benches refer to current CALDAG regulation
3	Accessible curb cut: installed by others
4	Accessible path: installed by others
5	Add to existing path: match existing paving material
6	Move existing City sign about beach regulations to new location
7	New interpretive sign Contents to be approved by City of Carmel by the Sea
8	Waste recepticle: per City selection
9	Existing drainage swale
13	Exist. tree
14	New City regulations sign location

Interpretive sign installed on wood posts



Driftwood bench

prepared by:
Environmental Planning & Design, Inc.
Marion Weaver, Landscape Architect
CLA#5178, LEED AP
(831) 596-6864
www.epdla.com