

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

STAFF REPORT

To: Historic Resources Board Commissioners

Submitted By: Katherine Wallace, Associate Planner

Subject: Historic Context Statement Update – Review of Final Draft

Recommendation: Adopt a resolution (Attachment 1) approving and adopting the City of Carmel-by-the-Sea’s Historic Context Statement “Phase I” Update.

Background/Summary: On April 4, 2022, the City Council authorized a contract with PAST Consultants to prepare an update to the City’s Historic Context Statement. The City’s current Historic Context Statement was first adopted in 1997 and was last updated in 2008 (Attachment 2). The 2008 update covered the period 1940 to 1965; the present twenty-year extension effort will cover the period 1966 to 1986. The project is funded with a \$30,000 grant from the California Office of Historic Preservation. The Context Statement is a vital tool in the City’s preservation program, used to establish a baseline of information against which the potential historic significance of a property is evaluated. The Context Statement is maintained as directed by the Carmel General Plan and Coastal Land Use Plan (General Plan/Coastal LUP G1-4, O1-14, P1-85) and the City Municipal Code (CMC 17.32.060).

On April 14, 2022, Historic Resources Board Chair Erik Dyar and Board member Kathryn Gualtieri were appointed as subcommittee members for the Historic Context Statement Update. The subcommittee members met with City staff, Seth Bergstein of PAST Consultants, and consultant Kent Seavey on April 29, June 10, and July 21. On May 16, 2022, a Kickoff Workshop was held to introduce the project to the full Board and the public. A presentation by City staff provided an overview of historic context statements generally and reviewed the format and content of the current Carmel Historic Context Statement. Seth Bergstein and Kent Seavey introduced themselves and discussed their approach to the project. The Historic Resources Board and the public expressed support for the project and encouraged a future “Phase II” to update the entire document. The subcommittee members have also concluded a more comprehensive update is necessary. The fee and calendar deadlines associated with the grant limit the present update effort to a relatively narrow scope (1968-1986). Staff is exploring options to secure funding for a “Phase II” update once the current grant requirements are satisfied.

At the June 20, 2022 Historic Resources Board meeting, PAST Consultants provided a progress report and presented a topical outline to the Board. The Board expressed support of the direction presented in the progress report and the proposed topical outline. The Board also supported postponing approvals by the Planning Commission, City Council, and California Coastal Commission until a Phase II update effort is completed. At the July 18, 2022 Historic Resources Board meeting, PAST Consultants presented a Working Draft and sought feedback from the Board and the public. At the August 15, 2022 Historic Resources Board meeting, a Final Draft will be presented for approval (Attachment 3 and Attachment 4).

Fiscal Impact: The Historic Context Statement update has been included in the FY 2021-2022 Community Planning and Building Department budget. The project will be funded by a \$30,000 grant awarded to the City by the State of California Office of Historic Preservation.

Prior Council Action: The City Council first adopted the Carmel-by-the-Sea Historic Context Statement on January 7, 1997, and adopted an updated document on September 9, 2008. On April 4, 2022, the City Council entered into a Consulting Services Agreement with PAST Consultants to prepare the Historic Context Statement update.

Attachments:

Attachment 1 - Resolution

Attachment 2 - Historic Context Statement (Existing)

Attachment 3 - Historic Context Statement Update – Final Draft (Tracked Changes)

Attachment 4 - Historic Context Statement Update – Final Draft (Clean)

All related staff reports and PowerPoint presentations are available online at the City's Long Range Planning Initiatives page: <https://ci.carmel.ca.us/post/long-range-planning-initiatives>