

**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

January 21, 2015  
Wednesday  
Tour: N/A, no items  
Meeting: 4:30 p.m.

**A. CALL TO ORDER AND ROLL CALL**

Commissioners:     Jan Reimers, Chair  
                          Michael LePage, Vice-Chair  
                          Keith Paterson  
                          Don Goodhue  
                          Ian Martin

**B. TOUR OF INSPECTION**

No items.

**C. PLEDGE OF ALLEGIANCE**

**D. ELECTION OF CHAIR AND VICE CHAIR**

**E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

**F. 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 Chair. 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.

**G. CONSENT AGENDA**

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

1. Consideration of draft minutes from December 10, 2014 Regular Meeting

**H. DISCUSSION ITEMS**

1. Median Lighting Policy – Discussion of Median Lighting Sub-Committee Work on Policy and Development of a Recommendation to City Council
2. Beach Fires Management – Consideration of Recommendations Related to a Beach Fire Management Pilot Program  
*(NOTE: This item to be taken up no earlier than 6:00 pm.)*

**I. PUBLIC HEARING ITEMS**

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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|--|--|
| 1. DR 14-35 (Coast Carmel)<br>Mike Hirst<br>NW corner of Ocean and San Carlos<br>Block: 71, Lot: 2<br>APN: 010-134-011 (portion) | Consideration of Design Review (DR 14-35) for addition of a new storefront awning on an historic building located in the Central Commercial (CC) Zoning District |
|--|--|

**J. ADJOURNMENT**

The next meeting of the Planning Commission will be:

Wednesday, February 11, 2015, at 4:00 p.m. – Regular Meeting

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. If you need assistance, please advise the Planning Commission Secretary 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 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, east side of Monte Verde between Ocean & 7<sup>th</sup> Avenues, during normal business hours.

**AFFIDAVIT OF POSTING**

*I, Robert A. Mullane, AICP, Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln Avenues and the Carmel Post Office and distributed to members of the media on January 20, 2015.*

Dated this 20<sup>th</sup> day of January 2015 at the hour of 4:00 p.m.



Robert A. Mullane, AICP  
Community Planning and Building Director



**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION – MINUTES  
December 10, 2014**

**A. CALL TO ORDER AND ROLL CALL FOR TOUR OF INSPECTION**

PRESENT: Commissioners: Paterson, Martin, Goodhue, and Reimers

ABSENT: Commissioners: LePage

STAFF PRESENT: Rob Mullane, AICP, Community Planning & Building Director  
Marc Wiener, Senior Planner  
Sharon Friedrichsen, Special Projects Manager  
Christy Sabdo, Contract Planner  
Ashley Hobson, Contract Planner  
Roxanne Ellis, Planning Commission Secretary

**B. TOUR OF INSPECTION**

The Commission convened at 2:08 p.m. and then toured the following sites:

1. DS 14-107 (Hoffman); San Antonio 3 NW of 13<sup>th</sup>, Block: A5; Lot: South portion of 4
2. MP 12-01 (Carmel-by-the-Sea); West side of Scenic Road at the intersection of Santa Lucia
3. DS 14-90 (Shannon); Monte Verde 3 NW of 4<sup>th</sup> Ave. Block: II; Lots: North ½ of 9 & South ½ of 11
4. DS 14-115 (Churchward); Santa Fe 5 SW of 5<sup>th</sup> Ave. Block: 60; Lot: 9
5. DS 14-114 (OSBT); NE Corner of Forest & 7<sup>th</sup> Block: 2; Lots: 5
6. DS 14-117 (Pedersen); Torres 4 SE of 8<sup>th</sup>Ave. Block: 100; Lots: 10
7. DS 14-33 (Levett); SE Corner of Ocean and Mission Block: 58; Lots: 2 & 4
8. MP 14-03 (Carmel-by-the-Sea) Citywide

**C. ROLL CALL**

Chairman Reimers called the meeting to order at 4:05 p.m.

**D. PLEDGE OF ALLEGIANCE**

Members of the audience joined Commission Members in the pledge of allegiance.

**E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

Commissioner Paterson stated that he was disappointed that Planning Commission was not given the option to review the City's Parking Plan on Ocean and noted that he is not in favor of the project because it is out of line with the guardianship of the Carmel village character

and requested that the Planning Commission be included in discussion after the parking pilot is over.

Mr. Mullane stated as a pilot program that various City Staff felt it did not need to go before the Planning Commission at that time and noted that the pilot design is not permanent, the parking units are on loan and this City project will come back before the Commission if it goes beyond the pilot program.

Commissioner Goodhue also expressed his disapproval to the design of the pilot project.

**F. APPEARANCES**

Chair Reimers opened the meeting to public comment.

Speaker 1: Barbara Livingston, resident, noted that the Planning Commission needs to be involved with all the planning in the City.

Seeing no other speakers, Chair Reimers closed the public hearing.

**G. CONSENT AGENDA**

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Chair Reimers pulled Item G.1 and G.2 because the Commission had revisions.

1. Consideration of draft minutes from October 8, 2014 Regular Meeting

**Commissioner Paterson moved to approve item G.1 as revised. Motion was seconded by Commissioner Goodhue.**

AYES:	COMMISSIONERS: GOODHUE, PATERSON, MARTIN, & REIMERS
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: LEPAGE
ABSTAIN:	COMMISSIONERS: NONE

2. Consideration of draft minutes from November 12, 2014 Regular Meeting

**Commissioner Paterson moved to approve item G.2 as revised. Motion was seconded by Commissioner Goodhue.**

AYES: COMMISSIONERS: PATERSON, MARTIN,  
GOODHUE & REIMERS  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: LEPAGE  
ABSTAIN: COMMISSIONERS: NONE

**H. PUBLIC HEARINGS**

- |    |   |   |
|----|---|---|
| 1. | MP 14-03 (Carmel-by-the-Sea)<br>City of Carmel-by-the-Sea<br>Citywide | Consideration of Municipal Project (MP 14-03):<br>Design Options and Locations for Cigarette<br>Receptacles |
|----|---|---|

Sharon Friedrichsen, Special Projects Manager, presented the staff report, which included a brief explanation on the design options for cigarette receptacles for selected locations citywide as part of a pilot Municipal Project. Ms. Friedrichsen addressed questions from the Commission on design and cost.

Chair Reimers opened the public hearing.

Speaker 1: Barbara Livingston, resident, noted her support for the project.

Seeing no other speakers, Chair Reimers closed the public hearing.

The Commission expressed their concerns with separate receptacles looking cluttered and the actual effectiveness of the proposed pilot project.

**Commissioner Paterson moved to continue item. Motion seconded by Commissioner Goodhue and carried on a 4-0-1 vote as follows:**

AYES: COMMISSIONERS: PATERSON, MARTIN, GOODHUE, &  
REIMERS  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: LEPAGE  
ABSTAIN: COMMISSIONERS: NONE

- |    |   |   |
|----|---|---|
| 2. | MP 12-01 (Carmel-by-the-Sea)<br>City of Carmel-by-the-Sea<br>West side of Scenic Road at the<br>intersection of Santa Lucia<br>APN: 010-294-001 | Update on Scenic Road Restroom Project (MP 12-01) and the associated landscape plan |
|----|---|---|

Marc Wiener, presented the staff report, which included an overview of the proposed landscape plan.

Ms. Friedrichsen addressed questions from the Commission on design and cost. She noted that as discussed during the Tour of Inspection, the side walls for the restroom are now proposed to be extended approximately 8 feet with the last few feet being tapered.

Mike Branson, City Forester, addressed question from the Commission on the proposed greenery.

Chair Reimers opened the public hearing.

Speaker 1: Barbara Livingston, resident, stated her support for the Scenic bathrooms and noted that 23 years ago the bathrooms on Scenic were recommended by the 2016 Committee.

Speaker 2: Roberta Miller, resident, spoke in favor of the restrooms.

Seeing no other speakers, Chair Reimers closed the public hearing. Commissioner Goodhue had questions on the landscaping proposed for the south side of the restroom and recommended an additional 100-feet of landscaping be installed to make for a better transition.

**Commissioner Goodhue moved to accept the plan with further consideration to add landscaping to the area to the south of the restroom to open up the view permanently with lower planting. Motion seconded by Commissioner Paterson and carried by the following vote:**

AYES:	COMMISSIONERS: PATERSON, MARTIN, GOODHUE & REIMERS
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: LEPAGE
ABSTAIN:	COMMISSIONERS: NONE

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|---|---|
| 3. DS 14-90 (Shannon)<br>Carl and Dianne Shannon<br>Monte Verde 3 NW of 4 <sup>th</sup> Ave<br>Blk: II, Lots: North ½ of Lot 9 & South<br>½ of 11<br>APN: 010-223-032 | Consideration of Final Design Study (DS 14-90) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1) and Archaeological Significance Overlay (AS) Zoning Districts |
|---|---|

Marc Wiener, Senior Planner, presented the staff report, noting the revisions to the project since it was last reviewed by the Commission.

Mr. Mullane clarified that the generator be relocated so that a noise issue is not created for the neighbor and it meets the requirements for the zoning code.

Mr. Wiener stated that the code only permits generator use during a power outage.

Chair Reimers opened the public hearing.

Speaker 1: Justin Pauly, project architect, spoke on project changes and attempts to address the neighbor's concerns.

Speaker 2: Carl Shannon, property owner, spoke on the concerns of the neighbors.

Speaker 3: Mae Olson, neighbor to the north, read a letter she prepared noting her history with her home and stated her disapproval for the project because of the impacts on her views.

Speaker 4: Ron Olson, neighbor to the north, spoke his disapproval of the proposed project and the impacts to views and solar access.

Speaker 5: Barbara Livingston, asked questions on the proposed tree and fence.

Seeing no other speakers, Chair Reimers closed the public hearing.

Speaker 1: Justin Pauly, addressed questions from the Commission on trying to meet the concerns of the neighbor to the north.

**Chair Goodhue moved to accept the application with staff-recommended Special Conditions. Motion seconded by Commissioner Martin and passed by the following vote:**

AYES:	COMMISSIONERS: PATERSON, MARTIN, GOODHUE & REIMERS
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: LEPAGE
ABSTAIN:	COMMISSIONERS: NONE

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|---|---|
| 4. DS 14-117 (Pedersen)<br>Ole M. Pedersen<br>Torres 4 SE of 8 <sup>th</sup> Ave<br>Blk: 100, Lot: 10<br>APN: 010-053-007 | Consideration of Design Study (DS 14-117) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District |
|---|---|

Christy Sabdo, Contract Planner, presented the staff report.

Chair Reimers opened the public hearing.

Speaker 1: Ole Pedersen, applicant, spoke in support of the project and reasoning for proposing a composition roof instead of a wood shake roof.

Speaker 2: Roberta Miller, stated her disapproval for the proposed composition shingles.

Seeing no other speakers, Chair Reimers closed the public hearing.

Commissioner Martin spoke of alternative roofing materials and asked the applicant if he had considered alternative roofing materials besides composition shingle.

Chair Reimers reopened the public hearing.

Speaker 1: Ole Pedersen stated that he was told that no synthetic options were available.

Chair Reimers closed the public hearing.

**Commissioner Paterson made a motion to accept application. Motion died due to lack of second.**

**Commissioner Martin moved to allow the applicant to work with staff on a synthetic wood shingle or wood shake option, or that the applicant proceed with wood roofing material. Motion seconded by Chair Reimers and passed by the following vote:**

AYES:	COMMISSIONERS: MARTIN, GOODHUE & REIMERS
NOES:	COMMISSIONERS: PATERSON
ABSENT:	COMMISSIONERS: LEPAGE
ABSTAIN:	COMMISSIONERS: NONE

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|---|--|
| 5. DR 14-33 (Levett)<br>Dennis Levett<br>SE Corner of Ocean and Mission<br>Blk: 58, Lots: 2 & 4<br>APN: 010-098-015 | Consideration of a Design Study (DR 14-33) for the replacement of a composition roof with composition shingles on a commercial building located in the Service Commercial District |
|---|--|

Mr. Mullane introduced Contract Planner, Ashley Hobson.

Ashley Hobson, Contract Planner, presented the staff report.

Mr. Mullane added clarity on the municipal code having strong design guidelines for residential zoning to have composition shingles but that the commercial zoning code does not have strong guidelines for wood shake.

Speaker 1: Bobby Richards, applicant, went over the project. He provided clarifications on the proposed composition shingle roofing color.

Speaker 2: Barbara Livingston, noted her disapproval for the proposed application and expressed a preference for wood shake or shingles.

Seeing no other speakers, Chair Reimers closed the public hearing.

**Commissioner Paterson moved to accept the application with dark grey shake color to match the existing color to the extent possible. Motion seconded by Commissioner Goodhue and carried by the following vote:**

AYES: COMMISSIONERS: PATERSON, MARTIN,  
GOODHUE & REIMERS  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: LEPAGE  
ABSTAIN: COMMISSIONERS: NONE

6. DS 14-114 (OSBT) Consideration of Concept Design Study (DS 14-114)  
Alan Lehman and associated Coastal Development Permit  
NE Corner of Forest and 7th application for the substantial alteration of an  
Block 2, Lot 5; existing residence located in the Single-Family  
APN: 009-201-013 Residential (R-1) Zoning District

Ms. Hobson presented the staff report noting the revisions to the project since it was last reviewed by the Commission.

Mr. Mullane noted that there is a change to the driveway width.

Chair Reimers opened the public hearing.

Speaker 1: Alan Lehman, project architect, went over the project. He presented clarifications on the width of the driveway, property setbacks, and the north elevation design and addressed questions from the Commission.

Mr. Mullane stated that applicant wishes to keep the bay window and in order to do this they would need a variance and findings for a variance would need to be made, which in this case, may be difficult.

Seeing no other speakers, Chair Reimers closed the public hearing. The Commission discussed the project and options for variance.

The Commission had a brief discussion on the front yard setbacks, proposed solar tube, and other roofing alternatives besides composition shingle.

**Commissioner Martin moved to accept the concept with conditions recommended by staff and a new Special Condition to move solar tube to the east facing side. Motion seconded by Commissioner Goodhue and carried by the following vote:**

AYES: COMMISSIONERS: PATERSON, MARTIN,  
GOODHUE & REIMERS  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: LEPAGE  
ABSTAIN: COMMISSIONERS: NONE

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|--|--|
| 7. DS 14-115 (Churchward)<br>Santa Fe Street 5 SW of 5 <sup>th</sup> Ave<br>Blk: 60, Lot: 9;<br>APN: 010-092-004 | Consideration of Concept Design Study (DS 14-115) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District |
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Commissioner Martin recused himself from this item.

Mr. Wiener presented the staff report, which included an overview of the proposed project.

Chair Reimers opened the public hearing.

Speaker 1: Darren Davis, project architect, went over the project.

Speaker 2: Barbara Livingston, resident, stated her support for the project and asked if an Upper Canopy tree is being proposed.

Seeing no other speakers, Chair Reimers closed the public hearing and noted her support for the existing planting in the right-of-way.

Chair Reimers reopened the public hearing.

Speaker 3: Guy Churchward, property owner, addressed the Commissions' questions on the right-of-way. He noted a willingness to remove some of the encroachments.

Chair Reimers closed the public hearing.

**Commissioner Paterson moved to accept concept design with Conditions #1 and #2 and revised Condition #3 to delete the reference to the fence but to add: "and other hardscaping" to the listed encroachments and to note that these shall be eliminated. Motion seconded by Commissioner Martin and carried by the following vote:**

AYES:	COMMISSIONERS: PATERSON, GOODHUE & REIMERS
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: LEPAGE
ABSTAIN:	COMMISSIONERS: MARTIN

- |   |  |
|---|--|
| 8. DS 14-107 (Hoffman)<br>San Antonio 3 NW of 13th<br>Blk: A5, Lots: South portion of 4<br>APN: 010-292-006 | Consideration of Concept Design Study (DS 14-107) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1), Park Overlay (P), and Beach and Riparian (BR) Overlay Zoning Districts |
|---|--|

Commissioner Martin returned to the dais.

Christy Sabdo, Contract Planner, presented the staff report, which included an overview of the proposed project, the proposed flat roof, concerns of neighbors to the north, and stairs encroaching onto the City right-of-way.

Chair Reimers opened the public hearing.

Speaker 1: Craig Holdren, project architect, provided an overview of the project and the steps taken in design to minimize view impacts.

Commissioner Martin made a disclaimer that the current tenant of the house is a colleague that occasionally refers work to him and noted that this will not affect his judgment.

Speaker 2: Barbara Livingston, asked a question on what is in the public right-of-way and who monitors the digging to assure tree roots are being protected.

Mr. Wiener noted that the Building Official monitors digging when he goes on building inspections and if there are issues he notifies the City Forester. Applicants are also required to do hand excavation when roots may be impacted.

Mr. Mullane explained the proposal for a narrower driveway, pathway, and landscaping.

Speaker 3: Heather Ryan, Neighbor to the north, spoke concerns with the proposed project impacting privacy and solar access for her property. She suggested a change in plate height to address impacts to the view.

Speaker 1: Craig Holdren, and Speaker 3: Heather Ryan, fielded questions from the Commission. The Commission discussed possible ways to mitigate view impacts to Ms. Ryan's home.

Seeing no other speakers, Chair Reimers closed the public hearing.

**Commissioner Goodhue moved to approve the concept and work with staff and neighbor to the north to address potential view impacts and high elements to be moved as proposed and reconsider design of tempered glass gate. Motion Seconded by Commissioner Paterson and carried on the following vote:**

AYES:	COMMISSIONERS: PATERSON, MARTIN, GOODHUE & REIMERS
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: LEPAGE
ABSTAIN:	COMMISSIONERS: NONE

## **I. DIRECTOR'S REPORT**

### 1. Update from the Director

Mr. Mullane announced that there is a supplemental memo available to the audience on the City Council's key initiatives for 2015 and the Departmental work-plan for 2015.

Mr. Mullane provided an update on recent City Council and Department issues of interest to the Commission. He noted the recent extension of Al Fasulo's contract for code compliance and that the City may consider adding a per bag fee to their plastic bag ban ordinance.

Mr. Mullane also provided some highlights of the December 1 and 2 City Council meetings, including the consideration of a comment letter on a draft environmental impact report for the Eastwood Odello Water Rights Change Petition project, the status for the appeal by Seventh and Dolores, and a recent Mills Act contract.

Mr. Mullane provided a summary on the median lighting workshop and noted that the item will come to full commission Wednesday, January 21<sup>st</sup> at 4:30 pm for a special meeting of the Planning Commission.

### 2. Goals and Departmental Work-Plan for 2015

Mr. Mullane presented the staff report and importance of prioritizing departmental goals because of the Planning and Building Department's heavy workload. The Planning Commission provided their input. One recommendation was to have the North Dunes Habitat Restoration Plan made a Key Initiative for the City Council. Another suggestion was to focus the City's Information Technology Goal on updating the City website. The efforts of the Roofing Sub-Committee and the Wine Tasting Policy Sub-Committee were noted as short term priorities for the 2015 Departmental Work-Plan.

### 3. Review and possible amendment to the Planning Commission Rules of Procedure

There was no discussion, and the item will be discussed at a future meeting when the full Commission is present.

## **J. SUB-COMMITTEE REPORTS**

### 1. Report from Median Lighting Subcommittee

Chair Reimers announced that there will be a public workshop conducted by the Median Lighting Subcommittee on Wednesday, January 21<sup>st</sup> at 4:30 p.m.

### 2. Report from Other Sub-Committees

Mr. Wiener announced that there will be a public workshop conducted by the Wine Tasting Policy Sub-Committee on Thursday, January 15<sup>th</sup> at 4:00 p.m.

**K. ADJOURNMENT**

There being no further business, Chair Reimers adjourned the meeting at 9:00 p.m.

The next meeting of the Planning Commission will be:

Wednesday, January 14, 2015, at 4:00 p.m.

SIGNED:

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Janet Reimers, Planning Commission Chair

ATTEST:

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Roxanne Ellis  
Acting Planning Commission Secretary



experiment, installing the equipment, and leading the on-site tour that showcased the different lighting concepts.

This item has been brought to the full Planning Commission for additional discussion and for a recommendation to the City Council on possible changes to the median lighting.

The sub-committee Feedback from the December 8<sup>th</sup> workshop participants is included as Attachment A. The current version of the City's Holiday Lighting Policy is included as Attachment B.

***Sub-Committee Recommendation:***

The sub-committee met earlier this month to review the feedback so far and develop a recommendation to the full Planning Commission. The main recommendation of the sub-committee is that a fuller representation of potential improvements to the median lighting should be developed by a lighting professional or designed, and then displayed for additional community feedback. The median lighting experiment so far had new lighting concepts displayed over small areas, and the sub-committee felt that the input from the community and City officials could be brought into two different comprehensive lighting treatments and displayed over a larger area. Each of these could be implemented over an entire block or half block to give a better representation of 1) a refined landscape lighting treatment, and 2) a more vibrant, holiday-oriented lighting treatment. The sub-committee felt that the lighting experiment in November and December was helpful in introducing various lighting concepts and helped rule some treatments out, but that it was difficult to fully evaluate those lighting concepts worthy of further exploration without displaying the concept over a larger area.

**Discussion:**

The suggested format for this evening's discussion is as follows:

- Summary of Median Lighting Experiment Conducted this Nov./Dec. – Mr. Griffith and Ms. Nole
- Summary of Input Received on the Median Lighting – Staff and Sub-Committee Members
- Introduction of Key Issues for Planning Commission Consideration – Staff
- Observations on Key Issues and Sub-Committee Recommendation as a Result of Input so far – Sub-Committee Members
- Public Comments

- **Planning Commission Discussion and Recommendation**

Some key policy considerations for the Planning Commission include:

1. What lighting concepts are preferred for either or both of these treatments?
2. What lighting concepts can we rule out?
3. What is the full Commission's support for the Sub-Committee's recommendation to implement a more robust (full block) of a baseline treatment and a Holiday treatment?
4. Should the City retain a lighting design professional to assist with the design at this time?
5. Does the City want a single year-round lighting treatment, or should the City be considering two separate designs: a baseline lighting treatment, and a Holiday-time enhanced lighting treatment?
6. Are any revisions to the City's Holiday Lighting Policy merited at this time?

**Next Steps:**

Staff will present the recommendation of the Planning Commission to the City Council. Staff recommends that the City Council be provided with a recap of this meeting as well any recommendations that the Commission has at this time. The City Council can then provide any additional direction and consider any the budgetary and staffing ramifications from the recommended course of action. Should one or more refined designs be directed by the Council, staff will continue to work with the Commission and the community towards a final lighting design.

**ATTACHMENTS:**

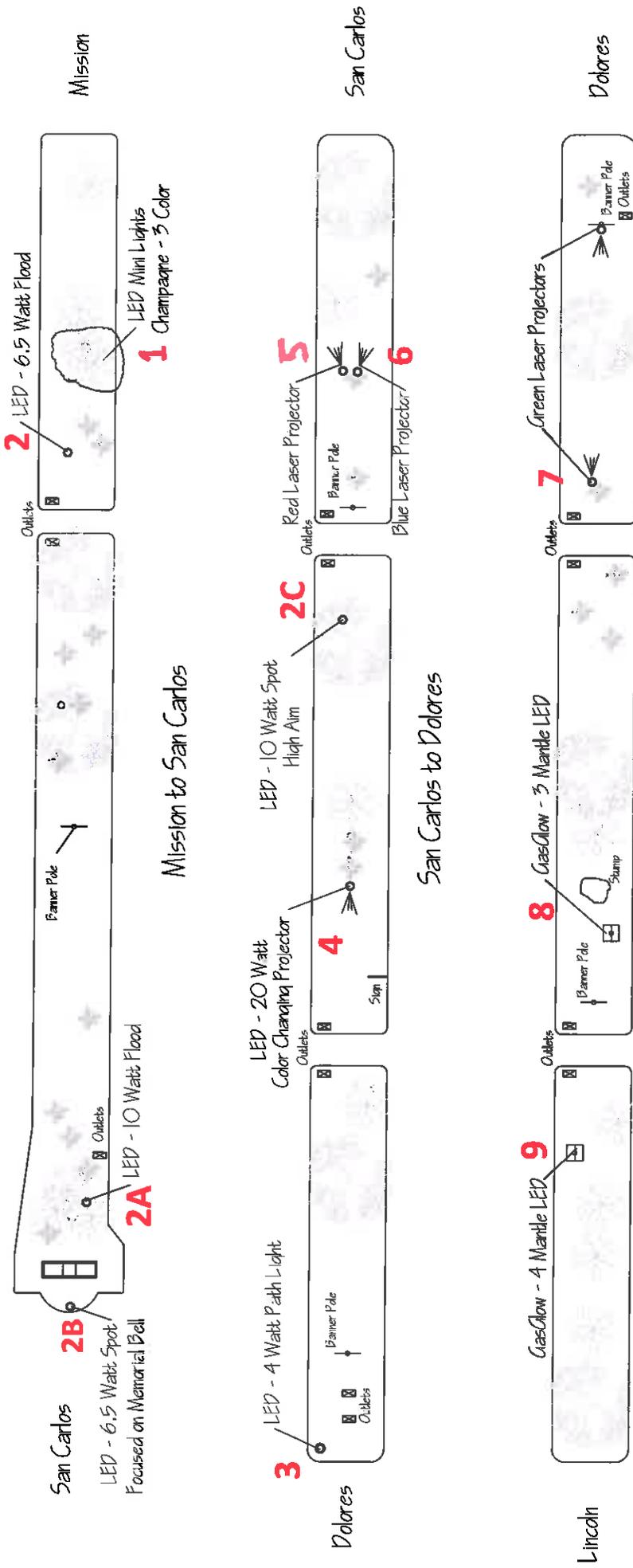
- Attachment A – Summary of Workshop Feedback
- Attachment B – Holiday Lighting Policy

**SUMMARY OF MEDIAN LIGHTING SUB-COMMITTEE WORKSHOP**

**DECEMBER 08, 2014**

**MEDIAN LIGHT CONCEPTS**

<b>MEDIAN LIGHT CONCEPT</b>	<b>VOTES</b>	<b>PLACEMENT</b>
1. LED MINI LIGHTS CHAMPAGNE 3 COLOR	13	2 <sup>ND</sup>
2. LED 6.5 WATT FLOOD	2	
2A. LED 10 WATT FLOOD	1	
2B. LED 6.5 WATT	7	4 <sup>TH</sup>
2C. LED 10 WATT SPOT	1	
3. LED 4 WATT PATH LIGHT	5	5 <sup>TH</sup>
4. LED 20 WATT COLOR CHANGING PROJECTOR	0	
5. RED LASER PROJECTOR	0	
6. BLUE LASER PROJECTOR	0	
7. GREEN LASER	1	
8. GAS GLOW 3-MANTLE LED	0	
9. GAS GLOW 4-MANTLE LED	0	
10. EXISTING LIGHTING	18	1 <sup>ST</sup>
11. NO LIGHTING	11	3 <sup>RD</sup>



## Median Lighting Initiative - Locations of Various Options

City of Carmel-by-the-Sea Median Lighting Workshop - 12/08/14  
Median Lighting Concepts

~~Concept 1 – LED Mini Lights Champagne 3-color~~

Concept 2 – LED 6.5 Watt Flood

Concept 2A – LED 10 Watt Flood

Concept 2B – LED 6.5 Watt Spot

Concept 2C – LED 10 Watt Spot (High Aim)

Concept 3 – LED 4 Watt Path Light

Concept 4 – LED 20 Watt Color Changing Projector

Concept 5 – Red Laser Projector

Concept 6 – Blue Laser Projector

Concept 7 – Green Laser Projector

Concept 8 – Gas Glow 3 Mantle LED

Concept 9 – Gas Glow 4 Mantle LED



# Planning Commission Meeting

Median Lighting Sub-Committee

Public Workshop #2

December 8, 2014

## Comments on the Median Lighting Treatments

Name (optional): Karen Sharp Affiliation/Role: Resident

1. The path lights need to be placed at each crosswalk & openings in

1. What one or two lighting options did you like, and why? mid block →  
\* ~~LED lights~~ - keep them & reconfigure  
Concept #1 Do not care for the

Champagne lights Prefer the warm

LED lights. They need to be reconfigured.

Mixed lights appear an add-on when

2. What one or two lighting options did you not like, and why? } city ran out  
of lights  
of one  
color

Laser lights. Appear too  
commercial.

Maybe used as Holiday lights

3. Please provide any additional comments if you would like.

Lights need to come on at  
Sunset and turn off at  
10 or 11 p.m. year round.

1. Uplighting is ~~ok~~, but not my first choice as is. (Would like to see the trees as art.)
1. 2B, excellent



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): David Slump Affiliation/Role: Resident

1. What one or two lighting options did you like, and why?

- mini champagne - 3 color - soft, rich, beautiful -
- up lighting on trunks of trees

2. What one or two lighting options did you not like, and why?

- Gas Glow - much too bright - detracts from other lighting
- ~~laser~~ laser lights - ineffectual - Too dim

3. Please provide any additional comments if you would like.



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): \_\_\_\_\_ Affiliation/Role: \_\_\_\_\_

1. What one or two lighting options did you like, and why?

Liked the idea of the "gas lights" if amber-tinted or softer looking glass were used. The arch would look wonderful if it were washed in a more even light with special illumination on the bell. Like the idea of uplighting to show the branches/trunks, branches + canopy of trees, particularly the

2. What one or two lighting options did you not like, and why? cypress and pine trees.

5+6 Didn't like the red and blue dot projected laser lights. They looked too much like <sup>holiday</sup> Christmas lights. I'd like to see us maintain a more natural look.

Not ~~at all~~ keen on the mini lights except <sup>(perhaps)</sup> during the holiday period, we want to accentuate the natural beauty of our planting without mini lights. Showing the

3. Please provide any additional comments if you would like. <sup>branches and canopy of the trees is one way to do this</sup>

~~Didn't~~ The path lights delineating the median at each corner would be helpful for pedestrians and atmospheric at the same time. <sup>with uplighting and downlighting,</sup>  
Our trees on the median are unique and using mini lights ~~doesn't~~ <sup>helps to</sup> highlight their individual ~~structural~~ structure and character.

year round lighting -

ambiance of lighting means offering a welcoming atmosphere at night when it is dark.



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): Paula Hrdovac Affiliation/Role: Ocean Ave business owner

2, 2a, 2c1

1. What one or two lighting options did you like, and why?

LED Floods that focus on upper limbs & canopy, like because the light source can be hidden, different wattage can be used to vary lighting.

1 Champagne - would offer nice balance to flood lighting, for a more natural effect - again, not around trunks but installed in upper limbs & canopy, on a few trees.

2. What one or two lighting options did you not like, and why?

#9 Gas glow - too bright, frosted might work - but linking would be unattractive

4, 7 Laser projectors - light source can't be hidden. A bit dangerous when it hits you in the eye when driving.

3. Please provide any additional comments if you would like.

2b memorial bell light is a must

3 LED path lights at end of each median would be great & hopefully helpful with safety concerns.

No lighting is not an option, too dark and unwelcoming.

keep existing lights for holiday season, Thanksgiving thru New Year



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): Jonathan Sapp Affiliation/Role: resident/business owner

1. What one or two lighting options did you like, and why?

3 color minilights - subtle  
uplights - like the idea of treating trees as sculptures  
possibly the gas glow, but less intense

2. What one or two lighting options did you not like, and why?

laser projector  
led projector

3. Please provide any additional comments if you would like.

✓ crosswalk safety lights



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): \_\_\_\_\_ Affiliation/Role: Resident full time

1. What one or two lighting options did you like, and why?  
led 6.5 watt spot on Memorial Bell soft, highlights stone & bell  
4 watt path light - down light very effective

2. What one or two lighting options did you not like, and why?  
fairy lights, laser colored lights, gas lights are  
~~and~~ not appropriate in medium too commercial

3. Please provide any additional comments if you would like.

soft lights, subtle, consistency,  
less is better



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): Cindy Lloyd Affiliation/Role: Native Carmelite  
Lives in Carmel Woods / Sphere of Influence

1. What one or two lighting options did you like, and why?

\* Arch lighting, if it could be a gentle wash overall.

Uplighting to illuminate trees.

\* Down lighting of crosswalks.

2. What one or two lighting options did you not like, and why?

Changing multi colors

Pole lamps

3. Please provide any additional comments if you would like.

Determine what we want to achieve for all time.

Place emphasis on Nature / trees / shrubs.

Keep any lighting low / subtle.

Coordinate medians & sidewalks - make it part of the whole.



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): \_\_\_\_\_ Affiliation/Role: \_\_\_\_\_

1. What one or two lighting options did you like, and why?

4 watt path lights @ ends of each block would help light crosswalks

6.5 watt spots

Gas glow could work if less bright + warmer

Current lights, but placed in canopy of trees rather than on trunks

2. What one or two lighting options did you not like, and why?

task lights - provided very little illumination

Champagne lights - looked tacky

3. Please provide any additional comments if you would like.

we must have lighting in the medians



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): Carol Hilburn Affiliation/Role: Full time resident

1. What one or two lighting options did you like, and why?

champagne lights; definitely 4 watt path lights - for safety  
↳ add needed lighting, create a welcoming ambience

2. What one or two lighting options did you not like, and why?

1. Laser Projectors - did not like any color - the ones that switched color looked cheap + sleazy

2. Gas Glow Mantle LED - these are not appropriate + did not add to the Carmel ambience

3. Please provide any additional comments if you would like.

Current lighting w/ mini lights - is also good -

Dec. 8, 2014



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): RICHARD WARREN Affiliation/Role: PRESIDENT,  
CARMEL WOODS NEIGHBORHOOD ASSOCIATION (CWNA)

1. What one or two lighting options did you like, and why?

I LIKE FLASHLIGHTS HELD IN ONE'S HAND.

I DO NOT LIKE MEDIAN LIGHTING FOR CARMEL EXCEPT DURING THE CHRISTMAS/THANKSGIVING HOLIDAY SEASON. YEAR ROUND LIGHTING DETRACTS FROM CARMEL'S AMBIANCE AND IS UNNECESSARY.

2. What one or two lighting options did you not like, and why?

I DO NOT LIKE ANY OF THE LIGHTING OPTIONS. I FEEL THEY DETRACT FROM CARMEL'S UNIQUE AMBIANCE. IN SUMMARY, LESS IS MORE!

3. Please provide any additional comments if you would like.

I FEEL CARMEL'S UNIQUE NIGHTTIME AMBIANCE IS COMPROMISED BY THE MASS OF LIGHTS ON THE MEDIANS. I FIND LIGHTING OK DURING THE HOLIDAY SEASON BUT NOT FOR THE BALANCE OF THE YEAR. IT'S ALWAYS SPECIAL TO SEE LIGHTS APPEAR ~~(AND THEN GO)~~ AT THE INCEPTIONS OF THE HOLIDAY SEASON AND THEN GO AWAY FOR THE BALANCE OF THE YEAR. LIGHTING SHOULD BE VERY SIMPLE, SUBTLE & ARTISTIC NOT BRIGHT.



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): Pam Meyer Affiliation/Role: full time - resident & business in downtown

1. What one or two lighting options did you like, and why?

Love #1 Champagne 3 color } all these beautify  
10 watt on tall trees } the trees/bushes in a  
flood on bell } soft way. Are very welcoming  
& do not impede safety in  
any way.

2. What one or two lighting options did you not like, and why?

Did not like the laser lights at all - didn't show  
Did not like lamp lights - too bright up, why  
batter

3. Please provide any additional comments if you would like.

Lights add a welcoming feeling. See Carmel is  
"open" for business. Help with safety so downtown  
isn't so dark.  
I also like the way it is now!



# Planning Commission Meeting

Median Lighting Sub-Committee

Public Workshop #2

December 8, 2014

## Comments on the Median Lighting Treatments

Name (optional): "SKIP" LLOYD Affiliation/Role: RESIDENT

1. What one or two lighting options did you like, and why?

*None*

2. What one or two lighting options did you not like, and why?

3. Please provide any additional comments if you would like.

*See attached comments*



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional):

Terry Russey

Affiliation/Role:

I live just outside Carmel by the Sea.  
Frequent diner and customer  
of Carmel merchants.

#### 1. What one or two lighting options did you like, and why?

1 LED Champagne mini lights

Narrow focus Floods that show off tree trunks, but not the canopy.

And definitely a spot on the Memorial Bell

#### 2. What one or two lighting options did you not like, and why?

I did not like any of the Mantle lights or the Lasers.

Inevitably, someone will cut thru the median (maybe during inclement weather) and jostle a laser, causing the laser to point into incoming traffic.

The mantles are too much light coming from one place. It is classier to have many distributed LEDs which in total will supply the same amount of light.

#### 3. Please provide any additional comments if you would like.

We also need the path lighting at the crosswalks.  
(down lights)

To me, seasonal lighting includes twinkles, red and green.

Non-seasonal lighting can be colorless and non-twinkling.



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): MIKE BROWN Affiliation/Role: RESIDENT & SHOP OWNER

1. What one or two lighting options did you like, and why?

- ① NO LIGHTS IN MEDIANS
- ② Let shops light-up ocean AVENUE
- ③ w.o.I CAN USE SOFT LIGHTING

2. What one or two lighting options did you not like, and why?

ALL LIGHTING NOT NEEDED EXCEPT  
IN INTERSECTIONS.

3. Please provide any additional comments if you would like.

DURING HOLIDAYS THANKSGIVING - JAN. 15  
WITH CHRISTMAS LIGHTS IN MEDIANS WOULD BE  
FINE.  
AFTER JAN. 15, THEN ELIMINATE ALL MEDIUM  
LIGHTING AND SEE HOW COMMUNITY FEELS.



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): Montr Miller Affiliation/Role: Full time resident

1. What one or two lighting options did you like, and why?

1 - Mini lights - nice appearance  
4 - color changing " "  
2B - Memorial Bell PATRIOTIC

2. What one or two lighting options did you not like, and why?

8 - Gas Glow TOO BRIGHT  
+9 " "

3. Please provide any additional comments if you would like.

DONT add the COURT LIGHTS  
TO any of the new light options



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional):

Amber Archangel

Affiliation/Role:

Resident

1. What one or two lighting options did you like, and why?

The Green Laser Projectors are very intriguing & I like them. They are subtle & captivating.

I also like the lighting that is on the median now.

2. What one or two lighting options did you not like, and why?

The Gas Glow is my least favorite. The pictures lack integrity & the light seems to be glaring.

3. Please provide any additional comments if you would like.

I like the concept of Median lighting, so thanks & good luck getting this completed.

I would like the solution to not include natural gas - lasers or LED are current. Nat Gas contributes to climate change.



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): GRACE BOGDAN Affiliation/Role: COMING OF MASTERS  
board@comingofmastery.com PLANNER

working on lighting design guidelines

1. What one or two lighting options did you like, and why?

#2A&B

#3

low key but efficient & aesthetic  
best for port of entry

upright but with  
low intensity

#1 - for hallway lighting - add low intensity colors for hot days

2. What one or two lighting options did you not like, and why?

#8 GAS GLOW - Glass should be sandblasted so  
light is diffused but not necessary in median.

#4, 6, 7 All LED color is tacky

#1 would not in hot day because let the sun do that work

3. Please provide any additional comments if you would like.

Shield the light source!



# Planning Commission Meeting

Median Lighting Sub-Committee

Public Workshop #2

December 8, 2014

## Comments on the Median Lighting Treatments

Name (optional): CARMEN AJAN Affiliation/Role: RESIDENT/BUSINESS  
831-277-1479

1. What one or two lighting options did you like, and why?

# 2 B # 2 C  
# 8 and 9  
# 3

2. What one or two lighting options did you not like, and why?

Red LASER is NOT "US"  
Green " PROJECTOR NO!

3. Please provide any additional comments if you would like.

Perhaps gas-glow could be softer?

# 9 and # 8

PATH LIGHTS # 3 SHOULD STAY!!!

COST ??



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): BORREGAARD CONSTRUCTION Affiliation/Role: BUSINESS IN CARMEL

MY FAVORITE CHOICE IS EXISTING FAIRY LIGHTS YEAR ROUND WITH ADDITION OF PATH LIGHTS AND UPLIT TREES WHERE NEEDED.

1. What one or two lighting options did you like, and why?

- # 2C - 10W SPOT TO LIGHT TRUNK + CANOPIES - GOOD TO LIGHT THESE
- # 2A + 2B - 10W + 6.5W - same - " " "
- # 2 - 6.5W FLOOD - also good to light TRUNKS + CANOPIES
- # 3 - PATH LIGHTS - I WOULD USE THESE AT ALL CROSS WALKS AND AT MEDIAN MIDDLE "CUT-THROUGH" WALKS (NOT SURE HOW MANY OF THOSE MIDDLE CONCRETE WALKS EXIST - WE SAW ONE).

2. What one or two lighting options did you not like, and why? #5 + #6 LASERS - USELESS

- # 4 - LED 20W COLOR PROJECTOR - MAKES TREES LOOK DEAD AND ACTUALLY A BIT FRIGHTENING - GREAT ONLY FOR HALLOWEEN - WOULD STILL MAKE TREES LOOK DEAD WITH WHITE PROJECTORS, ALSO PROJECTORS SO BRIGHT AT SOURCE THAT BULBS LOOK LIKE CAR HEADLIGHTS

BAD IDEA:  
NO LIGHTS -  
TOO DARK +  
TOO PLAIN

- # 8 + #9 - GAS MANTLES - BULBS WAY TOO BRIGHT EVEN WITH OPAQUE OR FROSTED AMBER BULBS - DON'T RESEMBLE GAS AT ALL.

3. Please provide any additional comments if you would like.

I AM NOT FOND OF #1 - WHITE + CHAMPAGNE BULBS ARE TOO BRIGHT IN 3 COLOR. THEY ARE NOT ATTRACTIVE. IF INCANDESCENT BULBS IN EXISTING STRIP BETWEEN MISSION + JUNIPERO ARE NOT AN OPTION, WHICH ARE MY FAVORITE, THEN I WOULD CHOOSE #7 IN WHITE, NOT GREEN TO MIMIC A VERSION OF "FAIRY LIGHTS." ONE OF THE ATTRACTIONS TO CARMEL AT NIGHT ARE THE "FAIRY LIGHTS", ENCOURAGING WALKING, SHOPPING + DINING. HAVING NO LIGHTS IS TOO DARK AND TOO PLAIN, AND TOO DANGEROUS FOR DRIVING AT NIGHT. I THINK WE NEED YEAR ROUND #7 WHITE GREEN LASER LIGHTS AND ALL IN #1 OPTIONS ABOVE.



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): Shirley Moon Affiliation/Role: Resident

1. What one or two lighting options did you like, and why?

- ② LED 6.5 W Flood: Seems to light the tree nicely without seeing the fixture.
- ③ LED 4 W Path: Down light - potential to highlight the walls as well as define crosswalk
- ⑩ Existing: Do not like the color; but appreciate the outlining of the trees.  
Do it better - more completely.
- ⑫ Memorial - but a different softer "wash" of lighting - downwash stone or softer up lighting

2. What one or two lighting options did you not like, and why?

Did not like any of the lighting where the fixture or projector was visible: lasers, changing projector, gas glow.

3. Please provide any additional comments if you would like.



# Planning Commission Meeting

## Median Lighting Sub-Committee

### Public Workshop #2

December 8, 2014

#### Comments on the Median Lighting Treatments

Name (optional): WAYNE MOON Affiliation/Role: RESIDENT

1. What one or two lighting options did you like, and why?

1. The current lighting (#9) is consistent along the street. It provides light for safety and it is attractive. They need to be more artfully hung especially going ~~long~~ farther

2. Task lights <sup>at or limbs</sup> at corners are needed for safety (#3)

2. What one or two lighting options did you not like, and why?

Laser lights are not enough lighting in comparison with store lights. Lasers ~~are~~ projectors are too visible.

3. Please provide any additional comments if you would like.

Street lamps (#8 and #9) if were to be used must shield the eyes of pedestrians by the lamp design.

Need uplighting on the monument that is too close to the wall so it washes the monument wall. This should be in addition to the light in the demonstration

To: Planning Commission Sub-committee on Median Lighting, Ocean Avenue

Date: December 8, 2014

Submitted by: Cindy Lloyd

RECEIVED

DEC 08 2014

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

**Analysis of Samples Considered for Year Round Lighting**

1. Remove all strings of holiday fairy lights.
2. Determine if the existing up-lights can be revitalized to accomplish low level lighting directed upon trees and/or shrubs.
3. Install small down-lights at median ends to illuminate the crosswalks.
4. Provide a soft wash of flood lighting to illuminate the entire Memorial Arch.
5. Do not consider using the pole lamps, laser lights or multiple strands of lights.

To: Planning Commission Sub-committee on Median Lighting, Ocean Avenue

Date: December 8, 2014

Submitted by: Cindy Lloyd

### **Median Lighting Year Round**

#### **Free the Trees!**

Remove the strings of holiday fairy lights. Return the trees and shrubs to their natural states.

#### **Send Message**

Decide what kind of residential business area we choose to project as representative of Carmel.

#### **Maintain Dignity**

Refrain from overdoing any one element of illumination.

#### **Honor Nature**

Restore emphasis on the natural environment.

#### **Provide Safety**

Install small down-lighting at the median ends to illuminate crosswalks.

#### **Decorate Gloriously in Winter**

Have fun whooping it up during the short holiday season. Be festive!

Send the message that we honor Nature by freeing the trees. Remove the encircling, restrictive strings of fairy lights. They are unsightly during daylight hours; tasteless and tacky at night. Fairy lights are decorative during the holidays, but passé as everyday lighting.

Make median lighting the cohesive element between the sidewalks by joining the common element, the trees. Use creativity and sensitivity to gently illuminate the median landscaping, if at all. Refrain from making it the focal point of Ocean Avenue. Highlight the unique and interesting architectural details of the shops and products displayed therein.

Have fun decorating gloriously during the holiday season.

RECEIVED

To: Planning Commission Subcommittee re: Ocean Avenue Median Lights  
Date : December 8, 2014  
From: "Skip" Lloyd

DEC 08 2014

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

**1. Re: Lighting experiment.**

Although well intentioned, the demonstration is not particularly helpful, except to display a number of options, all of which are not acceptable, except for the down facing, low voltage, path light at Delores Street, which provides safety features of showing the path and assisting with visibility of pedestrians. Otherwise, the demonstration should be accepted for showing options which are not acceptable and be disregarded, as those options do nothing for safety and detract from the "ambience" of Ocean Avenue.

The Superimposition of experimental lights upon the existing "twinkie" (term used for descriptive purposes only) tree lights is objectionable and misleading in and of itself.

The multicolors, champagne, and LED lights detract from the ambience of Ocean Avenue and cheapen it.

The gas glow light is completely of of character.

The color changing projector and the green laser projector detract from the ambience of Ocean Avenue and cheapen it.

Additional spots aimed up into trees and onto them, as presented, are not attractive and may be unnecessary.

In evaluating the need for lighting for night time pedestrians on Ocean Avenue, evaluation of the lighting by commercial establishments of their premises need to be taken into account, as the interiors of many of them have large windows opening on Ocean Avenue and are highly lit up, which provide extensive lights for the sidewalks as well as the stores themselves. ((Such lighting is subject to regulation pursuant to policy P1-80 of Carmel's general plan. (See attached.))

There are no parameters for measuring the results of the experiment: Whose opinions should be counted; voters of the city, Carmel residents and residents of Carmel's sphere of influence, Ocean avenue business owners, Carmel business owners in general, Carmel business property owners, Carmel residential property owners, etc? What weight should be give to each category? Or is the experiment just to be a pure information gathering exercise for ideas to be put into the mix, given that no standards for evaluating safety or "ambience" have been established.

**Note Re: Existing floodlights:** The attention brought to the medians by the experiment disclosed that there are pre-existing upward facing floodlights throughout all of the medians, many of which are not burning, presumably because the bulbs are burned out

and have not been replaced. The fact that these preexisting lights exist suggests that some considerable thought, by some previous planning commission and/or city council, was given to the idea of having them installed and to their placement, given the restrictive policy concerning lighting in public places on Ocean Avenue. Review of city records of the background of the existence of these lights is highly relevant to the current issue over lights on the medians. The reasoning concerning the installation of these lights should be publicized and examined, as part of the current process, by the committee or the planning commission.

## **2. Suggestions regarding further study.**

**(Note:**Attention should be given to the fact that the city council action making the “twinkie” lights year round was improperly before the city council at the time and should be given little or no legal effect. The ordinance governing public lighting on Ocean Avenue was not followed. That ordinance requires an application to the planning commission by any person who desires additional lighting. For some reason, the city administrator put the matter on the council agenda in violation of the procedure established by the ordinance, thus eliminating the important step of having the process go thorough the planning commission, thus limiting public involvement and planning commission consideration . (See materials attached.))

### **Suggestions for going forward:**

The existing “twinkie” lights should be extinguished after the expiration of the holiday season, without prejudice to their legal status, for the period of carrying out the following process.

Then, the pre-existing flood lights should be repaired or have their bulbs replaced, have vegetation cut away from them in areas where they are obscured and be observed for some appropriate period, so that their effect can be measured.

The parameters of what is desirable for the medians in the way of lighting should then be the subject of a study by qualified landscape architects and/or lighting experts. The parameters for such study need to be established by the planning commission. Certainly safety should be a factor, but the general “standard” of “ambience” needs to be spelled out, as using just the general term “ambience” leaves the matter to purely subjective judgments formed solely in the eyes of the individual beholders. The resulting study should be presented to the planning commission and be reviewed by staff and the public at public hearings of the planning commission. The results of this process, whether for no additional lighting or for modified lighting should then be presented to the city council for adoption. ((**Note:** Carmel’s general plan points out the importance of maintaining the landscape and ambience of the “special and unique character of Ocean

Avenue and the surrounding commercial area” (General Plan policy P1-63), illustrating the importance of the lighting issues under consideration in maintaining the residential character of the village, while acknowledging its important business community. (See attached.) )

By this process, the special nature of Ocean Avenue can be preserved by reaching a truly quality outcome in the interests of all concerned, not by a process centered around a contest over whether or not the existing installation of the “twinkie” lights should be maintained. Such a quality result will be a subject of satisfaction, alike, to the residents and second homeowners, business property owners and owners and operators of businesses, worthy of Carmel-by-the-Sea.

- 
- P1-76 Develop and maintain an effective program for the systematic enforcement of all codes.
- P1-77 Annually inspect motels in the R-1 district for conformance with their use permit and/or appropriate code regulations.
- P1-78 Review and develop measures to restrict commercial short-term rental of single-family residences in the R-1 district.
- P1-79 Continue to prohibit the sale of interests in and rights to use real property in the City on a timesharing basis.
- O1-13 Maintain diligent control over signs and other advertising or notice-attracting facilities in order to avoid unsightly, bizarre, and/or out of scale visual impacts, including exterior lighting and lights from window displays. (LUP)

P1-80 Prohibit unsightly design elements such as excessive numbers of signs, nonfunctional awnings, exterior displays, interior displays, and excessive interior lighting used primarily as advertising or attention-getting features visible from the public rights-of-way. (LUP)

P1-81 Prohibit business signs incorporating lights, luminous or fluorescent paints, or movement. (LUP)

P1-82 Encourage business signs that are simple in graphic design, informative of the business use, and compatible in color and design with adjoining structures. (LUP)

CITY OF CARMEL-BY-THE-SEA

POLICY NO. C95-08

HOLIDAY LIGHTS

The City of Carmel-by-the-Sea allows the placement of lights on trees in the public right-of-way and in or on commercial property on a temporary basis during the holiday season. The "holiday season" is defined as the period beginning with the third Wednesday in November and continuing until the second Wednesday in January.

This Policy applies to the public rights-of-way and private properties in the CC and SC zones and to commercial enterprises in the residential district.

The following guidelines shall be followed:

1. As of the second Wednesday in January, all holiday lighting must be removed from businesses and from City-owned trees.
2. All lights and extension cords used outdoors shall be "exterior type" UL listed.
3. Lighting shall be secured, not loose or dangling, and well out of the public's way. Electrical cords shall be installed at a minimum of eight (8) feet above the public right-of-way.
4. Lights are not permitted on trees which have a trunk diameter of less than three (3) inches, measured four and one-half (4 1/2) feet above the ground.
5. Lights must be hung in a manner that will not damage a tree or other public property. Nothing that will cause holes in trees -- such as nails, pushpins, or staples -- may be used.
6. Lights shall be removed if, in the opinion of the Forest, Parks and Beach Director, they are damaging a tree.
7. Tracer or flashing lights are not permitted.
8. Permanent exterior lighting changes are permissible only through Planning Commission approval of an exterior design change, application for which may be made at the Community Planning and Building Department.
9. Only lights may be installed on public trees. No other form of decoration -- such as ornaments, ribbons, tinsel, artificial snow or coloring -- shall be permitted.

CITY OF CARMEL-BY-THE-SEA

STAFF REPORT

TO: MAYOR McCLOUD AND COUNCIL MEMBERS  
THROUGH: JASON STILWELL, CITY ADMINISTRATOR  
FROM: HEIDI BURCH, ASST. CITY ADMINISTRATOR  
DATE: APRIL 3, 2012  
SUBJECT: RECEIVE REPORT AND PROVIDE DIRECTION ON YEAR-  
ROUND ILLUMINATION OF THE OCEAN AVENUE  
MEDIAN LIGHTS

---

**RECOMMENDED MOTION**

Consider and provide direction on having the Ocean Avenue median lights remain illuminated on a year-round basis.

**BACKGROUND**

At the November 2, 2010 meeting, City Council unanimously approved having the holiday median lighting start at the beginning of Thanksgiving week and last until the start of Daylight Saving Time in March. Since that time, the City has received many favorable comments about the ambiance these lights bring to the community and appreciation that the median is lit well for the AT&T tournament and Presidents' Day weekend.

There is now interest from the public in extending the median lighting period even further, to make it year-round. It has been noted that City special events such as the car events, the Carmel Authors and Idea Festival, and the Carmel Art and Film Festival, all of which are held in the present "off" season for the lights, would benefit from having the median lit as it would be an extra attraction for visitors and event attendees.

**FISCAL IMPACT**

If the lighting period for the Ocean Avenue median were extended the additional seven months, the PG&E bill would be approximately \$490 more per year.

**SUMMARY**

Provide direction on the year-round lighting of the Ocean Avenue median.



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

## Rob Mullane

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**From:** Hardy BFH Email <barbhardy@bellsouth.net>  
**Sent:** Tuesday, December 09, 2014 9:14 AM  
**To:** Jason@Burnettforcarmel.com; Victoria Beach; dallasforcarmel@gmail.com; Carrie Theis; Ken Talmage Council; Doug Schmitz; Stu Ross; Mike Calhoun; Rob Mullane; Marc Wiener; Joe Headley  
**Cc:** Judy Refuerzo David refuerzo and; Ann Nelson; Dick Stiles; Charlotte Townsend; David Banks; Tom Parks; Janine Chicourrat; Neighbors - Jon & Judith Wolfe; Sondra Rees; Christine Gaspich; Michael LePage; Ken White; Mary Condry; Livingston Barbara; Monta Potter  
**Subject:** Median lights

Dear City and Council Members,

I attended the median light "walk" last night but was unable to stay for the discussion at city hall afterwards due to another commitment. I hope you will consider my written comments.

I know that some people dislike the original mini lights, but they still appear to me to be the most attractive - given the choices. I personally prefer their softness to anything else presented.

Comments on the alternatives as numbered on the map:

#1. LED mini lights, champagne 3 color. These were "ok" but brighter, less natural. Again, I prefer the softer original ones. Not sure why the aversion to the tree trunk wrapping as it looked a bit odd to have a few wraps then only upper canopy.

#2 & 2A LED 6.5 & 10 watt. Up lighting on these SMALLER trees was my next favorite alternative. Think multiple clusters would be best here, esp. with the 2A example. I believe this was an option.

#2B. LED spot focused on the bell. I think most people agree that highlighting the bell is a good idea. Needs to be more centered, as it was pointed out, or perhaps (2) lights - one focused up from each side.

#4 & 6. Red & blue laser lights. Sorry, I see no benefit from these at all. As stated, the red and blue colors do not project well. The bright red and blue base projector "dots" stand out more than the dots projected into the canopy and it's distracting and ugly.

#2C. LED 10 watt spot with high sim. Please don't do this. I see no reason to highlight the tall tree trunks where limbs have been cut off. And this detracts from the night sky! Keep the focus with the pretty shops down on the street level.

#4. LED color changing projector. Looked ghostly. Not enough light to merit use. I personally don't like the distracting color changing element but I didn't think it projected very much real "color", either.

#3. LED 4 watt path light. These seem useful from a safety perspective; think they should have multiples of these lights on all sides of the crosswalks and crosswalk median, as suggested. It is hard enough to see the pedestrians trying to cross at night. At least this way we can see their feet!

#7. Green laser projectors. Same comment as with the red and blue laser lights! While the green lights are slightly more visible, I really don't see the point. Again the bright primary base light is annoying, distracting - and as I think was pointed out - potentially dangerous to drivers.

#8 & 9. Gas Glow 3 & 4 Mantle. I don't think these kind of lights work well in the median! They were too high and far too bright and glaring. And with the current brightness, they distract from the beautiful store fronts. Even with colored glass, I don't think they belong lined up down the median. They would be better placed on street corners for pedestrian visibility, rather than throughout the medians;

Thank you to everyone who helped set this up for us. I'm sure I have neglected someone's email address. I found it a very informative evening. Please note that this is just one resident's personal opinion. But while I am a "new" resident, I have been coming to Carmel for over 30 years. I do not remember the way the lighting was (or wasn't) in previous years, But I do *like* the current lighting. It's soft and I think it defines Ocean Avenue as a central avenue and fits nicely - in my opinion - with the character of the retail district.

Barbara Hardy  
Carmel-by-the-Sea Resident  
Monte Verde 3 SW 2nd  
Carmel, CA  
831-293-8750  
[barbhardy@bellsouth.net](mailto:barbhardy@bellsouth.net)



# Planning Commission Meeting

Median Lighting Sub-Committee

Public Workshop #2

December 8, 2014

RECEIVED

DEC 17 2014

Comments on the Median Lighting Treatments

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

Name (optional): Barbara Livingston Affiliation/Role: President - Carmel Residents Association

1. What one or two lighting options did you like, and why?

- 1) The pedestrian safety lights at the corner of each median - for obvious reasons.
- 2) The light that softly bathes the WWI monument.

2. What one or two lighting options did you not like, and why?

- 1) Any lighting where the source can be seen.
- 2) Gas lights because of the probability they cannot be sufficiently dimmed.
- 3) Colored lights; laser lights; uplights.

3. Please provide any additional comments if you would like.

Agree with Skip Lloyd that the holiday seasonal lighting must come down mid-January. Median corner lighting should proceed & monument lighting the same with holiday lighting off. The City should experiment with lighting sources already in place. Because of light pollution, I favor down-lighting for the medians. →

I appeal to Planning staff, Planning  
Commissioners, City Administrator & City  
Council ~~to take a deep breath &~~  
~~to~~ consider ~~what~~ how we can protect  
our village from the creeping forces  
of commercialism.

CITY OF CARMEL-BY-THE-SEA  
POLICY AND PROCEDURE DATA SHEET

Policy/Procedure No.: C95-08 Department of Origin: Forest, Parks and Beach

Effective Date: 9 November 1995 Authority: Resolution No. 95-150

Revision Date(s): November 2, 2010; April 3, 2012

SUBJECT: Holiday Lights

RESPONSIBLE PARTY: Director of Forest, Parks and Beach

PURPOSE: To allow and regulate the installation of lights in the public right-of-way and those displayed on commercial property visible from public property.

POLICY/PROCEDURE: As fully set forth in the policy document, attached.

RESCINDED: (Date)

CITY ADMINISTRATOR APPROVAL OF DEPARTMENTAL POLICIES:

Date: \_\_\_\_\_ Initial: \_\_\_\_\_

CITY OF CARMEL-BY-THE-SEA

POLICY NO. C95-08

BOLIDAY·LIGHTS

The City of Carmel-by-the-Sea allows the placement of lights on trees in the public right-of-way and in or on commercial property on a temporary basis during the holiday season. The "holiday season is defined as the period beginning with the third Wednesday in November and continuing until the second Wednesday in January.

This Policy applies to the public rights-of-way and private properties in the CC and SC zones and to commercial enterprises in the residential district.

The following guidelines shall be followed:

1. With the exception of the City's Ocean Avenue median lights, which shall be illuminated year-round, as of the second Wednesday in January, all holiday lighting must be removed from businesses and from City-owned trees.
2. All lights and extension cords used outdoors shall be "exterior type" UL listed.
3. Lighting shall be secured, not loose or dangling, and well out of the public's way. Electrical cords shall be installed at a minimum of eight (8) feet above the public right-of-way.
4. Lights are not permitted on trees which have a trunk diameter of less than three (3) inches, measured four and one-half (4 1/2) feet above the ground.
5. Lights must be hung in a manner that will not damage a tree or other public property. Nothing that will cause holes in trees -- such as nails, pushpins, or staples -- may be used.
6. Lights shall be removed if, in the opinion of the Forest, Parks and Beach Director, they are damaging a tree.
7. Tracer or flashing lights are not permitted.
8. Permanent exterior lighting changes are permissible only through Planning Commission approval of an exterior design change application for which may be made at the Community Planning and Building Department.
9. Only lights may be installed on public trees. No other form of decoration -- such as ornaments, ribbons, tinsel, artificial snow or coloring -- shall be permitted.



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 21, 2015

**To:** Chair Reimers and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director RM

**Submitted by:** Sharon Friedrichsen, Special Projects Manager

**Subject:** Consideration of Recommendations Related to a Beach Fire Management Pilot Program

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**Recommendation:**

Consider the recommendation of the Forest and Beach Commission related to a beach fire management pilot program and provide direction to staff

**Application:** N/A **APN:** N/A

**Location:** Carmel Beach  
Scenic and 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, Santa Lucia and Martin Way

**Background and Summary:**

One of the 2014 Council key initiatives was to implement the Shoreline Management Plan, with a strong emphasis on managing beach fires. Accordingly, the Forest and Beach Commission have been actively discussing options related to management of beach fires in an effort to balance the recreational activity of beach fires with strategies to mitigate environmental impacts of air quality and degradation of the sand associated with beach fires. The staff report for this item will include a presentation by the Air Pollution Control Officer for the Monterey Bay Unified Air Pollution Control District as well as further details from City staff regarding the recommendations of the Forest and Beach Commission (FBC) on beach fires.

This item is being brought forward to the Planning Commission for input regarding these recommendations. The recommendations will then be brought forward to the City Council during its February 3, 2015 meeting for consideration and adoption.

**Project Description:**

On December 11, 2014, the FBC approved a beach fire management strategy to develop a pilot program that includes the following recommendations:

- Wood-burning fires must be contained within a fire ring or pit
- The City would place 26 semi-permanent fire rings at five locations
- Use of the rings would be on a “first come, first serve” basis
- The fire rings would be removed seasonally
- Unlimited user-supplied propane fire devices allowed anywhere south of 10<sup>th</sup> Avenue
- Up to five charcoal grill devices (i.e., hibachi type grill) allowed year-round south of 10<sup>th</sup> Avenue with a free permit obtained from the Carmel Police Department

The recommendations of the FBC were developed in the context of two guiding principles: (1) No fires built directly in the sand and (2) Limit the number of fires. These principles were adopted by Council on August 5, 2014. It is the goal of the FBC that the pilot program will help achieve the objectives of eliminating charcoal and burned logs from the sand and reducing the amount of wood smoke produced by beach fires.

As part of the development of these recommendations, the policies of other jurisdictions were reviewed and community input gathered, including at a public workshop on December 11, 2014.

The proposed recommendations align with the City’s Shoreline Management Plan, which is an appendix to the City’s Local Coastal Plan, and the following management policies:

**Allow beach users the opportunity to enjoy a fire for warmth or cooking, while protecting the sand from degradation (O4-10)**

- Allow beach fires until 10 p.m. south of 10<sup>th</sup> Avenue but at least 25 feet the base of the bluffs (P4-57).
- Install appropriate signage to indicate this distance and time limit and to indicate methods for correct extinguishing of fire with water (P4-57).
- Continue Police Department enforcement of the no-fire regulation north of 10<sup>th</sup> Avenue and especially in the North Dunes and Del Mar Dunes areas (P5-41).

*Pilot Program Details:*

The recommendations under consideration will guide the creation of a pilot program that would become effective in May 2015. As part of the pilot program, the City would purchase and install 26 “off the shelf” fire rings and place these rings at locations in the cove and near the beach staircases as follows:

- 2 fire rings near the staircase at 10<sup>th</sup>
- 2 fire rings near the staircase at 11<sup>th</sup>
- 2 fire rings near the staircase at 12<sup>th</sup>
- 2 fire rings near the staircase at 13<sup>th</sup>
- 2 fire rings near the staircase at Santa Lucia
- 4 fire rings in the cove between 10<sup>th</sup> and 11<sup>th</sup>
- 4 fire rings in the cove between 11<sup>th</sup> and 12<sup>th</sup>
- 4 fire rings in the cove between 12<sup>th</sup> and 13<sup>th</sup>
- 4 fire rings in the cove between 13<sup>th</sup> and Scenic

The FBC recommended that no rings be placed at Martin Way as the cove is traditionally covered in kelp and experiences a higher degree of wave action. However, current fire rules allow beach fires at this location. It is possible that the use of propane fires may satisfy this rule or, alternatively, one or two rings could be added to this location (either with an increase in the overall number of fire rings or a reallocation and corresponding decrease in the proposed number of rings at the other locations).

The fire rings would be secured in the sand with a chain buried in the sand and cleaned by the City (City staff and/or contract with another entity). It is recommended that several commercially-made and readily-available fire rings or pits be used during the initial phase of the pilot program. This approach has the advantages of allowing for implementation by May 2015 as well as giving staff the flexibility to use different models of fire rings to evaluate ease and effectiveness of installing, cleaning and removing rings. Staff would also be able to procure new rings if needed with greater ease. Possible design options will be presented during the January 21<sup>st</sup> meeting. If the pilot program continues, it is recommended that a more “customized” Carmel ring be developed and a design sub-committee established to create new rings for use in 2016.

The use of the fire rings is proposed to be on a “first come, first serve” basis, although the usage will be monitored, and reservation and/or permit approach may be added to the pilot depending on demand. To address anticipated increases of beach fire activities during holidays, the FBC included a recommendation to provide an additional 25 portable fire rings for public use (again on a “first come, first serve” basis) on the July 4<sup>th</sup> and Labor Day holiday weekends.

The rings would be removed shortly after the beginning of the winter storm season each year to prevent the loss of the fire rings with an increase in wave activity. The timing will vary according to the weather and the degree of scour on the beach, such that the rings are removed prior to the wave-induced beach scour reaching the rings. Depending on beach sand volumes and oceanographic patterns, the rings may remain through some or all of the typical winter months. Staff would make a concentrated effort to leave some rings during the winter months, especially closer to 10<sup>th</sup> Avenue as this area appears to be less susceptible to winter-season beach scour. Once rings are removed, only user-supplied propane fire devices would be allowed. Wood-burning fires built directly in the sand subsequent to removal of the beach fire rings will be prohibited to evaluate the effectiveness of the pilot program in addressing charcoal in the sand. Recent correspondence on beach fire management is included as Attachment A.

*Other Proposed Components:*

Other proposed recommendations include:

- Allow only dry aged wood or lump charcoal to be burned in the fire rings
- Allow an unlimited number of user-supplied propane fire devices south of 10<sup>th</sup> year-round
- Allow the use of five charcoal grilling devices year-round south of 10<sup>th</sup> (user-supplied and upon receipt of free permit obtainable from the Carmel Police Department)

The effectiveness of the pilot program is contingent upon monitoring and enforcement. Therefore, the FBC is also recommending increased beach area patrols from 3 pm to 11 pm five days a week. An extensive public outreach and education campaign, including communicating to potential visitors the new rules, will also be a component of the beach fire management plan.

**Next Steps:**

After review and input from the Planning Commission, the pilot program will be presented to the City Council for input and direction. This is tentatively scheduled for the City Council's February 3, 2015 meeting. Staff has conferred with staff from the Coastal Commission, as this project would occur in the Coastal Commission's jurisdiction. Coastal Commission staff have indicated that based on the program as currently described, it would need a Coastal Development Permit prior to implementation. City staff would be responsible for obtaining the appropriate permit and conducting the associated environmental review.

**ATTACHMENT:**

- Attachment A – Recent Correspondence on Beach Fire Management

January 19, 2015

Dear Planning Department,

I have been a Carmel resident for over 30 years. During my time here I have spent countless hours at Carmel Beach. Carmel Beach is one of the most beautiful beaches in the world and is one of the main reasons I've chosen to live and raise my family here. Our family life has always revolved around the beach. My sons have spent many days surfing at Carmel Beach, and my wife and I have a daily ritual of walking the beach with our dog around sunset. Over the years some of my best memories were created at Carmel Beach including times spent around a fire on the beach eating, laughing, and sharing life with friends and family.

The following are a summary of my thoughts about taking away fires on the beach for your consideration:

- If the right to have fires on the beach is taken away we may never be able to bring them back.
  - Carmel provides a unique experience in this way unlike other beach communities.
- More could be done to educate the public about the current fire regulations before eliminating fires on the beach.
  - Better signage
  - Use volunteers/docents to educate others on current rules
  - Provide better enforcement of the existing beach regulations.
- Most problems with fires occur during the summer months so different regulations may only be needed during those times of the year still allowing fires during the winter months.
  - Offer a seasonal fire pass
  - Use vehicles and machinery to clean up trash and charcoal at the beach
- A limited amount of fire rings could cause more enforcement problems and will concentrate trash

Thank you for your time,

John K. Perkins  
Concerned Resident  
(831) 624-0792  
P.O. Box 812  
Carmel, CA 93923

**RECEIVED**

**JAN 20 2015**

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

# SUMMARY OF EFFORT

By

CARMELNATUR

Regarding the formulation of Beach Fire Solutions for Carmel By-The-Sea

June to December, 2014

# CARMELNATUR

DEDICATED TO RESTORING AND PRESERVING CARMEL, CALIFORNIA

## PROPOSAL FOR PILOT PROJECT

### **Permanently Restoring and Preserving Carmel Beach Sands and Bluff Utilizing a Non-Profit Commercial Activity**

#### **Background**

Each year, thousands of residents and visitors enjoy our beautiful beaches. Our dog and bonfire friendly beaches are known throughout the world. What a blessing it is to watch the sun set over the Pacific Ocean and then enjoy a traditional bonfire with family and friends in one of the most beautiful places on Earth!

There is a cost for everything however. The reality is that charcoal and ash are the byproducts of wood fires, and status quo beach operations lay the burden of these costs in the sand. Additionally, bonfires require transporting wood to the beach. Current beach operations require that to be done on an individual basis, resulting in traffic congestion on Scenic Road, and damage to the fragile bluff.

#### **Goals**

At CarmelNatur, we are dedicated to preserving the wonderful, unique, and traditional bonfire opportunity, while shifting the cost burden from the environment to the consumer (beachgoer). We will also work to repair environmental damage that has already occurred. Ultimately, beachgoers will enjoy their bonfires on pristine white sand.

We can and will do this without an increase in taxes, or expensive governmental oversight, management, or enforcement. At the same time, we will add jobs, which will add revenue to the city!

#### **Proposal**

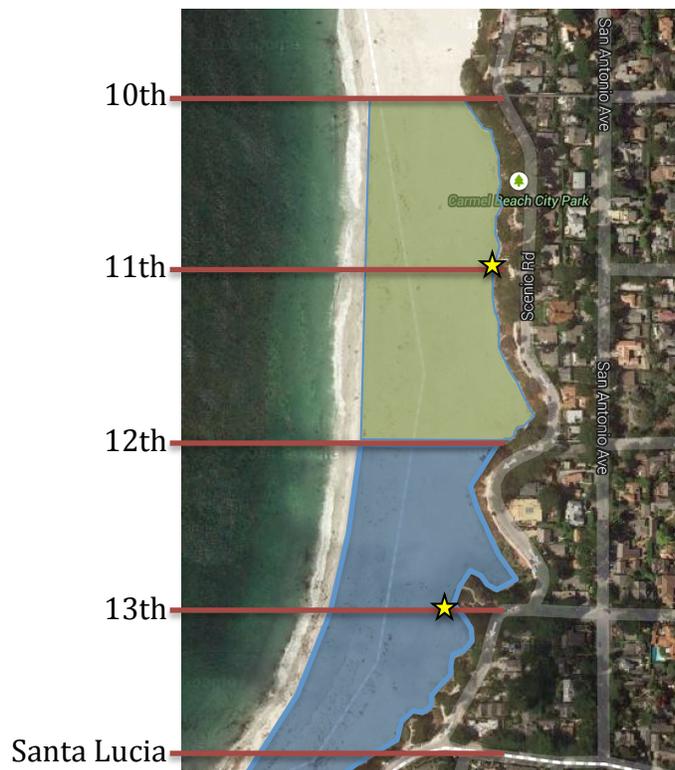
Proposed is a one-year pilot project, jointly undertaken by CarmelNatur, and the City of Carmel. CarmelNatur, a non-profit organization with a mission to restore and preserve Carmel to a more natural state, will perform labor and management of beach bonfires south of 10<sup>th</sup> Avenue. When CarmelNatur achieves its goal of clean sand in one year, they will be granted exclusive rights to the operation for a period of 10 years.

### Concept of Operations

Wood is stored at a City Facility. Tree cuttings by city-employed personnel will be added to the supply. Any additional wood required will be supplied by CarmelNatur.

A truck, owned and maintained by CarmelNatur, will be stored at a City Facility.

The uniformed CN Crew loads truck with supplies<sup>1</sup> at 2pm and drives to the beach. They distribute supplies between two stations, indicated by a yellow star in **Figure 1**.



**Figure 1: Diagram of Carmel City Beach**

The North Station is responsible for managing bonfires in the area between 10<sup>th</sup> and 12<sup>th</sup> Avenues (shaded in green,) while the South Station is responsible for the area south of 12<sup>th</sup> (shaded in blue). These areas are subject to adjustment as bonfire demands are quantified.

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<sup>1</sup> Load will include wood, firepits, safety equipment, chute, bbq coals, Ash Bins, Ember-Ash Collection Device, Shovels, Charcoal Sieves, Charcoal Buckets, Large Bins for Cold Charcoal Storage, Firestarters, Lighters, Fireproof Gloves (other safety equipment), Instruction Cards/Flyers (with QRC code to App), iPhones with Apps for Reserving/Paying for Firepits, Deluxe Firepits, and flags.

During the pilot, CarmelNatur will test various methods for deploying and recovering supplies. The goal will be to make the operation as efficient, inconspicuous, and unobtrusive as possible, with the minimal expenditure of human effort. These tests will include chutes and wheeled vehicles.

Once supplies are in place, the CN Crew will spend time clearing charcoal out of the sand using specially designed hand trowels with a sieve at the handle. Coal is separated from the sand and emptied into buckets. Buckets are then emptied into wheeled 35-gallon containers. Charcoal recovered from the beach will be used in firepits.

During the pilot period, it will be necessary to implement a public education campaign, including, but not limited to: a TV news stories; notices on the Carmel City website; Internet ads; public service announcements; and hotel flyers. As the final bastion of information, extra personnel acting as greeters, must be deployed at all beach access points during peak beachgoer arrival times. These personnel must be armed with talking points and information flyers, so that beachgoers who arrive expecting to burn their own wood can be redirected before they expend significant energy. This will minimize beachgoer frustration and significantly aid in the assimilation process. During the pilot period, the City of Carmel will assist CarmelNatur in the financial and logistical arrangements of the public education effort.

As beachgoers arrive, some will already be aware of the new process, and some will not. Greeters will be deployed in front of temporary information boards at each stairwell, armed with smiles, information flyers, and flags. If a beachgoer intends to enjoy a bonfire, then they will be handed an information flyer and a red flag attached to a stick. There are only two things the beachgoer must do from that point: 1) proceed to their desired spot on the beach and plant the flag, and 2) using their smart phone, browse to the CarmelNatur website and purchase a fire. The CN Crew will do the rest of the work.

The CarmelNatur website will allow for customer accounts to be created, so that return visits by the same beachgoer will be further simplified.

The CN Crew down on the beach will monitor their iPhones for customer demand, and monitor the beach for red flags. A CN Crewmember will patrol the beach with a wheeled cart containing wood and firepits, with the assistance of another CN Crewmember on the bluff (acting as lookout). As the CN Crewmember approaches a party of beachgoers displaying a red flag, he or she will greet them warmly and set up their fire pit, ensuring that the location meets all City Regulations. The fire will be seeded with a firestarter, so that a match or a lighter will start it. As the CN Crewmember departs, he or she will recover the flag for future use. The CN Crewmember will also remind the party that he or she will return periodically to refresh their supply of wood.

When a party is ready to depart, they can “check out” using their smartphone. At this time, but no later than 10pm, a CN Crewmember will return to their site and recover the ashes, embers, and firepit. This will be done using the same wheeled carts that were used to deliver the wood and firepit. The cart lid will be closed on the embers to extinguish them. When completely cool, the resulting coals will be separated from the ash and reused.

### **Pricing and Justification**

At this point, it is estimated that a charge of \$30 per bonfire is an achievable goal. Different pricing structures can be discussed and explored, including a “per hour” structure.

At least half of that charge could replace the cost and effort that the beachgoer would ordinarily expend purchasing and hauling their own wood to the beach. The other half is justifiably reasonable as an “environmental impact fee”. These factors help make this a “good deal” in the eye of a beachgoer. As an added incentive, a beachgoer visiting during the pilot year will be offered the opportunity to receive a free fire in exchange for volunteer service. Any beachgoer that fills a 5-gallon bucket with coals retrieved from the sands will receive a free fire. Tools to aid in the harvesting of coals will be provided by CarmelNatur.

The residents of Carmel will not incur any additional costs in taxes or fees (unless they intend to have a bonfire). Additionally, they will regain their white sand beaches and the bluffs will be restored. These factors make it a “win” for the residents.

Business owners will benefit from happier tourists.

The City Government will not be burdened with any additional processes or management and they will achieve success in their beach restoration efforts.

### **Contact**

In responding to this proposal, please contact:

Scott McKenzie  
831-241-1376  
scott@carmelnatur.org



Scott A. McKenzie

# CARMEL BEACH COMMISSION NEEDING RIGOR IN DECISION-MAKING

6/26/2014

On June 25th, a special session of the [Carmel Forest and Beach Commission](#) convened on the Carmel Beach at 13th Avenue. In the sand, orange cones were placed to represent potential spots for semi-permanent concrete fire pits.

The Commission is under pressure from some members of the Carmel-by-the-Sea community to find a solution to the blight that beach bonfires have brought to the sand and banks of our uniquely beautiful slice of coastal paradise. The once-pristine white sands, in the absence of any significant sand-cleansing winter storms, is now sadly gray. Freckles of black charcoal mark the coves - some of which has been used to write graffiti on the rock walls. The banks of ice plant are lined with well-worn human paths, used daily by children and adults alike. In short, the beach is a disaster.

It's fair to say that the Commission is desperately searching for solutions. Whether or not they are going about it in a systematic way is up for debate. There is a significant amount of pre-supposing, emotion, opinion, and passion being injected (by both the Commission and the public) into what is likely to be one of the most significant pivots in the history of this small-town-by-the-sea. Of course, this paragraph is also an opinion ([mine](#)), but its basis is the lack of any published, methodical analysis of the problem.

I realize that knowledge of systems engineering is not, should not, and could not be a requirement for board membership, but, as a systems engineer, I am suggesting that good advice should always be solicited when it is available.

One Commissioner called Carmel "the last city in the nation to allow unrestricted fires on the beach". The resulting contribution to the haphazard effort was a list of restrictions that other coastal communities have enacted in various attempts to solve *their* problems. That's a good start, but a thorough analysis of our problem it is not.

In my opinion, being in the position of "The Last Frontier for Unrestricted Beach Fires" presents a unique opportunity to prove to the world that it CAN BE DONE, and IT CAN BE DONE RIGHT. We have a rare and golden opportunity to LEAD. We should not shy away from that. I do not mean to recommend we ignore the attempts of other cities - only that we include them into a systematic analysis of alternatives. However, it seems the inclination is to jump into restrictions and limitations.

CarmelNatur contends that **white-sand beaches and unrestricted fires are NOT mutually exclusive**, and we've performed a cursory systems analysis that supports our contention. Is there anyone out there that can convince the City of Carmel to contract a Systems Engineer to help them make good decisions on this highly important topic? We can recommend a [good one](#)!

# FIXING CARMEL BEACH: APPLYING SYSTEMS ENGINEERING TO THE LEGISLATIVE PROCESS

7/1/2014

Recently, the task of fixing the Carmel City Beach Problem has landed on the plate of Carmel-by-the-Sea's local government. The Forest and Beach Commission, the City Council, and the City Administrator, all working within the framework constructed of various State and Federal laws and agencies, must craft some solution that will (hopefully) maintain the public's long tradition of beach bonfires, while eliminating (or reducing to tolerable levels) the numerous environmental impacts they cause (viz., the ash and charcoal-ridden sand, the smoke, and the damage to the bluff). Sounds daunting, right?

Put yourself in the shoes of a lawmaker for a moment. Not Draco's, of course. Draco was that 7th-century Athenian statesman and lawmaker, from whom we derived the adjective "draconian", meaning "unforgiving rules or laws".

But seriously... imagine that you've been tasked to fix a public problem by way of writing and enacting a law. Let's say that the problem at hand is a contentious one, with a vast spectrum of opinion seemingly supporting an equally vast spectrum of possible solutions. Each opinion is delivered with a varying amount of emotion, passion, and volume. The opinions are held by a large variety of stakeholders – some with great power (e.g., the lawmakers,) some with significant power (e.g., lobbyists, political donors, and other influential individuals or businesses,) some with very little power (e.g., the average voter,) and some with no power at all (e.g., the uninformed or disengaged voter).

Your job as a lawmaker is to serve your constituency, which includes everyone on the power spectrum (including the disengaged voter). How difficult would it be to craft the just and fair solution with all those loud and passionate voices in your ears?

"Difficult," I say. Unless...

What if there was a structured process by which one could *optimize* systems or processes (that is, minimize the negative aspects and maximize the positive aspects)? If only there was a body of literature - a science if you will - that dealt with problem solving, regardless of the domain of the problem?

Oh, but there is! It's called *Systems Engineering*.

NASA defines System Engineering as "...a robust approach to the design, creation, and operation of systems. In simple terms, the approach consists of identification and quantification of system goals, creation of alternative system design concepts, performance of design trades, selection and implementation of the best design, verification that the design is properly built and integrated, and post-implementation assessment of how well the system meets (or met) the goals."

But, what is a “system”? A system is anything that has an input, a process, and an output. Some systems have multiple inputs, processes, and outputs. Our bodies are systems. Food, air, water, images, sounds, and other inputs go in, countless processes (such as metabolism and respiration) run their courses, and outputs (such as work, thoughts, words, sounds, and some other things) go out.

The Solar System is a system (a well-named one). The Earth is a System. Nations are systems. Governments are systems. And... the things that governments regulate are systems!

The Carmel Beach is no exception. The beach has inputs (e.g., beachgoers, firewood, dogs, food, food wrappers, etc.) and it has outputs (ash, smoke, charcoal, trash, footprints, happiness, etc.) And it has a process (you may witness it for yourself on any evening).

With regard to the beach fires, I say it is the *process* that needs fixing. Draco may have preferred to simply remove some or all of the inputs. But then, he wasn't a Systems Engineer, and history shows that he wasn't too concerned with the welfare of the stakeholders (his constituents).

How can we save ourselves from a Draconian end to our beloved "beach bonfire with family and friends" and still solve the very real and troublesome problems we face with the beach environment?

Systems Engineering. With it, we all have the best opportunity to be happy. Without it, some of us might be happy, but many, many others will not.

# CARMEL BEACH FIRES: WHAT'S THE PROBLEM?

9/12/2014

The beach fire process used by Carmel should aim to meet beachgoer demand, given defined limits for environmental impact and nuisance. The process for beach fires should be optimized for safety, capacity, and environmental impact but also should be straightforward enough that all can easily understand it. Carmel's current process, however, could easily be characterized as a "free-for-all", for which the entire cost burden is borne by the sand and air, to the annoyance of everyone. The inefficiency of the current beach fire process represents a significant environmental and nuisance burden for the city, which is yet to be quantified. Using a beach fire process proposed by CarmelNatur, which shifts the cost of the fires to the consumer of the fires, in exchange for a beach fire service run by a non-profit city partner, we can once again enjoy a clean beach and reduced smoke hazard, while residents and visitors alike can continue to enjoy safe, spontaneous beach fires with family and friends.

# AD HOC BEACH FIRE SUBCOMMITTEE NOT BEING S.M.A.R.T. ABOUT PROBLEM SOLVING

10/10/2014

*"At this very moment, a team of two people are architecting the future of the public's Carmel beach fire experiences."*

That statement may or may not raise the hair on the back of your neck. You might rest easily if you knew that the team had a clearly defined set of goals and objectives. You might rest even more easily if you knew they were following a structured process for problem solving.

What if I said, "They don't and they aren't"? Scared yet?

Before I proceed, let me just say that my critique concerns the *performance* of the Ad Hoc Subcommittee for Beach Fires ("the subcommittee",) and is in no way meant as a personal attack. The subcommittee members are, by all appearances, decent, nice, people with good intentions and good hearts. But, should they be architecting (what will become) permanent regulations for Carmel beach fires? In my opinion, no. I know that sounds harsh and unfair on the surface. Allow me to explain how I formed this opinion.

No activity will succeed unless a clear set of goals and objectives are first established. For small tasks, such as washing the dishes, we do this subconsciously, but for large, important tasks that will be subject to critical review (especially critical review from the public,) goals and objectives must be written in detail, published, and understood by the public *before any work is undertaken*.

Why? There are at least a couple of reasons.

One is that public servants have a fiduciary responsibility to their constituency. The public will judge the public servants on the achievement of their tasks. But, if the tasks aren't defined (or are poorly defined,) the public is denied a method with which to judge either the servants or their activities. Loose cannons come to mind. Loose cannons may or may not hit the intended target, and they're pretty much guaranteed to cause collateral damage.

Another reason for a clear set of goals and objectives is that it *saves time and effort*. It's intuitively obvious that, if we know where we're going and how to get there, we'll get there faster and with less wasted effort! It's why we plan our cross country trips or multiple errands around town.

Establishing goals and objectives isn't rocket science. Goals are general. Objectives are specific and support the achievement of a goal. There are many resources online that describe the process. [Here's one](#). [Here's another](#). Note that both of these come complete with a handy mnemonic to remind us how to generate effective goals. It's

S.M.A.R.T. Objectives should be Specific, Measurable, Achievable, Relevant (to the Goal), and Time-specific.

To understand, let's take a look at our dishwashing activity. You might say to yourself, "I'm going to clean these dishes." That's your goal. Then, you say to yourself, "I'm going to pick up each dish, scrub it with warm, soapy water until it is free of food, rinse it with fresh, warm water until it's free of soap, and set it in the strainer to dry. I will repeat this process until every dish is in the strainer. I have 15 minutes to do this, because I have to go to work." Those are your (unspoken) objectives.

So, how'd we do? Were we S.M.A.R.T.? Let's see. The objectives were fairly specific. A person could probably use them as an instruction set. Are they measurable? Sure. Count the dishes in strainer. It should equal the number that was in the sink. Inspect each dish for food. There should be none. Are they achievable? Yes. Very. Are they Relevant to the goal? Yes. Each objective contributed to the goal of cleaning the dishes. Were they Time-specific? Yes, you gave yourself 15 minutes.

What if you just had the goal and no objectives? Is "clean" defined? No. Did you set a time limit? No. Did you state exactly how many dishes you'd clean? No. You could remove most of the food from a few of the dishes over a period of ten days, and you'd still achieve your goal.

Now, let's take a look at the published (on 10/9/2014) objectives of the subcommittee. This is the only set of published goals from the subcommittee. Presumably, this is what we (the public) will use to determine if we can say "mission accomplished," at the end of the process. This comes from slide 62 (hand-written number on left side) of the [Forest & Beach Agenda Packet Part 2 - Oct 9 2014](#). These are transcribed word-for-word here:

- Alternatives suggested by citizens range on a continuum from ban fires to do nothing. Banning fires is not being explored, however, doing nothing is also not acceptable.
- Forest and Beach Commission has chosen to find a middle ground, that is, to address the issues of environmental impact on Carmel Bay, the air, and the beach, as well as issues of trash, crowds, safety and reputation while still preserving the tradition of beach fires in Carmel.

Obviously, these aren't S.M.A.R.T. I won't go through all the reasons why. Frankly, there are too many to discuss in this blog post. Suffice it to say, the public are at the mercy of the unspoken, unwritten agendas of the subcommittee members, and will be in a very poor position at the end of this process. Also, the subcommittee will be able to claim victory in every instance.

Now, why do I believe it is not within the capability of the subcommittee members to architect a sensible solution? It's because I've tried to help them on the right track for a few months, and not much has changed. One need only read my blog from its inception to see that.

# CARMELNATUR

DEDICATED TO RESTORING AND PRESERVING CARMEL, CALIFORNIA

**Input Provided to Carmel Forest & Beach Subcommittee  
for  
Beach Fire Process Improvement  
4 September 2014**

Scott McKenzie, Director of CarmelNatur, met with Carmel Forest & Beach Commissioners Kathy Bang and Michael Carter, along with Mike Branson, City Forester, in the Carmel Public Works offices on Junipero, between 4<sup>th</sup> and 5<sup>th</sup> Street. The meeting was conducted at the request of the Chairman of the Forest & Beach Commission (FBC) during the August 28, 2014 meeting of that commission.

This is a report of that meeting.

The purpose of the meeting was to provide input to the subcommittee in the manner provided by other interested community organizations, such as the Carmel Residents Association, the Friends of the Forest, SAND, the Innkeepers Association, the Chamber of Commerce, Carmel High School's Environmental Club, and others.

No specific solution was sought or pushed by CarmelNatur at this meeting, though it was recognized that CarmelNatur had previously published a potential solution to the beach fire problem. Rather, CarmelNatur sought to provide input on the process by which the subcommittee might take, if it were inclined to do so.

It is the opinion of CarmelNatur that the subcommittee has lacked rigor in its problem-solving process. This opinion had been made known to the FBC during the 8/28/2014 meeting. It was reiterated during this meeting.

It is the hope of CarmelNatur that the subcommittee adopts a structured, methodical, transparent process that will produce an optimized solution, based on a complete set of traceable requirements, for the stakeholders. In doing so the subcommittee will be well positioned to offer the FBC a defensible, measurable, recommended solution. In turn, the FBC will be able to present the solution to the community for comment, modify the solution in committee (as needed,) and forward it to the City Council, via other authorities (as appropriate,) for ratification.

It is the opinion of CarmelNatur that the adoption of well-established and accepted principles of Systems Engineering be employed in the problem solving process. The initial steps of this process can be simplified to the following:

1. Identify stakeholders

2. Craft a and publish a mission statement for the subcommittee
3. Decompose mission statement into requirements (modify with stakeholder input)
4. Determine metrics by which success will be measured
5. Determine constraints for the solution set

There are further steps, including crafting possible solutions and performing an analysis of alternatives, testing (verification and validation), etc. However, only these first steps were presented to the subcommittee.

In addition to presenting the steps, CarmelNatur provided opinions regarding suggested outcomes at which the subcommittee might arrive, were it to utilize the suggested process. Again, no solutions were offered during this process.

What follows is the actual input provided to subcommittee by CarmelNatur, as modified during the discussion. It begins with a list of possible stakeholders:

### **Stakeholders**

1. Local Residents
2. Beachgoers
3. Local Government
4. Coastal Commission
5. The Environment
6. Local Business Owners

### **Mission Statement**

Next, a potential mission statement for the subcommittee was offered. The assumption is that we are trying to find a way to continue to offer beach fire opportunities, but ones that neither make the beach dirty nor produce as much smoke:

The mission of this Carmel Forest and Beach subcommittee is to *create a process whereby beachgoers have safe, enjoyable, opportunities for beach fires and barbeques that respect the surrounding environment.*

### **Mission Statement Derivations**

Next, a suggested decomposition of the mission statement was offered. This produced a beginning set of requirements for the potential solution. Each word of the mission statement has a purpose, and the objective of this portion of the process is to tease out that purpose. For example, we want to know, "What does the word 'safe' mean, in the context of beach fire opportunities?" According to this initial decomposition, the answer is that we want to maximize air quality, and minimize the hazards to beachgoers in the form of trip hazards, burn hazards, and physical exertion hazards.

For the noun phrases within the mission statement, such as ‘beach fires’, ‘barbeques’, and ‘surrounding environment’, we should seek to provide solid definitions.

- 1. Safe**
  - a. Maximize
    - i. Air quality
  - b. Minimize
    - i. Trip hazards
    - ii. Burn hazards
    - iii. Required physical exertion
- 2. Enjoyable**
  - a. Maximize
    - i. Process
      1. Transparency
      2. Comprehension
    - ii. Sense of freedom
  - b. Minimize
    - i. Hassle
      1. Time
      2. Frustration
      3. Intervention
      4. Complexity
- 3. Opportunities**
  - a. Maximize
    - i. Availability
  - b. Minimize
    - i. Cost to beachgoers
- 4. Beach Fires and BBQs**
  - a. Definition:
    - i. Size Restrictions
    - ii. Fuel Restrictions
- 5. Surrounding Environment**
  - a. Definition:
    - i. Natural, earthbound environment
      1. Animate
      2. Inanimate
    - ii. Local air mass
    - iii. Human and pet population within x distance from beach
- 6. “Respect the surrounding environment”**
  - a. Maximize
    - i. Natural appearance of beach
      1. Maximize
        - a. Clean sand
          - i. Minimize
            1. Charcoal
            2. Ash
            3. Trash
      2. Minimize
        - a. Man-made appurtenances

- i. Signage
    - ii. Fencing
    - iii. Permanent/Semi-Permanent Appurtenances
  - b. Damage to the bank
  - c. Damage to sea walls
    - i. Smoke
    - ii. Graffiti
- b. Minimize
  - i. Impact to local residents
    - 1. Minimize
      - a. Smoke
      - b. Signage
      - c. Man-made appurtenances
      - d. Tax impact

### Measuring Success

No solution can be successful if metrics and measurements for success are not defined. Therefore, for each requirement above, a set of metrics was offered. Metrics can be qualitative (subjective) or quantitative (objective). Qualitative measurements are done usually through survey or observation. Quantitative measurements can be made directly, and usually result in numeric values that can be graphed.

Of course, these metrics may require limits. For instance, a minimum air quality may be set as a constraint. Options for limits were not offered during the meeting, only that they should be considered.

#### 1. Safety

- a. Quantitative (direct measurement)
  - i. Air quality
  - ii. Injuries to Beachgoers
    - 1. Trip injuries
    - 2. Burn injuries
    - 3. Injuries from physical exertion

#### 2. Enjoyableness

- a. Qualitative (survey)
  - i. Process
    - 1. Transparency
    - 2. Comprehension
  - ii. Sense of freedom
  - iii. Hassle
    - 1. Time
    - 2. Frustration
    - 3. Intervention
    - 4. Complexity

#### 3. Opportunity Rate

- a. Quantitative
  - i. Average Availability rate
    - 1. # beachgoers that had a fire/# beachgoers that wanted a fire

- ii. Cost to beachgoers

**4. Environmental Impact**

- a. Quantitative

- i. Natural appearance of beach
  - 1. Clean sand
    - a. Average Charcoal Contamination Rate
      - i. Volume of charcoal/Volume of sand
    - b. Average Ash Contamination
      - i. Color analysis of sand
    - c. Average Trash Contamination Rate
      - i. Weight of beach trash removed/day
  - ii. Man-made appurtenances
    - 1. Signage
      - a. Square footage
    - 2. Fencing
      - a. Square footage of view blockage
    - 3. Permanent/Semi-Permanent Appurtenances
      - a. Square footage
  - iii. Damage to the bank
    - 1. Length of trails
    - 2. Count of individuals caught traversing
  - iv. Damage to sea walls
    - 1. Smoke
      - a. Color analysis
    - 2. Graffiti
      - a. Count of markings/day
  - v. Impact to local residents
    - 1. Smoke
      - a. Air quality measurements
    - 2. Man-made appurtenances
    - 3. Tax impact
      - a. Total City Cost of Implementation
        - i. Time
        - ii. Materials
      - b. Annual City Cost of Operation
        - i. Time
        - ii. Materials

- b. Qualitative

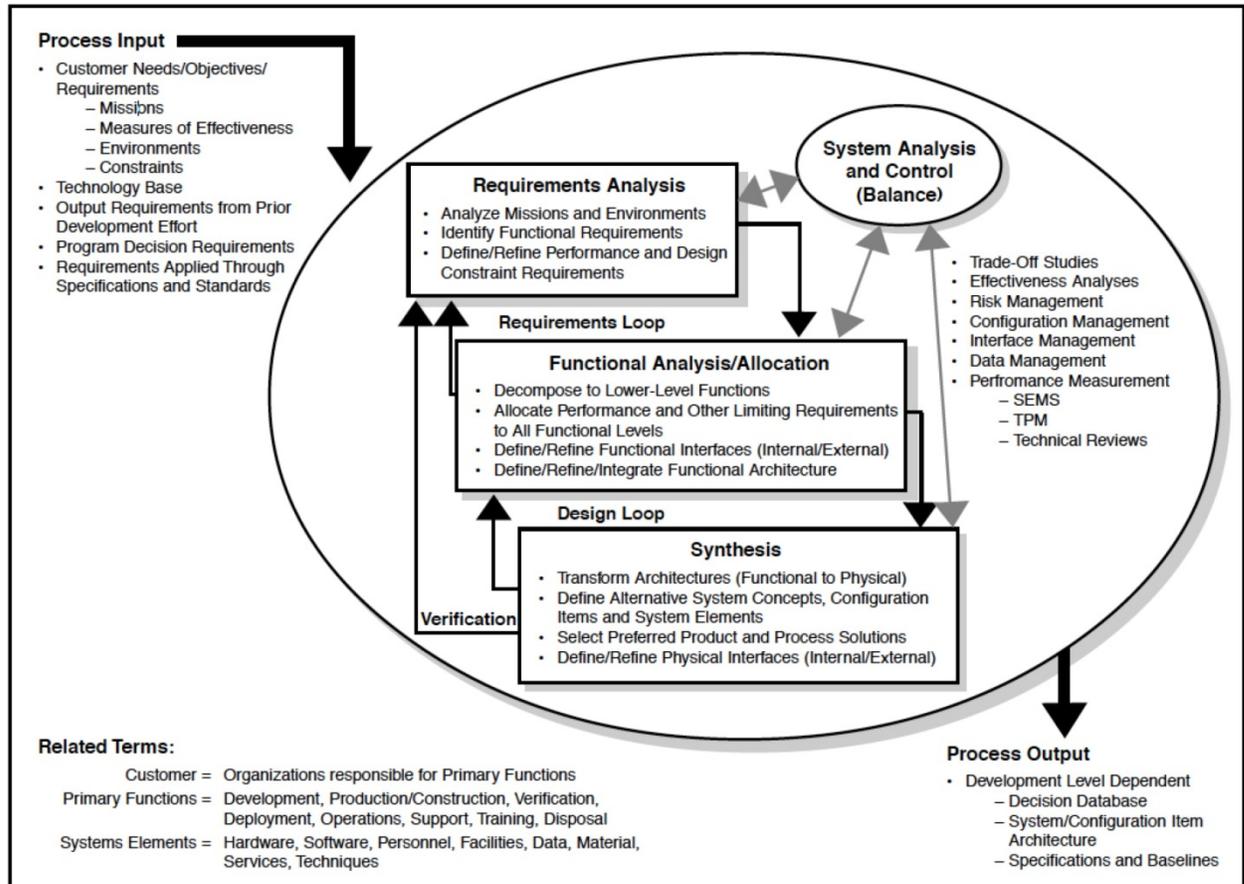
- i. Impact to local residents
  - 1. Smoke
  - 2. Man-made appurtenances
  - 3. Natural appearance of beach

**Constraints**

Constraints were discussed as a concept. Examples of possible constraints that were offered to the subcommittee were Commercial Activity Restrictions and Legislation (after amendments, if possible).

### The Systems Engineering Process

The following graphic was presented as one of many available visual depictions of the Systems Engineering Process. This one has been borrowed from NASA:



In summary, it is the opinion (and concern) of CarmelNatur that the subcommittee may persist with an ad hoc process. It is readily apparent that the subcommittee has no defined mission, except for two “guiding principles” which are actually artificial constraints on any potential solutions at which the subcommittee might arrive.

It is also readily apparent, based on their published notes in the 8/28/2014 meeting agenda, that the subcommittee has arrived at a “solution” of a limited number of semi-permanent fire pits. Now, they have turned their attention to the size, shape, composition, quantity, and location of the fire pits, along with the fuel that will be burned in them. Again, this opinion is based on published FBC notes.

All of this has been determined without a (transparent, published) discussion of what is required of the subcommittee.

CarmelNatur continues to affirm the good intentions of the subcommittee. It also intends only professional criticism of their work. Lastly, it only seeks to help the subcommittee arrive at a defensible, measurable, solution in a transparent manner.

Any questions regarding this report may be addressed to Scott McKenzie, Director of CarmelNatur, at [www.carmelnatur.org](http://www.carmelnatur.org).

Respectfully Submitted,



Scott McKenzie

# FRIENDLY FIRES ON CARMEL BEACH: VOICE OF THE PEOPLE

11/17/2014

"My husband and I have been coming to Carmel since childhood. We have always enjoyed fires on the beach with parents and family. As adults, we enjoyed fires with our children (and now our grandchildren). That's the first thing the grandchildren want to do when they arrive. We feel it's a family event and enjoyed by everyone. We do not feel any side effects from the smoke. We live full time on Scenic Road, between 11th and 12th, so we are right in the center of where the fires are typically burning. At night, we enjoy seeing the flames and knowing that families are having fun. We have checked on litter after holidays. Yes, the garbage cans are full, but the beach is mostly clear. Our entire family would hate to see any of this change. We think it's wonderful that Carmel-by-the-Sea is the only beach in the USA that allows unlimited fires. If we stop fires, what would be next? No more dogs off lease?"

- Bill and Mary Lou Shellooe of Scenic Avenue, Carmel By-The-Sea

# CARMEL BEACH COMMISSION SERVING SPECIAL INTERESTS?

12/2/2014

A statement made by Commissioner Kathy Bang in an email sent from a personal email address appears to indicate that she, and others, are serving the interests of a select group of people. The statement in question is:

**"While we have spared you all the need to come to various meetings up till now, we expect a large number of folks who support the status quo to be present to make a case to do nothing."**

This appears to indicate that multiple members of the Beach Commission, one of which is Commissioner Bang, are dedicated to serving a select group of people (to the extent that the group wouldn't be required to be present at regular meetings of the Commission in order for their voices to be heard). You can download the email below. Personal email addresses of the recipients have been redacted for their protection.

---

**Subject:** Fwd: Upcoming Public Hearing, December 4th, 5:30PM

**From:** kathleen bang (kathybang@me.com)

**To:** bsdex@██████████.t; jeannemcwalters@██████████.m; ms@mid██████████.m; yayapeg@██████████.m; kubitsky@██████████.m; gail@██████████.com; frank.timark@██████████.m; Dodyalamo@██████████.m; lynchos@██████████.m; scott@f██████████.m; hfhdbh@re██████████.m; Bills1937@██████████.t; claireclear2@██████████.m; stan@m██████████.m; whsmith100@██████████.m; nih555@██████████.t; kensmithld@██████████.t; admin@w██████████.m; mlgolfer@██████████.t; annettelegallet@██████████.m; lklacob@██████████.m; carl.g.hoffman@██████████.m; jacquejarve@██████████.t; haddosladyh@██████████.t; bboyse@██████████.t;

**Date:** Sunday, November 16, 2014 12:14 PM

---

>> Hi all. I wanted to let you know that on December 4th at 5:30 PM, there will be a public hearing on the issue of beach fires.

>>

>> THIS IS A VERY IMPORTANT TIME FOR ALL VOICES TO BE HEARD.

>>

>> While we have spared you all the need to come to various meetings up till now, we expect large numbers of folks who support the status quo to be present to to make a case to do nothing. Therefore, if you believe we should move forward with our plans to manage the issues related to beach fires, that will be the time to come and express your views.

>>

>> If you cannot come, please write a letter expressing your views Sharon Friedrichsen, who, although she has changed duties, will be continuing with her staffing of this effort. Or you could write to the new City Administrator, Doug Schmitz.

>>

>> At the meeting, we will present the work that has been done to date, including all the groups we have met with and consulted with, as well as three alternatives, all of which meet the 2 guiding principles set out by city council: get the fires off the sand (as has been done in every other public beach in the state) and limit the number of fires (we are the last beach with unlimited numbers)

>>

>> In the course of our work we consulted with the Monterey Bay Unified Air Pollution Control District (MBUAPCD) as well as the Coastal Commission. We will have the Director of the MBUAPCD present to speak on the hazards of wood smoke and other environmental issues.

>>

>> I would be very happy to speak with any of you about this in greater detail if you are interested. This is a critical step in our process. Following the public hearing, we hope to make our final recommendation to the Forest and Beach Commission on December 11. This may continue to the January meeting, but then we hope to pass our recommendations on to Planning and City Council shortly thereafter. It would be our hope that a solution could be in place by the next summer fire season.

>>

>> Thanks.

>>

>> Kathy

>>

>>

>>

>>

>>

>

# CARMEL BEACH FIRES: PUBLIC HEARING THURSDAY!

12/2/2014

There will be a public hearing on proposed changes to the Carmel Beach Fire Regulations. The meeting will be held at City Hall on Thursday, December 4th, at 5:30pm.

If you are concerned at all about maintaining your option to have a beach fire with family and friends whenever you want, you'll need to show up and make your voice heard.

The Forest and Beach Commission has already convinced the Carmel City Council that limiting the number of fires will be part of the solution. What that means to you is that if you get to the beach and the prescribed number of fires has already been permitted for that day, you and yours will be in the dark.

There is also a big push by certain commission members to install semi-permanent fire rings in the sand. My concerns with that are that these rings will be in the sand during daylight hours, taking up spots that would normally be used for sport, like throwing a football or a Frisbee. Tripping on one of these fire pits would be quite painful. Also, from the rec trail, these fire pits will appear as smoke stacks scattered about the sand. Not pretty.

CarmelNatur has proposed (what we feel is) a very reasonable solution that doesn't require limiting the number of fires on the beach. At the same time, it keeps the ash and charcoal out of the sand. It also doesn't introduce unsightly trip hazards onto the beach. Combine this proposal with low-smoke fuels, and you have a winning solution for the public.

See the proposal here:

[http://www.carmelnatur.org/uploads/1/6/1/6/16162844/carmelnatur\\_pilot\\_proposal\\_20140622.pdf](http://www.carmelnatur.org/uploads/1/6/1/6/16162844/carmelnatur_pilot_proposal_20140622.pdf)

# BEACH FIRE FAQs

12/4/2014

## **Why isn't it reasonable to compare what we do on Carmel Beach with what other beach towns do?**

The Beach Commission is content to justify restricting your beach fire liberties by comparing how we are "one of 38 out of 435 beaches in California that allows fires". They also are quick to note that "No public beach in California allows an unlimited number of fires."

Except us, of course.

But if we apply that logic to another issue, the ridiculousness is readily apparent. What if we used it to allow business owners to install neon lights to promote their stores? After all, a large majority of communities allow neon lights. Shouldn't we follow suit?

The right thing to do is LEAD, not follow. We can increase air quality and have pristine white sands, without limiting the number of fires or turning away families that may have traveled great distances to enjoy a night under the stars, sitting around a bonfire.

## **Why is it disingenuous for the Beach Commission to claim the City Council is responsible for imposing two "Guiding Principles" on their decision-making process?**

The Beach Commission *requested* that the City Council adopt two restrictions to the solution space for the beach fire issue. They did this BEFORE THEY RESEARCHED THE PROBLEM.

I can't think of any logical reason, in any problem-solving situation, for imposing, *up front*, artificial restrictions to possible solutions. One illogical reason might be that it was the intent of the Beach Commission to restrict fire liberties, regardless of any possible solutions that would not require such restrictions. Is that progress? No. Is it the City Council's fault? No.

Now, the Beach Commission presents a "One Year Pilot to Achieve Guiding Principles," when they should have been creating a pilot to "Increase Air and Sand Quality".

## **Why are semi-permanent fire pits a bad idea?**

1. They are safety hazards. These pits will be in the paths of running children. Why must we endanger children when a solution exists that doesn't require endangering children?
2. They are not attractive. Visitors and residents will find the natural beauty of Carmel Beach now dotted with black circles of ash and charcoal.
3. They will become repositories for trash. Human nature ensures this, and the city won't be able to enforce proper usage.
4. We won't be able to count on the city properly maintaining these pits. Observe how long graffiti stays on the bluff before the city removes it and you'll understand the severity of this problem.

## **Is forcing beach-goers to invest in portable propane fire pits in keeping with the Coastal Commission's mandate for "affordable beach access?"**

No.

**Is it fair for the government to put citizens in competition with each other for a limited number of fire pits?**

No.

**Did the Beach Commission follow a logical, defensible, problem-solving process?**

No. Find out details [here](#).

**Is there a possible solution that wouldn't require the city to limit the number of fires?**

Yes. Read about it [here](#).

# CARMEL BEACH COMMISSION VOTES 3-2 FOR NEW FIRE PROCEDURES

12/12/2014

Last night, the Forest and Beach Commission voted 3-2 to recommend a new one-year pilot project to "Achieve Guiding Principles". (Yes, it is as nebulous as it sounds.) In a strange twist of events, Commissioner Kathy Bang, the architect of the Pilot, voted *against* it (along with Commissioner Karen Ferlito). How that happened would be a great comedic play, if it wasn't so indicative of a completely dysfunctional and delusional Ad Hoc Committee that was entrusted with such a large part of our Carmel Community.

## **Who's driving this train, anyway?**

The Ad Hoc Committee is officially comprised of Commissioner Bang and Commissioner Michael Carter, but I have a sneaking suspicion that it's really a Bang-Ferlito duo. I say this because, in all the meetings I've attended (Workshops, Ad Hoc Committee briefings, and regularly-scheduled Forest and Beach Commission meetings,) I've heard barely two words from Carter. When he did speak, he asked the Cultural Activities representative what the rules on the beach were. Personal observations of talking points, mannerisms, and the voting records of Bang and Ferlito also support my theory.

## **What in the heck are "Guiding Principles"?**

Exactly. Guiding Principles are what you create up-front, so you can solidify your agenda and avoid solving the real problems. In this case, Commissioner Bang was able to convince the Forest and Beach Commission to recommend that, whatever the solution: 1) the number of beach fires would be limited, and that 2) no fires will directly touch the sand. Ultimately, the City Council adopted these principles, and they were stitched into Bang's flag... the one she loves to wave in every meeting.

As a result, to be successful, all Bang had to do was devise a system that achieved these two principles. What about maintaining unlimited fire opportunities for the public? What about maintaining the natural state of the beach? What about public safety? It was apparently very easy for Bang to sacrifice public enjoyment, the natural beauty of Carmel Beach, and safety for "cleaner air and cleaner sand", even though these things aren't necessarily mutually exclusive.

By the way, CarmelNatur offered a proposal in June that incorporates public enjoyment, natural beauty, and safety. Read it [here](#), but you should know it was disregarded by the Ad Hoc Committee and the Forest and Beach Commission as a whole.

## **"Ad Hoc" is apropos.**

To say that the decision process of the Ad Hoc Committee was both disorganized and incomplete would be a fantastic understatement. While this author spent considerable time and effort attempting to instill a modicum of rigor into their decision process (documented [here](#) and [here](#),) what occurred was... well... Case in point: After seven months of work, the committee produced a one-page recommendation entitled "One Year Pilot to Achieve Guiding Principles". (I'd create a link to it for you, but it has been removed from the City Website. I'm assuming that's because it's being "refined".)

Anyway, the gist of the Pilot Program is to:

- 1) Install 26 semi-permanent fire rings in the sand. These will be the only authorized locations for wood fires.

- a) *Firepits will only be available in the summer months (as yet undefined).*
- b) Firepits will be first-come, first-served. No permits.

2) If you are one of the unfortunate families to arrive at the beach after all pits are taken, you're out of luck. Unless... you own a portable propane fire pit. There will be no restrictions on the number of those. They're about \$100. In the winter months, *only propane fires will be allowed.*

### **Karma**

Here's the "it would be funny if it weren't so damn important" part. After all the "ad hoc" work, ostensibly in the name of cleaner sand and cleaner air, *the pilot proposal didn't even address barbecues.* Barbecues, another beach favorite enjoyed by many a beach-goer, do tend to dirty the sand and the air. So, why wasn't it considered? Because "Guiding Principles". Because "Ad Hoc". Because "Personal Agenda". Because "[Special Interests](#)". Because "Lack of Transparency".

Here's the kicker: At the time the pilot proposal came up for a vote, *Commissioner Jeff Baron and Chairman David Refuerzo were under the impression that barbecues would still be allowed.* The shock on their faces... but honestly, it was embarrassing to watch the incompetency of the Ad Hoc Committee unfold. I had to leave.

### **But what about our barbecues?**

I found out today that it was decided last night to recommend that five (5) permits for barbecues be made available daily at the police station. If you have a fire pit, you can have a barbecue in it without a permit, but if you don't, you'll need to hustle up to the police desk and get yourself a permit (if they haven't already been let out).

Seven months to work on a good solution, and a major portion of it is cobbled together in 15 minutes. Not the procedural rigor I expect from my City Government.

Anyway... apparently the Bang-Ferlito duo didn't like all those "extra barbecues", so they voted against the motion. Ironically, they had an opportunity to shape the solution, but their myopia and their preconceived notions didn't allow them to see it.

### **What's next?**

City Staff Member Sharon Friedrichsen is working on the language. The proposal will be vetted by the Coastal Commission and the Planning Office before it goes to the City Council.

# CARMEL BEACH FIRES: ANALYSIS OF ALTERNATIVES

12/13/2014

Now that the Carmel Forest and Beach Commission's Ad Hoc Committee has made their proposal, it is possible to compare it against other proposals. This should have been done at the Beach Fire workshop on December 4th, however, only the Ad Hoc Committee's proposal was discussed. At the very least, this should have been done in committee by the Forest and Beach Commission before they voted on Thursday evening. It was not. Perhaps it will serve to inform the City Council during their deliberations, and before they enact regulation.

The table below is a comparison of Ad Hoc Committee Proposal and the CarmelNatur Proposal. Comparison is made within 5 major categories of requirements: Safety, Enjoyability, Availability, Nature, and Cost to Taxpayers. Sub-requirements within categories are desired to either be maximized or minimized.

Requirement	Maximize/Minimize	Supporting Requirement	Ad Hoc Solution	CarmelNatur	Explanation	
<b>Safety</b>	↑	Air quality	●	●	CarmelNatur will ensure quality fuel is used. Ad Hoc solution relies on imperfect enforcement for that.	
	↓	Trip hazards	●	●	Semi-Permanent fire rings are trip hazards. CarmelNatur proposes portable firepits that will be removed each night.	
	↓	Burn hazards	●	●	CarmelNatur proposes a "catered fire". Set up and tear down performed by professionals. Fires will be off the beach at 10pm.	
<b>Enjoyability</b>	↓	Required physical exertion	●	●	CarmelNatur proposes a "catered fire". Wood and/or propane fire pits provided and maintained by professionals.	
	↑	Process Transparency	●	●	CarmelNatur professionals on hand to explain process. Ad Hoc solution requires written rules to be studied and memorized.	
	↑	Process Comprehension	●	●	CarmelNatur professionals on hand to explain process. Ad Hoc solution requires written rules to be studied and memorized.	
	↓	Process Complexity	●	●	Ad Hoc solution requires beachgoer to bring wood to beach, and have a propane fire pit on hand as a backup.	
	↑	Sense of Freedom	●	●	CarmelNatur proposes unlimited fire opportunities, in locations chosen by beachgoers (within limits). Ad Hoc restricts number and location.	
	↓	Time required for compliance	●	●	Ad Hoc solution requires beachgoers to stake out a semi-permanent fire ring, bring wood/propane kit. CarmelNatur requires none of that.	
	↓	Frustration	●	●	CarmelNatur proposes unlimited fire opportunities, in locations chosen by beachgoers (within limits). Ad Hoc restricts number and location.	
	↓	Enforcement Requirements	●	●	CarmelNatur controls execution through "catered fire" process. Ad Hoc solution requires costly/disruptive policing effort.	
	↓	Government Intervention	●	●	CarmelNatur controls execution through "catered fire" process. Ad Hoc solution requires costly/disruptive policing effort.	
	<b>Availability</b>	↑	Beach Fire Opportunities	●	●	CarmelNatur proposes unlimited fire opportunities, in locations chosen by beachgoers (within limits). Ad Hoc restricts number and location.
		↓	Cost to beachgoers	●	●	Neutral for both solutions. Ad Hoc solution requires beachgoers to purchase wood/propane kit. CarmelNatur provides materials/service for fee.
	<b>Nature</b>	↑	Natural appearance of beach	●	●	Ad Hoc solution installs dirty, semi-permanent fire rings. CarmelNatur proposes portable firepits that will be removed each night.
↑		Clean Sand	●	●	Both solutions result in clean sand.	
↓		Charcoal in sand	●	●	Both solutions reduce charcoal in sand.	
↓		Ash in sand	●	●	Both solutions reduce ash in sand.	
↓		Trash in sand	●	●	Ad Hoc solution proposes semi-permanent firepits, which will be used as trash receptacles during the day. CarmelNatur proposes portable firepits that will be removed each night.	
↓		Man-made appurtenances	●	●	Ad Hoc solution installs dirty, semi-permanent fire rings. CarmelNatur proposes portable firepits that will be removed each night.	
↓		Signage	●	●	Ad Hoc solution will require a long list of rules posted on numerous signs. CarmelNatur solution requires one rule: "Contact CarmelNatur for fire"	
↓		Damage to the bank	●	●	Ad Hoc solution still requires beachgoers to bring wood, which is typically thrown over bank. CarmelNatur provides a "catered fire", and professionals can monitor bluff and reduce traffic.	
↓		Damage to sea walls	●	●	CarmelNatur professionals will place fires 25 ft from sea walls, and monitor public for graffiti. Ad Hoc solution requires costly/less-effective enforcement.	
↓		Smoke	●	●	CarmelNatur ensures quality fuel is used. Ad Hoc solution requires ineffective enforcement. CarmelNatur firepits will be efficient combustion receptacles. Ad Hoc solution uses open fires.	
↓		Graffiti	●	●	CarmelNatur professionals will monitor public for graffiti. Ad Hoc solution requires costly/less-effective enforcement.	
<b>Cost to Taxpayers</b>	↓	Tax burden	●	●	CarmelNatur requires city taxpayers to subsidize all fire activity. CarmelNatur shifts cost to beachgoers that have fires.	

# CARMEL BEACH FIRES: THE PUBLIC SPEAKS OUT

12/16/2014

There is a [change.org petition](#) out there for those that want to maintain beach fire procedures as they are now. Also, they are calling for a *public vote* on this issue. Makes sense, because currently the Forest and Beach Commission action is being driven by a small number of elites.

As of today, over 124 people have signed it. Below are the comments that were posted along with those signatures.

What we're seeing is that there is a significant contingent of people that want to maintain their beach fire opportunities.

Read on to discover the will of the public:

"Just a friendly reminder that city council members are elected to further the interests of their electors, not themselves. I'll be watching."

*Peter Patneaude*

*Alamogordo, NM*

"Save the beach bonfires! Save a little bit of the 'Old Carmel'."

*Linda Hudder*

*Bend, OR*

"Some of the best times of my life were during bonfires on Carmel Beach. Please keep them!"

*Garret Kurteff*

*Berkeley, CA*

"The value of the memories I have with my friends at our bonfires is beyond words. This is a right that shouldn't be taken away. The beaches have always been kept clean regardless of how many bonfires are out. This aspect of beach uncleanness is a nonissue and an attempt by a minority of the population to impose their will on the majority. And even if this is an issue, there are better ways to tackle it."

*Les Girard*

*Berkeley, CA*

"I grew up in Carmel. Beach fires are a great thing on cold/cool nights in Carmel. They create an ambiance that is integral to Carmel. Keep the warmth... keep this great part of Carmel Beach"

*Kindra Ericksen*

*Bonsall, CA*

"A public vote is important."

*Scott McKenzie*

*Carmel, CA*

"They should leave it alone. You would think the city would have more important things to do."

*Brandon Gesicki*

*Carmel, CA*

"I grew up in Carmel, this is the sort of thing that keeps us different from every other town in America. Please keep the bonfires burning in Carmel, not much else is the same from my childhood. "

*Chantal Corbat*

*Carmel, CA*

"Growing up, bonfires were some of the greatest memories I have with my friends. In a small town, the beach was a place for kids to be able to gather, hang out, and build memories along the most gorgeous coast line I have ever seen"

*Taylor Mikel*

*Carmel, CA*

"We like it just the way it is!"

*Lana Richards*

*Carmel, CA*

"The beach bonfires are safe and an important part of the culture on Carmel Beach"

*Avery Yeatman*

*Carmel, CA*

"I'm signing because as a 20-something, the bonfires on the beach with friends are the best times I spend here. They have to stay!"

*Steph Cardinalli*

*Carmel, CA*

"A public vote is the right thing to do."

*Scott McKenzie*

*Carmel, CA*

"Keep beach bonfires"

*Cynthia Petrick*

*Carmel, CA*

"Nothing wrong with having Bon Fires at the beach as long as one follows the rules!"

*Sylvia Stewart*

*Carmel, CA*

"Because I have enjoyed having bonfires here for many years now and there is no substantial reason to get rid of them. "

*Megan Bomar*

*Carmel, CA*

"I regularly have beach bonfires...if there is a need for better education, fine. If there is a need for better signage, fine. But the fire police and the thought of having this fantastic activity changed for no real reason at all is just plain sad and wrong."

*Bruce Dormody  
Carmel, CA*

"Bonfires are our most special memories of Carmel, for generations"

*Tara Ryan  
Carmel, CA*

"I resent Carmel's government by the unidentified few and their attack on local culture including bonfires, live music, nightlife. I'll speculate that they are the ones who created the problems for Henry Miller Library."

*Carl Maxey  
Carmel, CA*

"Bonfires on the beach have been amended over the years. What we still enjoy should be left intact. "

*Sidolitta Mateo  
Carmel, CA*

"Our family has enjoyed so many beach parties on the Carmel beach. Beach fires and s'mores are an integral part of them."

*Susan Masters  
Carmel, CA*

"BONFIRES ARE APART OF CARMEL and its culture, for not just the young folk, but everyone! To take them away would be so wrong. "

*Leighanne Vittetoe  
Carmel, CA*

"I LOVE bon fires on Carmel Beach and have since the early 80's! It's a major part of the charm of Camels Beach. What's next? A leash law? Or even worse, no dogs allowed on the beach?"

*Lori Buffington  
Carmel Valley, CA*

"I'm signing this because everyone should enjoy bonfires in such a beautiful area."

*Brianna Harris  
Del Monte Forest, CA*

"I'm moving back to my home the Monterey peninsula and have long dreamed of the day I can again enjoy a bonfire on Carmel beach...this time with my husband who has never experienced the beautiful Carmel coast in this magical way."

*Susan Barrett*  
*East Garrison, CA*

"I'm signing because I believe it is truly up to the city populous to decide."  
*Emet Blood*  
*Fairfield, IA*

"Grew up in Carmel and it has and always will be my favorite memories and favorite thing to go home to. It makes Carmel beach special "  
*Jordan Cowan*  
*Fort Collins, CO*

"Been enjoying fires on Carmel beach all my 60 years!"  
*Lizz Jensen*  
*King City, CA*

"Carmel is my home town and the memories of fires on the beach are some of my most treasured. I want very much for my children, and grandchildren, to share in that beautiful experience.  
We still have my father's Pebble Beach home. It is a sanctuary for family members and having dinner on the beach with a bonfire is a family tradition."  
*David Speck*  
*Long Beach, CA*

"My friends, from out of town, will make a day of it. They will visit, shop, have lunch, dinner and go to the bonfire on Carmel Beach. It has been a Carmel tradition for decades. Please, do not change it. Thank you. "  
*Rosemary Kakudo*  
*Marina, CA*

"Bonfires have been a wonderful tradition on Carmel Beach for as long as I can remember. The rules work fine as they are. I haven't heard any arguments in favor of banning the bonfires so how and why has this even come up?"  
*Margaret Foreman*  
*Meadow Vista, CA*

"I Believe They Should Keep The Bonfires Going Since Monterey Banned Them."  
*S.B.*  
*Monterey, CA*

"For all of my life I've always enjoyed bonfires on the beach with my family - it would be shame to have it changed due to some b.s. jargon and selfish reasons. Time for people to step up to the plate. "  
*Mike Steelman*  
*Monterey, CA*

"It's a very special tradition and the best way to enjoy Carmel beach. "

*Michelle Maddox*

*Monterey, CA*

"Please keep the Carmel beach bonfires! It's such a wonderful thing to share with friends and family."

*Abigail Kehr*

*Monterey, CA*

"I loved growing up celebrating holidays and family get-togethers with Carmel Beach bonfires."

*Sue Quinn*

*Morgan Hill, CA*

"I grew up in Carmel and now visit my mother every other month. Let the residents decide how beach fires should be handled."

*Jeff Guzaitis*

*Oakland, CA*

"I've experienced bin fires on Carmel beach since 1969. Let me continue the Carmel legacy by enjoying Carmel beach bon fires with my kids and future grandchildren."

*Mark Ryan*

*Pacific Grove, CA*

"I'm signing this because I am sick of an elite few making decisions for thousands of us hard working citizens of this community who have roots here and deserve the few natural and inexpensive pastimes in this area to be PRESERVED."

*Anna Fobin*

*Pacific Grove, CA*

"Really enjoy having a place to go with family and friends. We love nature and take care of it when we visit. Don't want to see it change but I think people can be educated to keep it clean too!"

*Suzi Lebon*

*Pacific Grove, CA*

"I have grown up at Carmel Beach and believe the locals should decide its fate...not the millionaire "fair weather" residents."

*Kat Banks*

*Salinas, CA*

"I love beach bonfires."

*Ken Lagudas*

*Salinas, CA*

"I was born and raised in Carmel and beach bonfires were a big part of my childhood there. "

*Robert Faulkner*  
*San Diego, CA*

"Bonfires on Carmel beach were a wonderful part of my youth and I want others to also be able to enjoy that experience."

*Caitlin Smith*  
*Saratoga, CA*

"As a former Carmel resident but still residing in the area, bonfires on Carmel Beach have always been a fun way to get together with friends and family. I would like to keep this great activity available for all of us today and for those to come."

*Nathan Mandurrango*  
*Seaside, CA*

"I believe that in taking away the bonfires it would be just taking away from the city. My family (3 daughters) ages 6, 10 and 18 enjoy having bonfires at the Carmel beach!!! Please don't take away this special outing my family and I enjoy doing!!!"

*Jennie Infante*  
*Seaside, CA*

"Keep the tradition alive, we love our bonfires!"

*Linda Rawlings*  
*Seaside, CA*

"Best day ever 60th communal CHS class of 1972 in Oct 2014...keep Carmel magical!"

*Alba Arboleda*  
*Surrey, BC*

"My great uncle was George Sterling. I lived in Monterey for two years and plan on living there when I get out of college."

*Jacob Curran*  
*Woodbridge, VA*



CITY OF CARMEL-BY-THE-SEA

Planning Commission

January 21, 2015

**To:** Chair Reimers and Planning Commissioners  
**From:** Rob Mullane, AICP, Community Planning and Building Director RM  
**Submitted by:** Ashley Hobson, Contract Planner  
**Subject:** Consideration of a Design Review (DR 14-35) for alterations to a historic building located in the Central Commercial (CC) Zoning District

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**Recommendation:**

Approve the Design Review (DR 14-35) for façade changes including new awnings and trim.

**Application:** DR 14-35

**APN:** 010-134-011

**Block:** 71

**Lot:** 2

**Location:** NW Corner of Ocean Avenue & San Carlos

**Applicant:** Mike Hirst (Coast Carmel)

**Property Owner:** Leidig Draper Properties

**Executive Summary:**

This Design Review was reviewed by the Planning Commission on January 14, 2015. The Commission had concerns with the color scheme proposed, and continued the item to allow the application to revise the proposal. The applicant will present the revised proposal for Commission consideration. Staff has included the staff report and attachments from the January 14, 2015 meeting, as this provides additional information on the project and its analysis, as well as the requisite Conditions of Approval, should the Commission be supportive of the revised design. The Conditions of Approval will need minor revisions depending on the proposed redesign, and staff can assist the Commission in going over these, as necessary.

**ATTACHMENT:**

- Attachment A – January 14, 2015 Staff Report



CITY OF CARMEL-BY-THE-SEA

Planning Commission

January 14, 2015

**To:** Chair Reimers and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director RM

**Submitted by:** Ashley Hobson, Contract Planner

**Subject:** Consideration of a Design Review (DR 14-35) for alterations to a historic building located in the Central Commercial (CC) Zoning District

**Recommendation:**

Approve the Design Review (DR 14-35) for façade changes including new black awnings and black trim.

**Application:** DR 14-35

**APN:** 010-134-011

**Block:** 71

**Lot:** 2

**Location:** NW Corner of Ocean Avenue & San Carlos

**Applicant:** Mike Hirst (Coast Carmel)

**Property Owner:** Leidig Draper Properties

**Background:**

This project site is located at the northwest corner of Ocean Avenue and San Carlos and is developed with a one-story building that was original built between 1902 and 1903. In 2001, the building was added to the City’s Historic Inventory. A new retail business, Coast Carmel, has been approved to occupy the building, and the business owner is proposing to make façade changes.

The proposed alterations are depicted in the plan set included as Attachment B. Staff notes that material samples will be available at the meeting for the Planning Commission to review. The following is a summary of the proposed alterations:

North (Front) and East (Side) Elevation Changes:

- Existing adobe blocks to be repainted white
- All trim to be painted black (Farrow and Ball “Railings” #31)

- Replacement of existing awning on the north (front) elevation with a new black awning that includes the business name.

Staff notes that the storefront windows, entry, awning, and building colors have been modified several times over the years, as shown in the photographs included in Attachment C. Although multiple modifications to the façade have occurred over time, the historic integrity of the property remains intact.

The project was reviewed by the Historic Resources Board (HRB) on December 15, 2014. The HRB issued a Determination of Consistency with the Secretary of the Interior Standards for the project. Staff notes that the applicant's initial design proposal included wood trim throughout the building, including planters below the existing windows. The Historic Resources Board members determined that the wood paneling was not compatible with the historic character of the building, and required the applicant to revise the proposal.

The applicant is proposing to place the business name on the awning; this will serve as the exterior business sign. The lettering would be 6 inches high and 6 feet long, for an area of 3 square feet. A Sign Application has been submitted to the City for the proposed signage. The Planning Commission has previously expressed concern with proposals for the use of awnings in association with signs. As such, staff has referred this application to the Planning Commission to make a decision on the awning and provide input on the proposed sign.

**Staff analysis:**

**Facade Alterations:** The City's Commercial Design Guidelines do not specifically address awnings on commercial buildings; however, they do encourage walls to provide visual interest to pedestrians without creating cluttered or busy storefronts. Additionally, the Commercial Design Guidelines state that "*modifications to buildings should respect the history and traditions of the architecture of the commercial districts.*" In staff's opinion, the project proposal conforms to this guideline.

The proposed alterations would retain and preserve the historic integrity of the building. The awnings are considered temporary features that can easily be removed without impacting the integrity of the building, and are clearly differentiated in color and material from the historic elements of the building.

**Signs:** The proposed “Coast Carmel” sign is considered a wall mounted exterior sign. The municipal code allows a maximum letter size of ten inches and a maximum area of six square feet. As noted previously, the proposed white lettering measures 6” in height, and the proposed area is 3 square feet. The location of the sign, directly above the entrance, is also in conformance with the City’s sign regulations with respect to location. In staff’s opinion, the sign is in conformance with the requirements in the Municipal Code.

**Alternatives:** The staff recommendation is to approve the project as submitted. Alternatively, the Commission could direct changes to the design to achieve consistency with the Commercial Design Guidelines. Should substantial revisions be desired, the Commission may need to continue the item to allow the applicant to return with revised plans. Substantial alterations may also need to return first to the HRB for their review. Finally, the Commission could deny the project, in which case, the façade would remain unaltered, and the applicant would need to submit a revised sign design.

**Environmental Review:** The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the. If the alterations are consistent with the standards, potential historic resource impacts under CEQA do not require further analysis. The City’s HRB has determined that the proposed alterations would be consistent with the Secretary of the Interior’s Standards and therefore, do not require additional environmental analysis. The proposed alterations to the façade do not present any unusual circumstances that would result in a potentially significant environmental impact.

#### **ATTACHMENTS:**

- Attachment A – Conditions of Approval
- Attachment B – Project Plans
- Attachment C – Photographs and Previous Elevations

## Attachment A –Conditions of Approval

DS 14-102 (Coast Carmel)

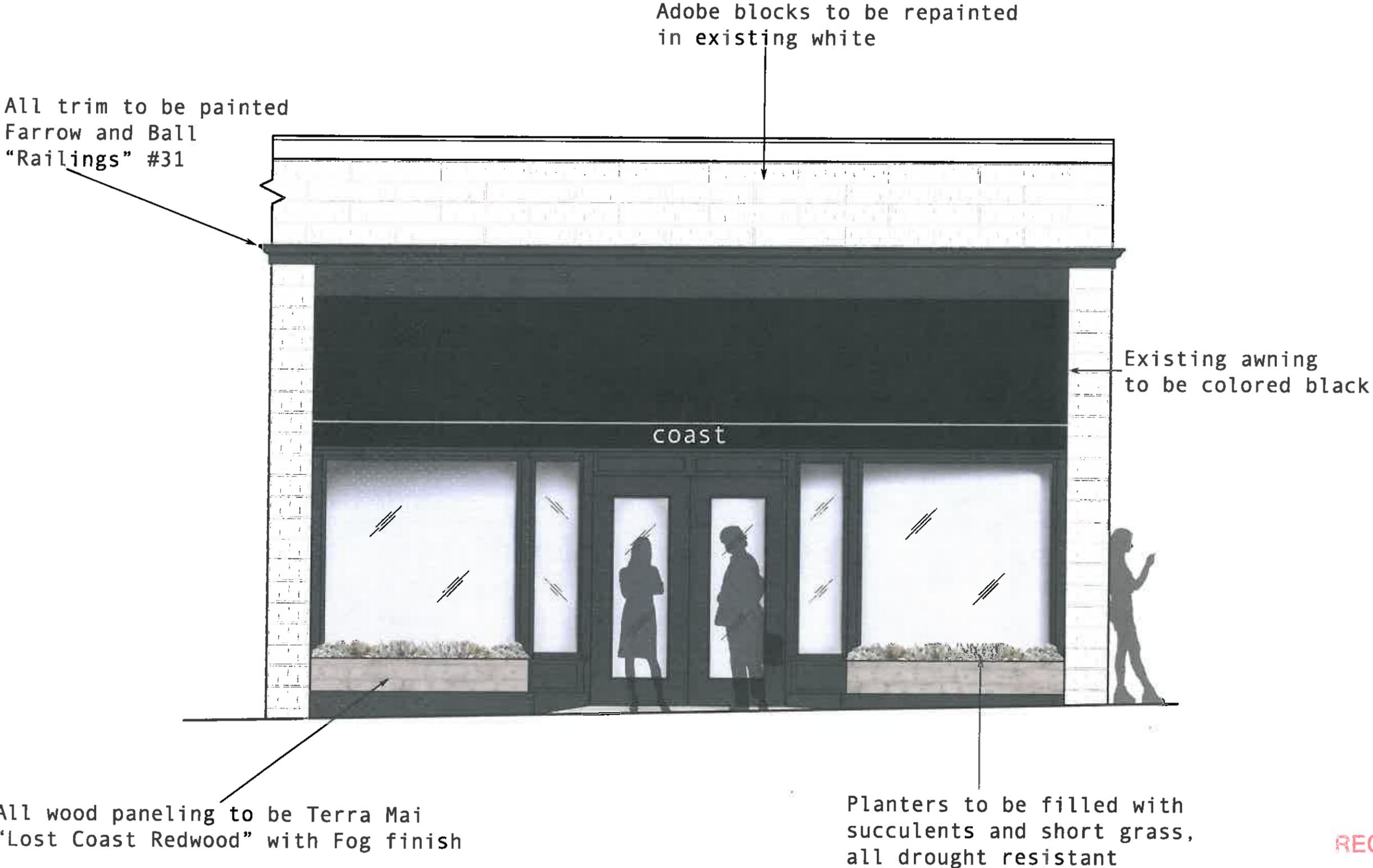
January 14, 2015

Conditions of Approval

Page 1

Conditions of Approval		
No.		
1.	<b>Authorization:</b> This approval of Design Review (DR 14-35) allows façade changes to an existing commercial building including new white paint to match existing, existing trim to be painted black, and a new black awning on the front façade including “Coast Carmel” lettering.	✓
2.	All changes must adhere to the Secretary of the Interior Standards for Historic Buildings.	✓
3.	The existing bracket on the corner of the building shall be removed concurrent with the repainting and/or no later than final inspection. The wall shall be patched at the time that the bracket is removed.	
4.	The design of the sign shall be consistent with the recommendations made by the Planning Commission at the January 14, 2015 meeting.	✓

Alternative 1 - Awning Proposal

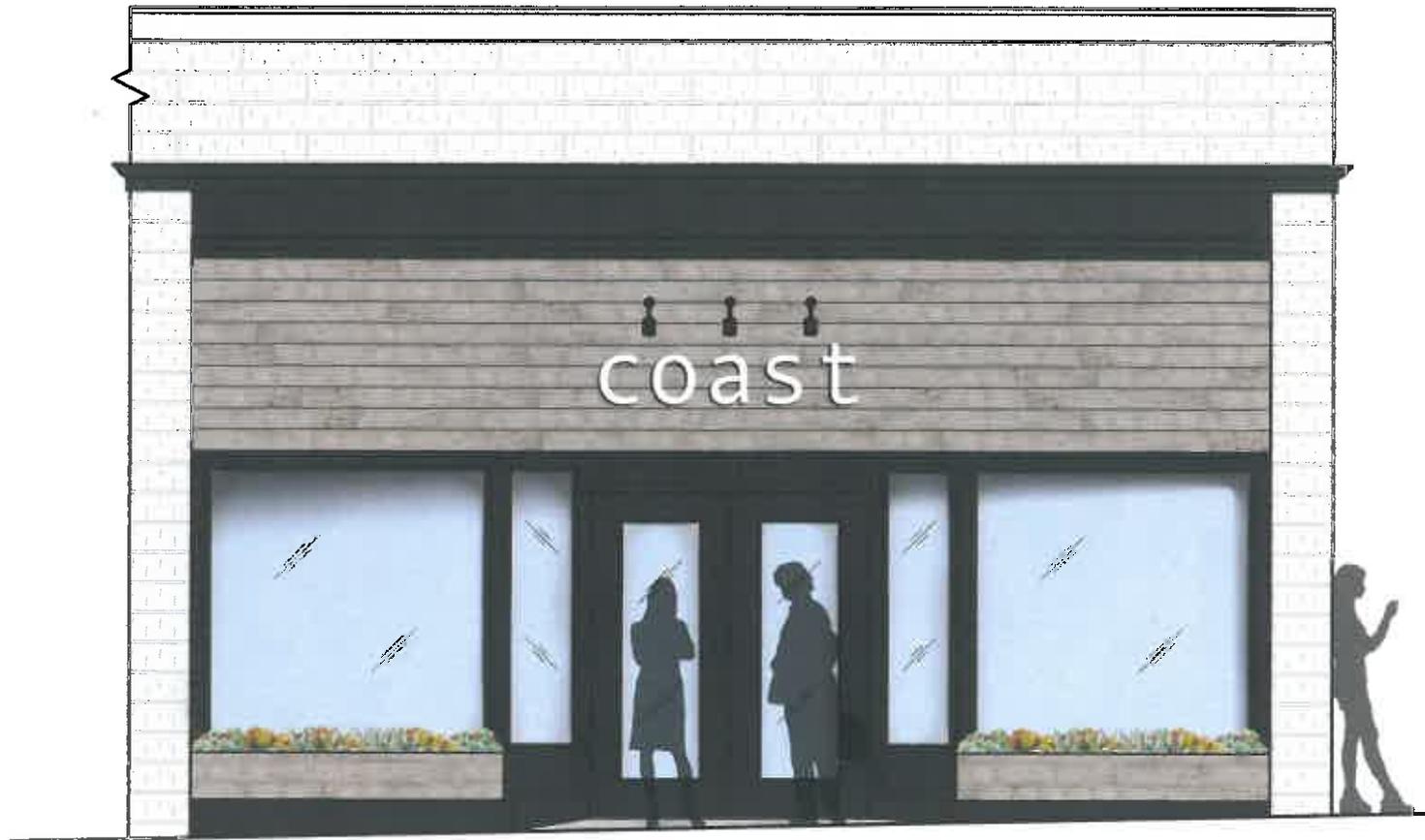


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NOV 05 2014

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

Alternative 2 - Wood Paneling Proposal



Adobe blocks to be repainted  
in existing white



All trim to be painted  
Farrow and Ball "Railings" #31

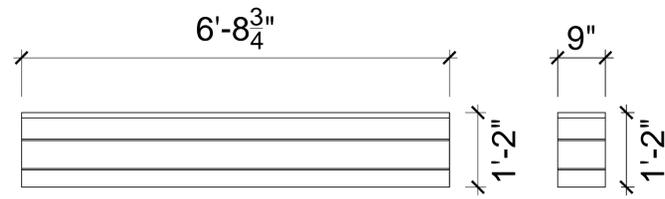
All wood paneling to be Terra Mai  
"Lost Coast Redwood" with Fog finish

Planters to be filled with  
succulents and short grass,  
all drought resistant

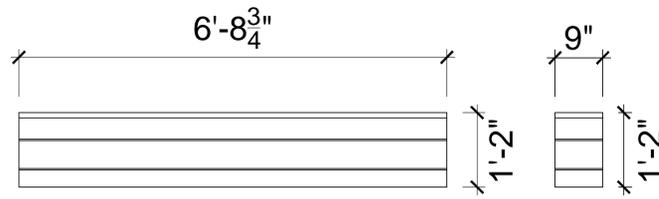
RECEIVED

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Planning & Building Dept.

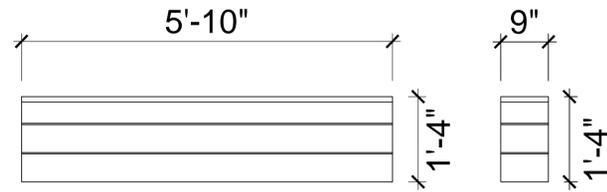


1 FRONT LEFT PLANTER ELEVATIONS  
Scale: 3/4" = 1'

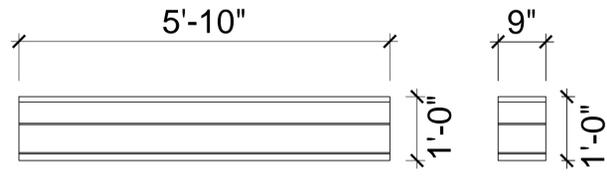


1 FRONT RIGHT PLANTER ELEVATIONS  
Scale: 3/4" = 1'

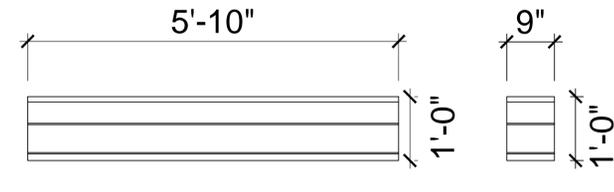
\* ALL PLANTERS TO BE MADE OF TERRA MAI  
"LOST COAST REDWOOD" PANELS  
WITH FOG FINISH



1 SIDE PLANTER 1 ELEVATIONS  
Scale: 3/4" = 1'



1 SIDE PLANTER 2 ELEVATIONS  
Scale: 3/4" = 1'



1 SIDE PLANTER 3 ELEVATIONS  
Scale: 3/4" = 1'



RECEIVED

NOV 15 2014

City of Cornelius-by-the-Sea  
Planning & Building Dept



RECEIVED

City of Cambridge  
Planning & Building Dept.

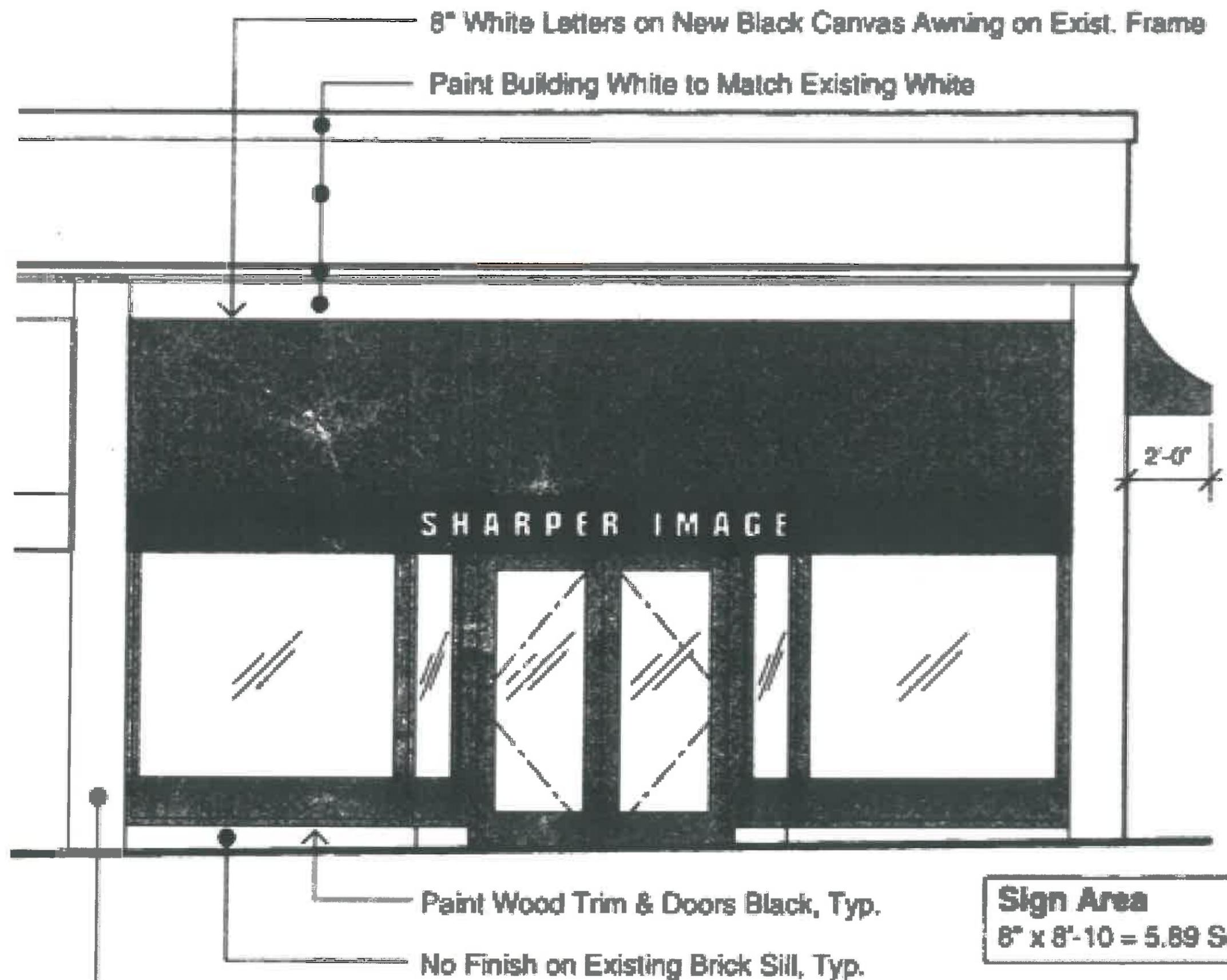


RECEIVED

NOV 05 2016

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

# **B) North Interior Elevation** 1/4"=1'-0"



8" White Letters on New Black Canvas Awning on Exist. Frame

Paint Building White to Match Existing White

2'-0"

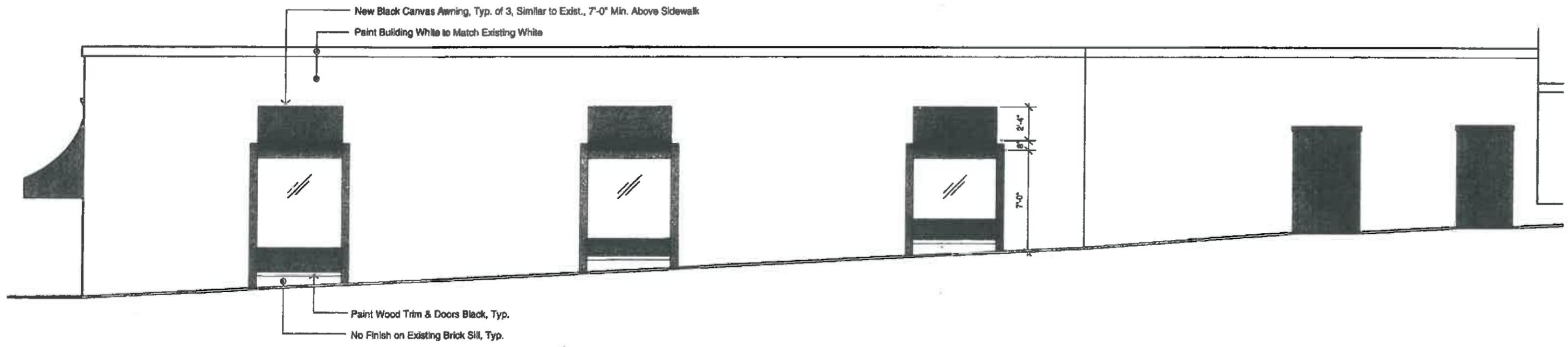
SHARPER IMAGE

Paint Wood Trim & Doors Black, Typ.

No Finish on Existing Brick Sill, Typ.

**Sign Area**  
8" x 8'-10" = 5.89 Sq. Ft.

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NOV 14 2017  
City of Carmel-by-the-Sea  
Planning & Building Dept.



**E) San Carlos Street Elevation**

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NOV 05 2014

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