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

Mayor Dave Potter, Councilmembers Jeff Baron, Alissandra Dramov, Karen Ferlito, and Bobby Richards
Contact: 831.620.2000 www.ci.carmel.ca.us

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

REGULAR MEETING
Tuesday, August 1, 2023

4:30 p.m.

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: https://www.youtube.com/@CityofCarmelbytheSea/streams. To participate in the meeting via Zoom, copy and paste the link below into your browser.

https://ci-carmel-ca-us.zoom.us/j/85149948516 Meeting ID: 851 4994 8516 Passcode: 084790 Dial in: (253) 215-8782

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to cityclerk@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

OPEN SESSION
4:30 PM

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

A. City Administrator Announcements

B. City Attorney Announcements

C. Councilmember Announcements

CONSENT AGENDA

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

1. July 11, 2023 Regular Meeting Minutes, and July 17, 2023, Special Meeting Minutes

2. June 2023 Check Register Summary

3. June 2023 Monthly Reports

4. Resolution 2023-077, authorizing the City Administrator to execute a Construction Contract with Bowen Engineering and Environmental, in an amount, including a 10% contingency, of $139,700, for the Water Well Decommissioning, and Tank and Pump House Removal Project in the Mission Trails Nature Preserve

5. Resolution 2023-078 authorizing the City Administrator to execute an agreement with the Monterey County Convention and Visitors Bureau for Destination Marketing for the term of July 1, 2023 to June 30, 2024 in an amount not to exceed $204,030

6. Resolution 2023-079, authorizing a Free Use Day of the Sunset Center Theater and Lobby for the Carmel Sunset Rotary Club Art Auction Event

7. Resolution 2023-080 to designate 2023 Holiday Closure from December 22 – December 29, 2023

ORDERS OF BUSINESS

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

8. 6th Cycle Draft Housing Element (2023-2031) Update

9. Receive a report on non-compliant outdoor seating and amenities at restaurants and wine tasting shops that still remain after the City's Proclamation of a Local Emergency was rescinded, and provide direction to staff on how it should be addressed

FUTURE AGENDA ITEMS

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage http://www.ci.carmel.ca.us in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this agenda, received after the posting of the agenda will be available for public review at City Hall located on Monte Verde Street between Ocean and

Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

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

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

August 1, 2023
CONSENT AGENDA

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Nova Romero, City Clerk
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	July 11, 2023 Regular Meeting Minutes, and July 17, 2023, Special Meeting Minutes

RECOMMENDATION:

Approve Draft Minutes.

BACKGROUND/SUMMARY:

The City Council routinely approves minutes of its meetings.

FISCAL IMPACT:

None.

PRIOR CITY COUNCIL ACTION:

None.

ATTACHMENTS:

Attachment 1) July 11, 2023, Regular Meeting Minutes
Attachment 2) July 17, 2023, Special Meeting Minutes

CITY COUNCIL
REGULAR MEETING

June 11, 2023

CLOSED SESSION - 4:00 PM

CALL TO ORDER AND ROLL CALL
Mayor Dave Potter called the special closed session meeting to order at 4:00 p.m.
Roll Call: Councilmembers Jeff Baron, Alissandra Dramov, Karen Ferlito, Mayor Pro Tem Bobby Richards, and Mayor Potter were all present.

CLOSED SESSION
City Attorney Pierik read the closed session agenda title.

A. Public Employee Performance Evaluation (Government Code Section 54957)
City Attorney

PUBLIC APPEARANCE (limited to items on closed session)
None

Council adjourned to closed session at 4:01 p.m. and returned to the dais at 4:30 p.m.

OPEN SESSION - 4:30 PM

CALL TO ORDER AND ROLL CALL
Mayor Dave Potter called the open session to order at 4:30 p.m.
Roll Call: Councilmembers Jeff Baron, Alissandra Dramov, Karen Ferlito, Mayor Pro Tem Bobby Richards, and Mayor Potter were all present.

PLEDGE OF ALLEGIANCE
Mayor Potter led the pledge of allegiance.

EXTRAORDINARY BUSINESS

Friends of the Library Proclamation - Library and Community Activities Director Ashlee Wright read the proclamation and presented it to the Friends of the Library.

Introduction of New City Employees - City Administrator Rerig introduced the new employees hired in the past year.

Presentation on the Carmel-by-the-Sea Website Update - Library and Community Activities Director Ashlee Wright and Administrative Analyst Emily Garay gave a presentation on the new website update.

PUBLIC APPEARANCES

The following members of the public spoke:
DL Johnson spoke about the wayfinding signs in the city and would like to be involved in the discussion on improving the wayfinding signs especially for tourists, and has heard lots of feedback about the lack of bicycle paths into Carmel. Ken White spoke on behalf of the Monterey Pops organization who presented an award to employee Leslie Fenton for her excellent problem solving and customer service she has provided the last 3 years for Monterey Pops. Nancy Twomey said she would like Council to have further discussion Flock Security Cameras being put up around town about the location of the cameras, visual clutter, as well as a more transparent discussion on privacy. Karyl Hall said that many topics being discussed by Council are driven by fear and would like to see long term solutions rather than hasty decisions based on fear. Christy Hollenbeck and Janice Bradner agreed with Twomey's comments and concerns over the Flock Camera System placement. Neal Kruse addressed the Council urging them to keep local control and fight against state mandates. Melanie Billick said she is glad to hear the new City Forester is starting next week.

ANNOUNCEMENTS

City Administrator - Thanked City Staff for covering while he was on vacation last week. He announced the community meeting this week on the Urban Forest Master Plan Update, and the Planning Commission will be discussing the Wireless draft ordinance on August 23, 2023, before Council reviews it in September. He announced that the Flock Camera installation has been put on hold until further discussion about the cameras, and a Council ad hoc committee may be formed to keep the community informed and mitigate impacts.

City Attorney - No reports from Closed Session

Councilmembers –
Councilmember Dramov - said she shares the concerns of the residents who spoke about the Flock cameras and looks forward to working with staff on solutions to address the concerns.
Councilmember Ferlito – said she had the pleasure of attending the 4th of July celebration in Devendorf Park introducing the Monterey Pops and Lions Club. She thanked Carmel Cares for helping decorate for the event.

CONSENT AGENDA
Councilmember Dramov requested to pull item #11 from consent to discuss.

Motion by Councilmember Baron to approve consent items 1-10, seconded by Mayor Pro Tem Richards, and approved 5-0-0-0 by the following roll call vote:
AYES: Councilmembers Baron, Dramov, Ferlito, Richards, and Mayor Potter
NOES: None
ABSENT: None
ABSTAIN: None

Item 1 - June 5, 2023, Special Meeting Minutes, and June 6, 2023, Regular Meeting Minutes

Item 2 - May 2023 Monthly Reports

Item 3 - May 2023 Check Register Summary

Item 4 - Letter authorizing the County of Monterey to execute all documents necessary to continue to implement the annual Used Oil Payment Program on behalf of the City during FY 2023/24

Item 5 - Resolution 2023-068 designating Mayor Dave Potter as the voting delegate and Mayor Pro Tem Bobby Richards as the alternative voting delegate at the 2023 annual League of California Cities Conference

Item 6 - Resolution 2023-069 authorizing the City Administrator to execute a Professional Services Agreement with Denise Duffy & Associates, Inc. for the North Dunes Habitat Restoration Project and On-Call Environmental Services for a not-to-exceed fee of $111,560

Item 7 - Resolution 2023-070, authorizing the City Administrator to execute Amendment No. 1 to the Professional Services Agreement with Davey Resource Group for additional services to complete the Urban Forest Master Plan, for a not-to-exceed fee of $45,000

Item 8 - Resolution 2023-071, authorizing the City Administrator to execute a Professional Services Agreement with Advance Design Consultants, Inc. for electrical engineering services for electric panel upgrades and related projects, for a not-to-exceed fee of $79,560

Item 9 - Resolution 2023-072, authorizing the City Administrator to execute Amendment No. 1 to the Professional Services Agreement with Neill Engineers Corp. for civil engineering services associated with city-wide Drainage Improvement Projects, for a not-to-exceed fee of $159,100

Item 10 - Resolution 2023-073, authorizing the City Administrator to execute Amendment No. 1 to the Professional Services Agreement with Ausonio, Inc. for Project Management Services for facility renovation projects for a not-to-exceed fee of $125,000 for Fiscal Year 2023/24

ITEMS PULLED FROM CONSENT

Item 11 - Resolution 2023-074 authorizing the City Administrator to execute an Amendment to Professional Services Agreement No. PBD-EMC-037-22-23 with EMC Planning Group, Inc. to prepare an Initial Study in accordance with the California Environmental Quality Act (CEQA) for a not-to-exceed amount of $40,455 increasing the total contract cost to $279,600

Councilmember Dramov asked about why CEQA study was not included in the original agreement with EMC Planning. Community Building and Planning Director Brandon Swanson explained that that generally you don’t know what CEQA approach you need to take until you’ve gone a bit further down the road to determine what the programs will look like and if you’re going to do any major zoning changes. He added that at this point in the housing element update they anticipate

a mitigated negative declaration, which would cost around $40,000, and added that the Housing Element is being paid for by Grants, such as the SB2 and LEAP grants.

Public Comment: None

Motion by Councilmember Ferlito to adopt Resolution 2023-074, seconded by Councilmember Baron, and approved 5-0-0-0 by the following roll call vote:
AYES: Councilmembers Baron, Dramov, Ferlito, Richards, and Mayor Potter
NOES: None
ABSENT: None
ABSTAIN: None

ORDERS OF BUSINESS

Item 12 - Update on the Housing Element Public Review Draft

Principal Planner Marnie Waffle gave a brief presentation on the 6th Cycle Housing Element Public Review Draft and answered questions from Council. Principal Planner Waffle explained that if the City does not submit enough options in the 6th Cycle Housing Element and the state rejects the City's plan it would open op the City to total loss of control over affordable housing construction standards. She went over the 7 Policy Questions that require Council direction.

Public Comment:

Sam Farr commented that Carmel has had a Housing Element for a long time but it hasn't been enforced, and the state is asking that Cities start enforcing their local housing elements and said he supports vacancy taxes. David O'Neil spoke on behalf of the Carmel Residents Association Board and said the board opposes the pre-approved ADU plan recommendation. Jose Torres, representing Land Watch Monterey, supports multi-family housing programs and increased density in downtown. Neal Kruse said he is not happy with the policies being considered, he said that the Huntington Beach City Attorney is attempting to fight the states mandates and wants Carmel to fight back as well. Vivian Price voiced appreciation for the city exploring ways to meet housing needs and updating the housing element. Nancy Twomey asked for clarification on Policy Question #5. Richard Kreitman said he is supportive of the housing element update recommendations presented. Joe Denucci said that after discussing the housing issues with Councilmember Ferlito he has opened his mind to solutions to housing, and appreciates the City's approach to involving the community in the problem solving. He also added that having 80% vacant homes in Carmel is a concern. Melanie Billick suggested multiple possible housing sites that that she did not see listed in the proposed Housing Element such as above the two garages next to Vista Lobos, the tiny hotel on Junipero and the truck route, Mission School and the Mission Gym that are not being used.

Council discussion resumed. Council discussed the 7 Policy Questions and provided direction to staff on each via consensus:

Policy Q1- Transfer of development rights for Motel/Hotel conversions - Council agreement that Program 1.3.B: R-1 Motel (Conversion) Transfer Rights be allowed in all districts.

Policy Q2- Objective design standards – Council agreement to keep Program 1.4.B and develop objective design standards (yes/no checklist) for projects with at least 20% affordable housing.

Policy Q3 - Vacancy tax - Council agreement to keep the vacancy tax (Program 2.1.D) as a potential funding source to consider in the future for an Affordable Housing Trust Fund.

Policy Q4 – Third story vs. third floor mezzanines - Council agreement with modify Program 1.3.A, to allow for a third floor (not story) mezzanine with the current height limits to encourage the development of affordable housing.

Policy Q5 – SB10 Sites – Council agreement to remove the Pine Inn Parking Lot and Carmel Presbyterian Church from the site's inventory and replace with alternative sites: American Legion, Red Cross, and First Church of Christ Scientist.

Policy Q6 - Pre-approved ADU plans - Council agreement to retain program 1.3.C to explore the creation of standardized pre-approved ADU plans.

Policy Q7 – Sites with parking Lots - Council consensus to retain sites with parking lots on the site's inventory on the condition that existing parking spaces are incorporated into the design of any future housing project.

Site Inventory revisions – Council agreement to remove the following 5th cycle sites: Wells Fargo Bank, Cafe Carmel, NWC Monte Verde/7th, and Court of the Fountains.

Council consensus overall was to provide a variety of options in the proposed Housing Element that will protect Carmel's unique style to be submitted to state so that it is more likely to be approved.

PUBLIC HEARINGS

Item 13 - Resolution 2023-075 Declaring the Results of the Majority Protest Proceedings and Renewing the Carmel Restaurant Improvement District (CRID), and Second Reading/Adoption of Ordinance 2023-005 to Renew the CRID Recommendation: Hold a final hearing, declare results of majority protest proceeding, adopt Resolution 2023-075, conduct the second reading of Ordinance 2023-005 by title only, and adopt Ordinance 2023-005 to renew the CRID.

City Administrator Rerig gave a brief summary of the item and announced that no protests were received. Councilmember Dramov said she would be voting no because the 10 year renewal is too long and the CRID tax is passed on to the customers making Carmel an even more expensive restaurant destination due to the additional RID tax to cover marketing costs.

Public Comment: None

Motion by Councilmember Ferlito to adopt resolution 2023-075 declaring the Results of the Majority Protest Proceedings and Renewing the Carmel Restaurant Improvement District (CRID), and waive full reading and adopt Ordinance 2023-005 to renew the CRID, seconded by Mayor Pro Tem Richards, and adopted 4-1-0-0 by the following roll call vote:
AYES: Councilmembers Baron, Ferlito, Richards, and Mayor Potter
NOES: Councilmember Dramov
ABSENT: None
ABSTAIN: None

Item 14 - Resolution 2023-076 adopting the Fiscal Year 2023- 2024 Fee Schedule for Administrative Services, Community Planning and Building, Public Safety and Public Works Services

Acting Finance Director Jane Hogan gave a brief presentation on the item and answered questions from Council. She added that the last time the fee schedule was approved, the Norton Garage fees were inadvertently left off and recommended the Council adopt the fee schedule including the Norton Garage fees. Public Works Director Bob Harary answered questions about the proposed tree related fees which have historically been subsidized by the city.

Public comment:
Tim Twomey, representing Carmel Residents Association, urged council to scrutinize the tree evaluation, pruning, removal, and landscape plan fee increases. He said that the permit fees are higher than the separate cost of the service and may prevent people from doing preventive maintenance on tree or presenting quality landscape plans which has a community and safety benefit. Neal Kruse is concerned over the cost of the appeals, and asked council to consider lowering the appeal fees so that lower income residents have the ability to appeal decisions. Richard Kreitman asked low income residents could apply for lowered or waived fees for services. Michael McWalters said that the majority of those who can afford to live in Carmel can afford the proposed fees, but supports waiving fees for low-income families for tree removal. Christy Hollenbeck said the tree maintenance fees should be lowered to keep the city safe even if it means continuing to subsidize the fees.

Council discussion resumed. Council voiced support of continuing to subsidize some of the tree related permits such as removal and pruning because it's a safety concern. Council expressed that they would like staff to explore options for lowered fees or waivers for low-income residents. Public Works Director Harary said that during a storm emergency tree removal permits are issued at no cost due to public safety.

Motion by Council Baron to adopt Resolution 2023-077 and approve the fee schedule with the following amendments:

1) **Include the proposed Norton Garage fee of $2,400 per year to the fee schedule**
2) **Lower tree evaluation permit fee to $195 (from $390)**
3) **Lower tree removal permit fee to $665 (from $1,330)**
4) **Lower tree pruning permit fee to $400 (from $795)**

Mayor Pro Tem Richards, and made a friendly amendment to lower the tree pruning fee to $255 which is the current subsidized fee, and Councilmember Baron accepted the amendment.

Council discussion resumed. Councilmember Ferlito requested that when trees are removed that the city follows up to make sure new trees are replanted. City Administrator Rerig said that the new City Forester will be implementing a process to follow through on replanting requirements. Councilmember Baron asked how many appeals of the Forest and Beach Commission are received per year, and Director Harary said that the Forest and Beach Commission receives 3-4 tree removal appeals per month. Councilmember Ferlito said that some of the public hearing items heard by the Forest and Beach Commission each month are not from appeals, but decisions that are required to be made by the Forest Beach Commission per the Municipal Code.

Councilmember Baron said he would amend his motion to lower the appeal fees to $2,000. Mayor Potter asked for a friendly amendment to the motion to lower the appeal fees to $1,800, and Councilmember Baron accepted the amendment. He restated his motion to adopt Resolution 2023-077 and approve the fee schedule with the following amendments:

1) **Include the proposed Norton Garage fee of $2,400 per year to the fee schedule**
2) **Lower tree evaluation permit fee to $195**
3) **Lower tree removal permit fee to $665**
4) **Lower tree pruning permit fee to $255**
5) **Lower two Forest and Beach Commission appeal fees to $1,800**

Motion seconded by Mayor Potter and approved 5-0-0-0 by the following roll call vote:

AYES:	**Councilmembers Baron, Dramov, Ferlito, Richards, and Mayor Potter**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

FUTURE AGENDA ITEMS

None

ADJOURNMENT

Council adjourned at 7:59 p.m.

APPROVED: SIGNED:

Dave Potter, Mayor

Nova Romero, MMC, City Clerk

CITY COUNCIL
SPECIAL MEETING MINUTES

July 17, 2023

CALL TO ORDER AND ROLL CALL

Mayor Potter called the meeting to order at 2:00 p.m.
Roll Call: Councilmembers Jeff Baron, Alissandra Dramov, Karen Ferlito, Mayor Pro Tem Richards, and Mayor Dave Potter were present.

CLOSED SESSION

City Attorney Pierik read the closed session title.

A. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: (One potential case)

Public comment: None

ADJOURNMENT

Council adjourned to closed session at 2:01 p.m.

SIGNED: ATTEST:

_____ _____

Dave Potter, Mayor Nova Romero, MMC, City Clerk

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

August 1, 2023
CONSENT AGENDA

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Nova Romero, City Clerk
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	June 2023 Check Register Summary

RECOMMENDATION:

Approve the check register for June 2023.

BACKGROUND/SUMMARY:

The check register is produced from the City's financial system. The report groups the checks by the respective department or function. The check register includes the check number, the name of the vendor, a description of the purchase, the check issue date and the amount of the check.

Per the California Supreme Court's decision in the case of Los Angeles County Board of Supervisors v. Superior Court (Dec. 29, 2016) (2016 WL 7473802), the check register excludes the specific invoice payments for legal services incurred for pending and active investigations, pending and active litigation, as well as recently concluded matters. The Supreme Court has ruled that these specific invoices are protected under attorney-client privilege and need not be disclosed under the Public Records Act.

On the last page of the report, staff have included the contract balance for the respective vendors that were paid in June 2023.

FISCAL IMPACT:

The check register summary for June 2023 totals $1,419,995.76.

PRIOR CITY COUNCIL ACTION:

Council ratified the May 2023 check register at July 11, 2023, regular meeting.

ATTACHMENTS:

Attachment 1) June 2023 Check Register

June 2023 Check Register

Attachment 1

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Department: 000 ___				
51531	Monterey County Convention & Visitors Bureau	March-April 2023 TID remittance	06/28/2023	39,236.67
51547	Visit Carmel	Mar-Apr 2023 CHID remittance	06/28/2023	192,614.85
		Total for Department: 000 ___		231,851.52
Department: 110 City Council				
51333	Dave Potter	Reiumburse for hotel/4/12-4/15/23 2023 City Leaders Summit	06/06/2023	574.64
51347	Peninsula Messenger LLC	Mail service sorting and delivery May 2023	06/06/2023	5,229.00
		Total for Department: 110 City Council		5,803.64
Department: 111 City Administration				
51325	Amazon Web Services Inc	Data and cloud storage fees	06/06/2023	1,094.48
51326	Amazon	Xerox Toner Waste Cartridge	06/06/2023	58.11
51327	AT&T	Telephone service citywide	06/06/2023	2,143.16
51329	City of Foster City	Calopps Recruitment services	06/06/2023	1,080.00
51334	Digital Deployment	Website support agreement:Maint, training, security and updates	06/06/2023	700.00
51336	GovInvest Inc	GASB Accounting valuation fees	06/06/2023	9,300.00
51337	Image Sales	Employee ID Badges	06/06/2023	22.83
51338	Iron Mountain	Records storage service	06/06/2023	754.24
51339	J 4 Systems	Migration of Active Network Servicer	06/06/2023	280.00
51341	Kona Jerry's LLC	Employee city meeting expense 7/20/2023	06/06/2023	1,767.64
51345	Office Depot, Inc.	Office supplies - Admin	06/06/2023	173.80
51348	Petty Cash	Clerk shipping fees	06/06/2023	102.94
51349	T-Mobile	Monthly cell service, usage and purchases	06/06/2023	1,520.04
51351	US Bank	Pre-employment	06/06/2023	154.65
51351	US Bank	NYT Digital Subscriptions	06/06/2023	37.00
51351	US Bank	MMANC Womens Conf (8)	06/06/2023	1,320.00
51351	US Bank	Employee Appreciation	06/06/2023	160.69
51386	Solutions Office Interiors, Inc	Design Services-Office furniture delivery and installation	06/09/2023	3,683.19
51412	AT&T	Telephone service citywide	06/19/2023	1,046.42
51413	Aviate Enterprises Inc	Renewal of services-Enterprise Immune System	06/19/2023	15,046.92
51435	J 4 Systems	Migration of Active Network Servicer	06/19/2023	380.00
51448	Office Depot, Inc.	Office supplies - Admin	06/19/2023	137.60
51452	Pitney Bowes Bank Inc Purchase Power	Mail meter lease	06/19/2023	836.55
51471	Alhambra	Water service City Hall	06/23/2023	134.39
51475	Carmel Pine Cone	Legal noticing	06/23/2023	1,732.50
51477	CliftonLarsonAllen LLP	Financial consulting services	06/23/2023	45,784.71
51484	HP INC	6 Laptops per specs	06/23/2023	12,350.65
51485	IHaul Junk Removal	City Hall office furniture haulaway	06/23/2023	1,611.00
51489	MRC	Xerox Copier Usage fees - All city copiers	06/23/2023	788.12
51490	Office Depot, Inc.	Office supplies - Admin	06/23/2023	43.30
51493	Quality Print & Copy	Printing services:Business cards, stationary, envelopes	06/23/2023	92.86
51496	Same Day Shred	Document shredding services	06/23/2023	90.00
51498	Sharma and Associates	Audit support services	06/23/2023	2,955.00
51500	Springbrook Software	Financial Software annual subscription	06/23/2023	19,172.60
51501	Universal Staffing Inc	Temporary staffing services-City Hall front desk	06/23/2023	1,854.40
51514	Comcast Business	NonNGEN internet and recurring charges	06/28/2023	644.82
51525	IAMP Pro Audio/Anthony J. Nocita	Equipment and audio services for event 6/15/2023	06/28/2023	2,548.00
51526	J 4 Systems	Migration of Active Network Servicer	06/28/2023	285.00
51527	Jane Wilson	Safety training snacks	06/28/2023	92.93
51528	Kona Jerry's LLC	Balance due on employee lunch 6.20.2023	06/28/2023	1,636.70
51532	Municipal Resource Group, LLC	Traffic Congestion Reduction and Parking Management Program	06/28/2023	11,141.40
51534	Office Depot, Inc.	Office supplies - Admin	06/28/2023	158.33
51544	US Bank	NNA Services - City Clerk	06/28/2023	706.23
51544	US Bank	GFO Certificate review services	06/28/2023	530.00
51544	US Bank	Telephone Services IT	06/28/2023	1,650.08
51544	US Bank	IT Subscriptions - Microsoft, FreshWorks, Zoom, Adobe, Backblaze	06/28/2023	2,637.58
51544	US Bank	IT Equipment	06/28/2023	361.13
51544	US Bank	HR Subscriptions - Metrofax	06/28/2023	11.95
51546	Verizon Wireless	Cell phone sales and usage	06/28/2023	2,272.83
51548	Wageworks,Inc	Healthcare monthly Admin and Compliance Fee	06/28/2023	205.00
		Total for Department: 111 City Administration		153,291.77
Department: 112 City Attorney				
51414	Best Best & Krieger, Attorney At Law	Legal fees:Telecommunications issue, Verizon litigation	06/19/2023	22,062.00
51415	Burke,Williams & Sorensen, LLP	City Attorney services- Labor Negotiations	06/19/2023	21,676.00
		Total for Department: 112 City Attorney		43,738.00

Department: 115 Community Planning & Building

51342	Leah Young	MMANC Leasdership Summit - Mileage Reimbursement	06/06/2023	157.00
51343	Mad Dogs & Englishmen	Electric Bikes, 2 Qty.: Como SL 4.0 M, Grey	06/06/2023	5,244.00
51357	Carmel Towing & Garage	April Fuel	06/09/2023	132.14
51363	Cypress Painting & Decorating, Inc.	Painting CP&B Offices	06/09/2023	6,800.00
51366	De Lage Landen Financial	FY 22-23: Planning Dept. - Financial Svcs.	06/09/2023	202.11
51368	EMC Planning Group, Inc	6th Cycle Housing Element & Gen Plan Safety Element Update Proje	06/09/2023	27,547.62
51369	Engineered Fire Systems	Plan RVW - March 2023	06/09/2023	1,312.50
51382	Office Depot, Inc.	Office Supplies	06/09/2023	353.49
51394	US Bank	CA PRES. FOUNDATION: MARNIE WAFFLE	06/09/2023	500.00
51394	US Bank	APA Membership: Marnie Waffle	06/09/2023	907.00
51394	US Bank	Alvarado St. Brewery: Housing Element Staff Meeting	06/09/2023	87.28
51394	US Bank	EB Tri-chapter annual meeting: Jermel Laurie	06/09/2023	150.00
51394	US Bank	Home Depot - 2 redstick digital box levels - planning department	06/09/2023	524.61
51397	Winter and Company	Design Traditions 1.5: DEC 2022 - MAR 2023	06/09/2023	7,450.00
51416	Carmel Towing & Garage	Gas & Oil	06/19/2023	63.42
51420	CSG Consultants, Inc.	FY 22-23: Building Dept. - Plan Review Svcs.	06/19/2023	4,213.80
51422	De Lage Landen Financial	FY 22-23: Planning Dept. - Financial Svcs.	06/19/2023	222.33
51427	EMC Planning Group, Inc	6th Cycle Housing Element & Gen Plan Safety Element Update Proje	06/19/2023	38,278.75
51428	Engineered Fire Systems	Plan RVW - May 2023	06/19/2023	1,437.50
51431	FedEx	FY 22-23: Planning Dept. - Shipping Fees, Volume Studies	06/19/2023	28.11
51448	Office Depot, Inc.	Office Supplies	06/19/2023	184.45
51462	US Bank	Carmel Coffee - Stephen Engbloom MTG - DT 1.5 PROJECT	06/19/2023	14.70
51462	US Bank	CA BLDG officials: FY23-24 Calbo Membership - Jermel Laurie	06/19/2023	215.00
51462	US Bank	Monterey County Clerk Recorders	06/19/2023	131.50
51462	US Bank	Dropbox: Design Traditions 1.5 Project	06/19/2023	203.88
51462	US Bank	Carmel Office Supply: Map for Housing Element Update	06/19/2023	131.97
51462	US Bank	Int'l Code Council Cert. Renewal - Jermel Laurie	06/19/2023	100.00
51462	US Bank	Bruno's - Ad Hoc Housing Committee Meeting	06/19/2023	90.14

Total for Department: 115 Community Planning & Building	96,683.30

Department: 116 Police

51324	Alhambra	Water service Police Dept	06/06/2023	258.86
51331	Community Hospital of the Monterey Peninsula	Testing services for Police Dept	06/06/2023	27.00
51340	Javier Auto Services	PD Auto repairs	06/06/2023	3,621.46
51345	Office Depot, Inc.	Police Dept office supplies	06/06/2023	617.37
51350	Transunion Risk & Alterna	PD: Monthly fee for information services	06/06/2023	75.00
51416	Carmel Towing & Garage	PD Misc auto repairs and maint	06/19/2023	3,710.08
51423	Department of Justice/Accounting Office	PD:Fingerprinting services	06/19/2023	64.00
51430	Federico's Embroidery	Uniform embroidery expense CERT Jackets	06/19/2023	551.26
51436	Jacob Clifford	Travell expense training 5/26-5/28/23	06/19/2023	126.00
51437	Javier Auto Services	PD Auto Repairs	06/19/2023	1,509.89
51444	Monterey County Sheriff-Coroner	Criminal Justice Information System fees	06/19/2023	20,278.43
51448	Office Depot, Inc.	Police Dept office supplies	06/19/2023	105.88
51463	Verizon Wireless	Air cards for MDT's	06/19/2023	164.46
51483	Emergency Vehicle Specialists Inc	Parts purchase 2018 Dodge Charger	06/23/2023	970.94
51491	Proforce Law Enforcement	Trade balance from 1/23/2023 purchase/trade ins.Inv 506507	06/23/2023	60.00
51510	Cardiopulmonary Wellness	9 AED Packages	06/28/2023	9,000.00
51513	Comcast	PD Cable services	06/28/2023	352.84
51518	Department of Justice/Accounting Office	PD:Fingerprinting services	06/28/2023	98.00
51538	Salinas Valley Pro Squad	PD Uniform and service clothes	06/28/2023	916.50
51544	US Bank	Credit-Training South Bay Public Safety	06/28/2023	-675.00

Total for Department: 116 Police	41,832.97

Department: 117 Fire

51330	City Of Monterey	Fire Dept Vehicle repairs	06/06/2023	240,967.16
51332	County of Monterey IT Dept	1.Fire Dept:Cellular access/telephone calling and access 2. PD:C	06/06/2023	563.68
51344	Mission Linen Service	Fire Dept laundry service	06/06/2023	138.34
51416	Carmel Towing & Garage	Fire Dept gas expense (E15)	06/19/2023	1,008.38
51443	Mission Linen Service	Fire Dept laundry service	06/19/2023	124.73
51516	Cypress Coast Ford/Lincoln	PD Auto repairs	06/28/2023	1,657.50
51530	Mission Linen Service	Fire Dept laundry service	06/28/2023	123.62

Total for Department: 117 Fire	244,583.41

Department: 118 Ambulance

51328	Bound Tree Medical LLC	Medical supplies	06/06/2023	619.79
51330	City Of Monterey	FY 2022-23 Ambulance Administration fee	06/06/2023	6,639.76
51411	American Supply Company	Amb Janitorial supplies	06/19/2023	433.72
51416	Carmel Towing & Garage	AMB Dept gas expense (7166)	06/19/2023	621.33
51422	De Lage Landen Financial	Ambulance Copier lease	06/19/2023	236.88
51445	Monterey Sanitary Supply	Fire Dept-janitorial supplies	06/19/2023	807.27
51463	Verizon Wireless	Air cards for MDT's	06/19/2023	164.47
51508	Bound Tree Medical LLC	Medical supplies	06/28/2023	48.83

51535	Peninsula Welding & Medical Supply, inc.	Ambulance Dept-Oxygen/hazardous materials transport service	06/28/2023	54.72
		Total for Department: 118 Ambulance		9,626.77

Department: 119 Public Works

51353	Ailing House Pest Control	City Wide Pest Control	06/09/2023	704.00
51354	Alhambra	PW Water Delivery	06/09/2023	271.29
51359	Christopher Dinner Heating Inc	Removeand haul existing damaged downspouts #21368	06/09/2023	4,350.00
51360	Cintas Corporation	PW Uniform Service 22/23 FY	06/09/2023	220.90
51361	City Of Monterey	Chipper and chipper truck service 4/24/23 #101006	06/09/2023	1,974.18
51362	Community Tree Service	Tree work as directed by City Forester	06/09/2023	19,598.42
51366	De Lage Landen Financial	PW Copier monthly lease-	06/09/2023	435.14
51367	Edges Electrical Group	Electrical supplies for City Facilities	06/09/2023	118.11
51371	Gilbert Tomayo	Safety boots per MOU Gilbert May 2023	06/09/2023	250.00
51372	Golden State Portables	Portables for Forest Theater -	06/09/2023	1,137.19
51373	Granite Rock Company	Materials for PW upstairs office painting project 2/4/23 #207374	06/09/2023	263.33
51375	Jessica Juico	Reimbursement for Womens Conference	06/09/2023	41.50
51376	M & S Building Supply	PW/FM supplies for fences and wood repair 5/9/23 #2305-167879	06/09/2023	171.21
51378	David Sollid Marina Backflow Company	PW/FM backflow maintenance & repairs	06/09/2023	195.00
51381	Monterey County Weekly Classifieds	Earth Day and Arbor Day ad 4/20/23 #04/20/23ccrml	06/09/2023	350.00
51383	Otis Elevatior Company	Service work for elevator and dumb waiter	06/09/2023	1,520.28
51384	PSTS, Inc.	Services:Pumping oil-water separator 4/27/23 1084808	06/09/2023	750.00
51390	Tope's Tree Service Inc.	Tree services citywide as directed by City Forester	06/09/2023	1,800.00
51392	Tree Stuff Lockbox No 639707	Safety gear for Forestry crew 5/24/23 #869802	06/09/2023	2,449.22
51393	Universal Staffing Inc	Temporary staffing services-PW Louise Bradley-Forestry	06/09/2023	3,400.00
51394	US Bank	IFMA conference and travel expenses	06/09/2023	876.29
51394	US Bank	IFMA membership - Cleve Waters	06/09/2023	410.00
51394	US Bank	Supplies for City facilities - Home Depot, Ferguson Ent.	06/09/2023	876.57
51395	Valley Hills Nursery	Plants for PD 5/5/23 1260	06/09/2023	51.22
51396	William A Thayer Construction Inc	Replace wall and countertopat SSC	06/09/2023	5,264.06
51398	Yvette Oblander	Travel remibursement for Womens Leadership Conference	06/09/2023	178.87
51409	Alhambra	PW Water Delivery-	06/19/2023	232.31
51410	American Lock & Key	Locksmith ervice for City Facilities	06/19/2023	39.85
51417	Cintas Corporation	PW Uniform Service 21/22 FY	06/19/2023	515.02
51418	City Of Monterey	Vehicle service units 19 and 22 . 5/22/23 #101240	06/19/2023	908.86
51419	Conte's Generator Service, iNC	PW/FM Emergency generator services	06/19/2023	720.52
51424	DMV Renewal	Renewal fees 2018 Polaris Lic BR4X04 Vin 08844	06/19/2023	54.00
51425	Edges Electrical Group	Electrical supplies for City Facilities	06/19/2023	960.57
51432	Granite Rock Company	Supplies for PW	06/19/2023	1,079.02
51433	Interstate Traffic Control Products, Inc	Blue traffic paint and glass beads	06/19/2023	1,736.93
51434	IWORQ	Systems Internet Safteware Management and support. 6/1/23 #20047	06/19/2023	3,522.00
51439	Jessica Juico	Travel reimbursement for MRSWMP meeting	06/19/2023	10.50
51440	M & S Building Supply	FACILITY MAINT. DIVISION - Supplies	06/19/2023	120.82
51442	David Sollid Marina Backflow Company	PW/FM backflow maintenance & repairs	06/19/2023	65.00
51446	Monterey Tire Service Inc	Sweeper tire repair 5/18/23 #1-112371	06/19/2023	55.41
51447	Napa Auto Parts	PW Streets - Vehicle Supplies	06/19/2023	632.37
51454	Rental Depot - Monterey	Skidsteer for Del Mar sand distribution 5/26/23 #343955-1	06/19/2023	1,542.24
51455	Scarborough Lumber & Building	PW Streets - Supplies	06/19/2023	236.43
51457	Security Shoring & Steel Plates Inc	Plates for Del Mar CDS 5/18/23 #160399	06/19/2023	790.00
51458	Sentry Alarm Systems	Instalation at PW and PD 4/28/23 #2220617	06/19/2023	3,844.95
51459	Sherwin-Williams Co.	Gallons of traffic paint.	06/19/2023	4,272.65
51461	Trucksis Enterprises, Inc.	New flags, CH, Devendorf Park, HML 6/1/23 #13308	06/19/2023	260.23
51462	US Bank	Lights for city vehicles-5/8/23 #1816 RC	06/19/2023	906.73
51462	US Bank	Renewals - APWA and California BPELSG	06/19/2023	295.00
51465	West Coast Arborists Inc .	Contract tree work	06/19/2023	11,166.00
51467	Wm Baxter Electric	Street Sweeper Charging Station	06/19/2023	855.93
51474	Carmel Cares-Dale Byrne, President	Landscaping work	06/23/2023	5,107.50
51476	Cintas Corporation	PW Uniform Service 21/22 FY	06/23/2023	196.27
51479	Cypress Coast Ford/Lincoln	Door handle for unit 2 6/6/23 #214447	06/23/2023	32.69
51480	Drought Resistant Nursery	Plants for Library PB-#264090 6/7/23	06/23/2023	70.04
51481	Edges Electrical Group	Electrical supplies for City Facilities	06/23/2023	2,488.02
51486	Jesse Garibay	Reinbursement for boots per MOU FY22/23	06/23/2023	240.35
51487	Kelly-Moore Paint Company Inc	Paint for FM at City facilities	06/23/2023	77.90
51488	Monterey County Weekly Classifieds	Scout house noticing late fee 5/31/23 #SCOUT	06/23/2023	14.49
51492	Pureserve Building Service	Janitorial services	06/23/2023	975.00
51494	Robert Culver	Work Boots reinbursement per MOU FY 22/23 6/8/23	06/23/2023	223.96
51495	Ross Roofing Inc	Forest Theater Roof Repair 5/19/23 #8049	06/23/2023	12,520.00
51497	Scarborough Lumber & Building	PW Streets - Supplies	06/23/2023	272.54
51499	Sherwin-Williams Co.	PW Paint and paint supplies 4439-7 5/15/23	06/23/2023	1,056.28
51502	US Bank	Travel expenses - IFMA Conference & Expo	06/23/2023	106.99
51502	US Bank	FM supplies - Uchargers	06/23/2023	492.21
51502	US Bank	FM supplies - Home Depot various supplies	06/23/2023	1,198.39
51502	US Bank	FM training and education	06/23/2023	30.19
51502	US Bank	FM various supplies - CW	06/23/2023	1,769.93

51503	Valley Hills Nursery	Plants for City locations 6/7/23 #2313	06/23/2023	202.48
51504	Valley Saw & Garden Equipment	Supplies for Forestry	06/23/2023	840.82
51505	Wm Baxter Electric	City Hall EV Charger Install	06/23/2023	994.85
51507	Ailing House Pest Control	City Wide Pest Control	06/28/2023	584.00
51512	Carmel Towing & Garage	Fuel for PW vehicles-6/1/23 #MAYFUEL	06/28/2023	3,527.03
51515	Community Tree Service	Tree work as directed by City Forester	06/28/2023	17,536.91
51517	De Lage Landen Financial	PW Copier monthly lease-	06/28/2023	205.40
51520	Edges Electrical Group	Electrical supplies for City Facilities	06/28/2023	1,908.99
51522	Ennis-Flint Inc	10 cases of 12" thermoplastic	06/28/2023	1,775.24
51523	Golden State Portables	Purchase 3 ADA portable RR and 2 ADA sinks for Forest Theater	06/28/2023	5,300.00
51524	Granite Rock Company	DG Stock 6/10/23 #2096832	06/28/2023	650.63
51533	Mutt Mitt	Mutt Mitt purchase- 4 cases black and 40 cases pink	06/28/2023	6,205.40
51536	Poe's Plumbing & Backflow	Flanders sewer pipe replacement	06/28/2023	4,400.00
51537	Quality Print & Copy	Bech fire signs 6/11/23 #23535	06/28/2023	864.60
51539	Scarborough Lumber & Building	FACILITIY MAINT DIVISION - Hardware supplies	06/28/2023	959.93
51541	TNT Painting and Decorating Inc	Painting City Facility projects	06/28/2023	4,500.00
51542	Town and Country Gardening	On call landscape service for City	06/28/2023	37,700.00
51543	Tree Stuff Lockbox No 639707	Safety supplies for Forestry Division	06/28/2023	1,380.44
51544	US Bank	PW Phone/ M Bilse	06/28/2023	547.68
51544	US Bank	American Heart Association - First Aid CPR AED student workbook	06/28/2023	103.30
51544	US Bank	Public Works Week - Smart & Final - supplies	06/28/2023	48.85
51544	US Bank	Public Works Week - Gino's	06/28/2023	316.78
51544	US Bank	Public Works Week - Costco - supplies	06/28/2023	72.94
51544	US Bank	Public Works Week - Safeway - beverages	06/28/2023	65.74
51544	US Bank	Boot reinbursement-Jessica Juico-RH-6183.	06/28/2023	240.30
51544	US Bank	Travel expenses - Women's Conference	06/28/2023	724.68
51545	Valley Saw & Garden Equipment	Chain saw repair 6/16/23 #340471	06/28/2023	312.98
		Total for Department: 119 Public Works		201,322.84
Department: 120 Library				
51450	Pacific Grove Self Storage	Rental unit:City Art D204	06/19/2023	353.00
		Total for Department: 120 Library		353.00
Department: 121 Community Activities				
51389	Tigerlilly Florist&Gifts	Flowers & wreath for Memorial Day	06/09/2023	447.94
51544	US Bank	Worthington Direct: folding chair rack	06/28/2023	526.99
51544	US Bank	Home Depot: heavy duty trash bags	06/28/2023	54.56
51544	US Bank	Rise and Roam: CAC snacks	06/28/2023	40.50
		Total for Department: 121 Community Activities		1,069.99
Department: 130 Non-Departmental				
51346	Pacific Gas & Electric	Citywide gas & electric services	06/06/2023	221.04
51449	Pacific Gas & Electric	Citywide gas & electric services	06/19/2023	11,965.31
51472	Cal-Am Water Company	Water service citywide	06/23/2023	15,500.94
		Total for Department: 130 Non-Departmental		27,687.29
Department: 311 Capital Projects				
51348	Petty Cash	Monterey County Recorder filing fees	06/06/2023	100.00
51352	4Leaf, Inc	Police Facility Reno Project	06/09/2023	4,387.50
51355	Ausonio, Inc	City Hall retaining wall repair	06/09/2023	11,582.50
51356	BKF Engineers	Concrete Street Repairs - CIP	06/09/2023	28,540.83
51377	Margaret Clovis	Phase 2 Historical Eval: Harrison Memorial Library - Generator	06/09/2023	1,080.00
51379	Mayone Structural Engineering	City Hall Repair Project - CIP	06/09/2023	5,643.00
51381	Monterey County Weekly Classifieds	Public Notice-Water Tank removal 5/11/23 #39-072215-00000	06/09/2023	462.00
51387	SyTech Solutions	Prof services: Digitalize planning records-122CP-DIGPROP	06/09/2023	34,817.12
51388	Ten Over Studio, Inc	On-Call Architecural Services-HML Exterior & Interior Paint	06/09/2023	7,814.99
51408	4Leaf, Inc	Annual Paving Project-Bidding & Const Phases	06/19/2023	11,611.65
51421	Davey Resource Group, Inc.	Forestry Managament Plan	06/19/2023	60,155.04
51438	Jayson Architecture	Professional architectural services Library	06/19/2023	14,625.50
51456	Schaaf & Wheeler Civil Engineers	Storm Drain Master Plan	06/19/2023	2,250.00
51460	Ten Over Studio, Inc	On Call Architecural Services-HML Generator	06/19/2023	11,435.00
51464	Wallace Group	Project managment:CIP MTNP well, tank, and pump house abandonmen	06/19/2023	11,587.75
51473	California Dept of Fish & Wildlife	MTNP drainage improvement - permit EPIMS Notifiaction #MON34743	06/23/2023	12,526.50
51478	Coastal Fabrication Company Inc	ADA Upgrades at Picadilly RR and HML railing	06/23/2023	11,065.23
51481	Edges Electrical Group	City Hall retaining wall electrical repair project S5878617.001	06/23/2023	401.49
51482	EMC Planning Group, Inc	Coastal Engineering Study and Adaptation Plan	06/23/2023	13,081.94
51506	4Leaf, Inc	Police Facility Reno Project	06/28/2023	4,046.25
51509	Bureau Veritas North America Inc	Facilities Condition Assessment Project	06/28/2023	16,937.70
51511	Carmel Cares-Dale Byrne, President	Supplies for Scenic rail gaurds	06/28/2023	2,443.06
51519	Dudek	MTNP Drainage Project6/1/23 #202303731	06/28/2023	600.00
51521	EMC Planning Group, Inc	Coastal Engineering Study and Adaptation Plan	06/28/2023	33,567.98
51529	Layer 1 Networks Inc	Labor to install new telecom outlets PD	06/28/2023	720.49
51540	Ten Over Studio, Inc	On-Call Architecural Services-HML Exterior & Interior Paint	06/28/2023	3,502.00

		Total for Department: 311 Capital Projects		304,985.52
Department: 513 Veh & Equip Replacement				
51391	Toyota Material Handling Northern California	New Electric Vehicle: GM 81258	06/09/2023	28,174.93
51426	Edwards Truck Center Inc	New Fire Engine purchase and outfitting per contract specification	06/19/2023	28,990.81
		Total for Department: 513 Veh & Equip Replacement		57,165.74
		Grand Total		1,419,995.76

Vendor	Contract Amt	Paid thru June	Contract Balance	
Pen Messenger	$ 107,730.00	$ 30,705.00	$ 77,025.00	
City of Monterey *	$ 2,839,443.00	$ 2,839,442.52	$ 0.48	Fire Admin
J4 Systems	$ 41,840.70	$ 4,967.50	$ 36,873.20	
Pureserve *	$ 250,000.00	$ 233,529.85	$ 16,470.15	
4Leaf Inc.	$ 179,800.00	$ 67,424.15	$ 112,375.85	

* FY2022-2023 Budget

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

August 1, 2023
CONSENT AGENDA

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Nova Romero, City Clerk
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	June 2023 Monthly Reports

RECOMMENDATION:

Review and receive monthly reports.

BACKGROUND/SUMMARY:

This is a monthly series of reports:

- City Administrator Contract Log
- Community Planning and Building Department Reports
- Police, Fire, and Ambulance Reports
- Public Records Act Requests
- Public Works Department Reports

FISCAL IMPACT:

N/A

PRIOR CITY COUNCIL ACTION:

Monthly review and approval

ATTACHMENTS:

Attachment 1) City Administrator Contract Log
Attachment 2) Community Planning and Building Department Reports
Attachment 3) Police, Fire, and Ambulance Reports
Attachment 4) Public Records Act Requests
Attachment 5) Public Works Report for June 2023

Attachment 1

City Administrator Contract Log
FY 2022-23
June 2023

Date entered Into	Contractor	Contract Amount	Purpose
6/10/2023	Wm. B. Salah Painting	$23,812.00	City Hall Paint project
6/13/2023	Solutions Office Interiors, Inc	$14,732.75	City Hall furniture project

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	July 11, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

JUNE 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In June 2023, 33 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In June 2023, 5 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In June 2023, 59 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In June 2023, 12 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In June 2023, 7 new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In June 2023, 23 encroachment permit applications were received.

VI. YEAR-TO-DATE TRENDS

Table 1 includes the following June 2023 totals: planning and building permit applications, code compliance and transient rental compliance cases, and encroachments. June 2023 totals are provided alongside June 2022 totals for comparison.

Compared to the same time period in the year 2022, Table 1 denotes the following percentage changes in the year 2023:

- Planning Permit Applications – decrease of 3.47%
- Business License Applications – increase of 36.00%
- Building Permit Applications – increase of 24.90%
- Code Compliance Cases – decrease of 31.11%
- Transient Rental Cases – decrease of 5.00%
- Encroachment Permit Applications – increase of 7.94%

Table 1. Permit Application Totals

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS
2022 YTD Totals	202	25	253	135	20	126
2023 YTD Totals	195	34	316	93	19	136
YTD % Difference	-3.47%	+36.00%	+24.90%	-31.11%	-5.00%	+7.94%

Planning Permit Report

06/01/2023 - 06/30/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23194		Various interior and exterior amendments which include demolition of legal non-conforming cantilevered fireplace bump out, roofing replacement, hardie siding replacement, and door/window changes.	Fraser 2 NE of Camino Real	6/30/2023		In Review
23193		Preliminary Site Assessment	Casanova St 2 NW of 9th Ave	6/30/2023		In Review
23192		Install a new maximum-6-foot -high exterior fence along North property line at front garden, to match existing South property line fence in all details and materials: redwood grapestake pickets and pressure-treated structural lumber. This will provide both visual blocking of upcoming construction on the adjoining property to the North (The Pit) and public safety to prevent an accidental fall into the open excavation next door.	Dolores Street 5 SW of 5th Avenue	6/30/2023		Pending Assignment
23191		Remove fireplace and chimney; replace with French doors.	SW Corner of 12th & Dolores	6/30/2023		Pending Assignment
23190		Mills Act Contract Application. "Robert A. Stephenson House" Designer: Robert A. Stephenson; Style: Bay Area, Period of Significance 1949 (CBP #1876); Criteria #3: Currently listed in the Carmel Inventory of Historic Resources Database. Robert A. Stephenson also qualifies under Criteria #2 as being very active in the City of Carmel on the Planning Commission and City Council.	NE Corner of Forest Road & 8th Avenue	6/30/2023		In Review

23189		ASSOCIATED PERMIT BP 22-060. New 2-car garage to replace existing garage that was destroyed by a falling tree. The new garage is designed to look exactly like previously destroyed garage and is designed to match previous footprint as well.	3rd Avenue 1 SE of Monte Verde	6/27/2023		In Review
23188		Historic Evaluation	Ocean 3 NW of Dolores	7/27/2023		In Review
23187		Site assessment for addition.	Santa Rita Street 1 NE of 4th Avenue	6/27/2023		In Review
23186		Landscape Installation	NE Corner of Ocean & San Antonio Ave	7/3/2023		Pending Assignment
23185		Eaves reduced to 12" or 16" throughout. Remove east brow roof. Partially remove south rake. Wood lintel over entryway on east facade. Two (2) corbels to support south rake of primary suite lower roof line. Site coverage updated. New landscape plan. Demo ext. crawl space access well. Crawl access established in basement. 24 KW gas Generac back up generator in Zombiebox in south yard. Wood shutters at upstairs east window: stained to match front door.	San Carlos 7 SW of 13th	6/23/2023		In Review
23184		Removal and replacement of five (5) exterior divided tile French door sets. Two (2) at east face street side, and three (3) at west face deck side. Glass in the doors has faced and will be replaced in kind. No jambs or casing will be replaced.	Guadalupe 5 SW of Ocean	6/23/2023		Closed

23183		ASSOCIATED PERMIT BP 22-408. NEW DESIGN STUDY REQUEST: New retaining walls and landscaped courtyard. Plants and ground cover to match existing. SCOPE OF PLAN CHANGE #3: Replace all ADU windows and French doors to match approved house. Excavate 4 feet of sand at west side of ADU. Install 34 linear feet of 4' retaining walls to create a 140 S.F. landscaped courtyard at ADU lower floor.	Scenic 6 SE of Ocean Ave.	6/15/2023		In Review
23182		ASSOCIATED PERMIT BP 22-060. In kind repairs to window sills, and belly bands. Replacement of 1 wood window at bathroom. Replace garage door. All repairs to match existing colors, finishes and materials.	Casanova 5 SE of 13th	6/22/2023		In Review
23181		Historical Evaluation	2836 Santa Lucia Ave.	6/22/2023		In Review
23180		Track 2 Design Study application for the remodel of and addition to an existing 2-story residence with detached garage (demolish and re-build existing garage).	Monte Verde Street 3 SW of 13th Avenue	6/23/2023		In Review
23179		Pavement Study (Coring) for Pavement Rehabilitation Project	Santa Lucia Preserve (various streets)			Closed
23178		Installation of one non-illuminated wall letter set, one window sign, and one blade sign.	Ocean & Dolores	6/22/2023		In Review
23177		Installation of 2"x4"x3' retaining boards to level stepping stones (6 each). Dymondia to be planted in exposed soil.	Lincoln 2 NW of 9th	6/22/2023	6/22/2023	Approved
23176		Installation of mulch and landscaping in the public ROW.	26000 Junipero Ave	6/21/2023		In Review
23175		Installation of 274 SF of SoftLawn Ultra Luxury synthetic turf.	Torres 4 NE of 6th	6/21/2023		In Review
23174		Preliminary site assessment for removal of a rear deck and an addition of a primary bath and walk in closet and laundry room.	San Carlos 4 SW of 8th	6/20/2023		In Review

23173		This capital improvement project replaces approximately 1,000 feet of the most heavily-deteriorating and missing portions of railing along the Scenic Pathway.	Scenic Pathway between 9th and Martin Way	6/20/2023	6/23/2023	Approved
23172		Lot merger of lots 5 & 6 to construct a new SFR, two car garage, and detached ADU.	NE Corner of Sterling & Perry Newberry	6/16/2023		In Review
23171		Partial demolition of (e) house, full demolition of (e) garage and studio. Construction of a (n) two-story SFR with attached two car garage and detached ADU. New outdoor gas fire put, patio, generator, and hot tub. Existing retaining walls along the streets to remain. Existing west wall along Perry Newberry to remain to allow for enlargements of nonconforming building.	NE Corner of Sterling & Perry Newberry	6/16/2023		In Review
23170		Install Synthetic Turf Lawn	East btw 5th and 6th Torres			Closed
23169		Gas fire pit and stone seat	Monte Verde 3 SW of Ocean Ave	6/15/2023		In Review
23168		Replace wood sash with same in four (4) locations	NE Corner of Scenic & 11th	6/8/2023		In Review
23167		Repair of fire damaged structure. Minor layout changes to interior bath and kitchen locations. Pour concrete slab for existing basement area and replace wood interior retaining wall with concrete retaining wall. Minor changes to window and exterior door locations for proper egress in bedroom. Expand wood deck in rear yard area.	San Carlos 8 NE of 3rd	6/8/2023		In Review
23166		Historical evaluation of (e) SFR	NW Corner of Scenic & 8th	6/6/2023		In Review

23165		Replace existing bedroom window with sliding patio doors and add a window in a walk-in closet that will be converted using the 2nd bathroom protocol. Both window and sliding doors face the backyard. Add steps for the sliding patio doors. Add new porch light and replace the existing kitchen porch light to match.	SE Corner of Carpenter & 4th	6/5/2023		Closed
23164		Paint entire exterior of building including doors, awnings, and trim. Base color to be Coastal Beige, trim to be Havana Coffee	NE Corner of Ocean & Dolores	6/5/2023		In Review
23163	Design Study	80 square-foot basement addition (100 square feet not counted due to basement bonus) and 66 square-foot basement stairwell	Santa Rita 5 NW of Fourth	6/1/2023	6/9/2023	In Review
23162		Fence to be installed along north lot line. Fence will be black wire deer fence (small openings approx 2” x 3”) with wood posts. To match as close as possible to existing fence.	Torres 2 NE of 11th			In Review

Total Records: 33 7/7/2023

Business License Report

06/01/2023 - 06/30/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23034	New Business	Pawsh Portraits	Retail/Studio	West San Carlos between Ocean & 7th Avenues	6/30/2023		
23033	New Business	Gorjana	Fine jewelry sales	NE Corner of Ocean Avenue & Dolores Street	6/15/2023	6/30/2023	Approved
23032	Ownership Change	Cantinetta Luca	Full service restaurant	Dolores 5 NW of 7th	6/13/2023	6/22/2023	Approved
23031	New Business	She	Retail sales of women's clothing and accessories	Lincoln 2 SW of Ocean Ave	6/6/2023	6/22/2023	Approved
23030	New Business	Surround Art Gallery	Art Gallery	NW Corner of Mission & 7th	6/5/2023	6/30/2023	Approved

Total Records: 5

7/7/2023

Building Permit Report

06/01/2023 - 06/30/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230314	6/30/2023	6/30/2023	Upgrade power and main panel from 100 amp to 200 amp.	2,000		San Antonio 2 NW of 10th
230313	6/29/2023		Light modification of furniture, fixtures, and finishes to meet tenant's brand fit out. Work includes patching, painting of interior walls, new flooring, and changing of light fixtures in existing locations. New furniture and fixtures to be installed throughout.	0		Ocean 2 NE of Dolores
230312	6/29/2023	6/30/2023	Replace (E) Bath Tub w/ (N) Site Built Shower.	12,000		Mission 2 NE of 9th
230311	6/29/2023	6/29/2023	Demolition of shared wall between kitchen and bathroom up to 2' high remediate hazardous material and water damage.	3,939		Mission 4 NE of 5th #3S
230310	6/29/2023	6/29/2023	Tear off (e) composition roof & install CertainTeed Landmark TL shingles over 30 lb felt for class "A" assembly. Color to be "Mountain Timber".	20,000		SE Corner of Perry Newberry & Escolle Way
230309	6/29/2023		Repair/replace glass in failed Anderson windows. Leave existing windows and sash, replace glass in existing framing. Replace two failed skylights by removing and replacing with in-kind units. Repair interior wood and tile flooring.	0		11th 2 NW of Torres
230308	6/28/2023	6/28/2023	Install Leviton 47120-4x7 GY surge supressor at the boiler room sub-panel to protect all circuits	0		San Carlos between 9th and 10th
230307	6/27/2023		Remove and replace all dry-rotted siding and trim on exterior in preparation for paint. Replace all siding in-kind. Paint entirety of exterior. House siding to be painted Manor House Gray, window trim to be All White, shutters to be Off-Black, and doors to be Pitch Black.	0		Monte Verde 6 SW of 10th

230306	6/27/2023		CONSTRUCT NEW 1600 S.F. SINGLE FAMILY RESIDENCE WITH 200 S.F. DETACHED GARAGE. 2.5 BATH, 3 BEDROOM AND A 423 S.F. A.D.U. WITH I BATH AND KITCHEN.	0		NW Corner of 5th and Carpenter
230305	6/27/2023		CONSTRUCT NEW 1600 S.F. SINGLE FAMILY RESIDENCE WITH 200 S.F. DETACHED GARAGE. 2.5 BATH, 3 BEDROOM AND A 423 S.F. A.D.U. WITH I BATH AND KITCHEN.	0		NW Corner of 5th and Carpenter
230304	6/27/2023		CONSTRUCT NEW 1600 S.F. SINGLE FAMILY RESIDENCE WITH 200 S.F. DETACHED GARAGE. 2.5 BATH, 3 BEDROOM AND A 423 S.F. A.D.U. WITH I BATH AND KITCHEN.	1,000,000		NW Corner of 5th and Carpenter
230303	12/22/2022	2/23/2023	Tenant improvement for a new Retail store in an existing leased space. Rv01 - Issued 4/25/23 - Remove and replace all rear windows with 1/4" laminated glass (8 windows total)	790,350	Building	Carmel Plaza
230302	6/27/2023	7/7/2023	Remove existing brown comp shingles and replace with new Vista shingles in color Natural Wood.	36,970		Lincoln 6 SW of 3rd
230301	6/27/2023		Repair and partial replacement of the exterior porch wood decking, stairs, rails and porch supports of the subject historic house located on Monte Verde 2 SE of 5th Avenue in the Single Family (R-1) Residential Zoning District.	3,000		Monte Verde 2 SE 5th
230300	6/26/2023		PV roof mount 10.4kw 26 panels (N) battery x 3	41,000		NE Corner of San Antonio & Ocean
230299	6/23/2023	6/23/2023	Clean, prep, and paint stairway to match existing color as closely as possible.	0		Monte Verde 2 SE of Ocean
230298	6/23/2023	6/23/2023	Upgrade 125 amp electrical service panel in same location.	1,000		NW Corner of Santa Rita & 5th
230297	6/22/2023		Rebuilding existing garage after large tree destroyed it.	50,000		SW Corner of Monte Verde & 3rd

230296	6/21/2023	6/22/2023	Repaint the exterior and interiors of the restroom to match existing paint colors.	0		Junipero & Camino Del Monte
230295	6/21/2023	6/22/2023	Repaint the interior & exterior of the facility with the same existing colors	0		NW Corner of Junipero & Ocean
230294	6/21/2023	6/22/2023	Repaint the entire exterior of the restroom facility with the same color as existing. Facia will be painted new beige color.	0		NE Corner of Mission & 2nd
230293	6/21/2023	6/27/2023	Remove existing composition roofing and install new Landmark Solaris roofing in color "Heather Blend".	30,000		Junipero 2 SW of 2nd
230292	6/21/2023		Replace existing side fence section facing San Carlos St. Fence is conforming in height and will be replaced in-kind style and height. Fence ranges from 48" to 36" in height.	0		NE Corner of San Carlos & 12th
230291	6/21/2023		Emergency Permit to rebuild water damaged mechanical/utility room and adjacent water damaged walls. Damage caused by loos of PG&E electric service during March storms, causing control board on heating system to malfunction, creating excessive temperatures and creating pressure relief. Servpro was hired and failed to get mitigation permit	50,000		San Antonio 3 NW of 4th
230290	6/20/2023		Interior remodel of kitchen and bathrooms. Kitchen - new cabinet doors, counters, and plumbing fixtures. Bathrooms - remove and replace all fixtures, new tile, new plumbing, remove one door to bedroom.	45,000		Carmelo 2 NE of 4th
230289	6/20/2023		Remove two lower entry windows and shave edges to allow proper function of windows. Apply caulking to certain windows throughout home. Paint windows.	0		Camino Real 6 NE of Ocean
230288	6/20/2023	6/27/2023	Remove and replace 5 exterior divided light french door sets. Two at east face street side, three at west face deckside. Glass in the doors has failed and will be replaced in kind. No jambs or casings shall be removed or replaced. New doors to match in-kind.	0		Guadalupe 5 SW of Ocean

230287	6/20/2023		Replace and relocate 3/4" backflow device on property.	9,000		SW Corner of Lincoln & Ocean
230286	6/20/2023		Detached Accessory Dwelling Unit	125,000		Carpenter 3 NE of 3rd
230285	6/20/2023		Waterproofing repair at exterior entrance walkway.	44,500		Carmel Plaza, SW Corner of Ocean & Junipero, Carmel-By-The-Sea, CA 93921
230284	6/16/2023	6/20/2023	Exterior deck renovation. Remove and repair in kind, 2x6 redwood patio deck with pressure treated framing. CONDITION: Plan must be submitted for repair of foundation once walking surface is removed.	15,000		San Antonio 5 NE of Ocean
230283	6/15/2023		Bedroom and bathroom addition to existing residence.	200,000		Santa Rita 5 NW of 4th
230282	6/15/2023		Repair and replace roof damaged by City tree.	14,000		SE Corner of Mission & 9th
230281	6/14/2023	6/15/2023	Replace plumbing fixtures to upgrade for low flow ordinance. Replace bathroom vanity and kitchen countertops in same location. Repaint interior and exterior of home. Repair three sections of fence on east side of property due to storm damage.	0		NW Corner of Camino Real & 8th
230280	6/14/2023		Installation of a half-bath in existing office space. Install a new counter sink and water heater.	2,500		NW Corner of Mission & 8th
230279	6/14/2023	6/15/2023	Replace 42"x42" existing shower pan with new 42"x42" shower pan.	5,000		Guadalupe 4 NW of 2nd
230278	6/13/2023		Remodel of (e) SFR and 141 sf addition	538,617		Casanova 4 SW of 13th
230277	6/13/2023		Placement of temporary storage shed in yard where permanent garage is proposed to be placed. Temporary shed to be 10'x8'x8' and will be removed when permanent shed is constructed.	0		Crespi 5 SE of Mountain View

230276	6/13/2023		Reset existing stones in existing walkways and stairways that have come loose in new concrete. Rebuild stacked stone wall 16' x 12" to match existing. Remove & replace underlayment and reset existing driveway pavers.	0		Torres 2 SE of 9th
230275	6/13/2023	6/13/2023	Replace a section of cast iron sewer pipe through the foundation wall. Install 4" two-way clean out with pop off valve.	4,400		25800 Hatton Road
230274	6/13/2023	6/13/2023	Remove (e) shake roof and replace with new Watkins premium heavy cedar shakes in color Brown.	37,970		NW Corner of Mountain View & 8th
230273	6/9/2023	6/9/2023	Remove and replace partial roof due to tree damage. Wood shingles to be repaired.	8,000		San Carlos 2 NE of Vista
230272	6/9/2023	6/14/2023	Install a roof mounted 6.075kW solar PV system. 15 panels. No upgrade to main service panel.	30,725		SW Corner of San Carlos & 12th
230271	5/30/2023		Remodel of guest house bathroom.	180,000		NW Corner of Forest & Mountain View
230270	6/9/2023	6/21/2023	Installation of PV roof mounted system 5.460 kWs, 14 panels, 1 battery storage.	15,374		Junipero 4 NE of 3rd
230269	6/8/2023	6/8/2023	Remove existing roofing. Install class "A" composition Shingle, CertainTeed Landmark PRO in color "Weathered Wood".	16,985		SE Corner of San Antonio & 12th
230268	6/7/2023		REPAIR OF FIRE DAMAGED STRUCTURE. MINOR LAYOUT CHANGES TO INTERIOR BATH AND KITCHEN LOCATION. POUR CONCRETE SLAB FOR EXISTING BASEMENT AREA AND REPLACE WOOD INTERIOR RETAINING WALL WITH CONCRETE RETAINING WALL. MINOR CHANGES TO WINDOW AND EXTERIOR DOOR LOCATIONS FOR PROPER EGRESS IN BEDROOM. EXPAND WOOD DECK IN REAR YARD AREA.	200,000		San Carlos 8 NE of 3rd
230267	6/6/2023	6/7/2023	Detached garage only - Tear off existing roof and instal CertainTeed Presidential TL shake shingles over 15 lb felt in color "Autumn Blend".	7,000		Perry Newberry 3 SW of 4th

230266	6/6/2023	6/15/2023	Tear off existing wood shingle and reroof using CertainTeed Presidential TL in color Autumn Blend.	30,520		Dolores 5 SW of 8th
230265	6/6/2023		Replace deteriorated wood sash in-kind in four locations, install new flashing.	0		NE Corner of Scenic & 11th
230264	6/5/2023		Renovation including the relocation of kitchen, bedroom, bathroom, the addition of two skylights, the removal of one window, removal of one exterior door and addition of one exterior folding door, all on east side of house. Footprint of residence and guest house not to be modified.	400,000		Casanova 2 NE of 7th
230263	6/5/2023		1. Replace (e) non-compliant exit stair with new stairs connecting lower level to courtyard, courtyard to new exit to parking & street. 2. Replace (e) boys restroom with new all-gender restroom with isolation area. 3. Install new vertical lift connecting all levels, relocate former lift to lower levels to onnect midlevel and other areas. 4. Remove obsolete HVAC equipment, install new furnace for gym and lower activities area. 5. Remove (e) stair from dish room and install flooring over. Convert peninsula to demonstration culinary island with cook top and sink.	913,000		SW Corner of Torres & 4th
230262	6/5/2023	6/8/2023	Replace gas supply to tankless water heater on roof of restaurant.	2,500		Ocean 3 SW of Lincoln
230261	6/2/2023	6/2/2023	Remove existing roof and install new CertainTeed Presidential Shake TL in color Autumn Blend.	50,000		SW Corner of Carmelo & 2nd
230260	6/2/2023	6/2/2023	Replace old furnace with a new Bryant 96^ efficient 2-stage 80k BTU 4-ton furnace in same location. Furnace model: BRGF926TB48080V17	7,000		NW Corner of Guadalupe & Mountain View
230259	6/2/2023	6/20/2023	Remove sections of existing roofing. Install Class A Composition Shingle roofing to match existing installed material and color.	13,828		SE Corner of Carpenter & 5th
230258	6/2/2023	6/2/2023	Remove and replace water heater. Install new Bradford White 50 gallon R16 water heater.	3,000		Mission 2 NW of Santa Lucia

230257	6/2/2023	6/16/2023	Paint with intumescent paint, repair and replace two panes of a dual glazed window, install two downspouts, install fireproof vents, repair to gates, shutters, and plaster, and rebuild section of fence at NE corner of property.	40,000		Carmelo 4 SE of 9th
230256	6/1/2023	6/1/2023	Tear off (e) 30 year roof and install new CertainTeed Presidential roof to meet class "A" fire retardant requirements in color "	5,550		Casanova 5 SE of 4th

Total Records: 59

7/7/2023

Code Compliance Report

06/01/2023 - 06/30/2023

Case #	Case Type:	Status	Location	Problem Description	Date Received	Date Closed
23094	Short-term Rental	1st NOV sent	2nd 2 NW of Lopez	Transient Rental	6/23/2023	
23093	Short-term Rental	Potential STR identified	3069 Rio	Transient Rental	6/21/2023	
23092	Short-term Rental	1st NOV sent	Ocean and Del Mar	Transient Rental	6/21/2023	
23091	Short-term Rental	1st NOV sent	Dolores 3 SE of 8th	Transient Rental	6/22/2023	
23090	Health and Safety Code Violation		NEC Junipero and 5th	Unsanitary rooms	6/22/2023	
23089	Right of way Violation	Open	NWC Lobos and 2nd	POD and portable toilet in ROW	6/21/2023	
23088	Building Violation	Open	Mission 2 SW of 13th	Messy construction site	6/15/2023	
23087	Fire Code Violation	Open	San Antonio 2 NW of 2nd	Excessive vegetation	6/14/2023	
23086	Right of way Violation	Closed	SEC Guadalupe and 4th	Uncovered portable toilet in ROW	6/12/2023	6/16/2023
23085	Public Nuisance	Open	4th	Paint on public rocks	6/9/2023	
23084	Right of way Violation	Closed	Junipero NW of 8th	Moving truck blocking sidewalk	6/6/2023	6/6/2023

23073	Building Violation	Open	Ocean 2 NE of Dolores	Tenant improvements including but not limited to electrical, mechanical and drywall that would require a building permit be issued in order to confirm fire separations are maintained and new work is done to minimum standards..	6/29/2023	

Total Records: 12

7/7/2023

Transient Rental Report

01/01/2023 - 06/30/2023

Case #	Street	Status	Date Received	Last Status Date	Date Closed
23094	2nd	1st NOV sent	6/23/2023	6/23/2023	
23093	Rio	Potential STR identified	6/21/2023	6/22/2023	
23092	Ocean	1st NOV sent	6/21/2023	6/22/2023	
23091	Dolores	1st NOV sent	6/22/2023	6/22/2023	
23061	Monte Verde	1st NOV sent	4/27/2023	5/22/2023	
23058	Mission	Closed	4/19/2023	6/2/2023	6/2/2023
23057	Carmelo	Closed	4/19/2023	6/2/2023	6/2/2023
23053	San Carlos	Closed	3/21/2023	6/2/2023	6/2/2023
23039	Rio Road	Closed	2/27/2023	4/17/2023	4/17/2023
23015	Carmelo	Closed	1/9/2023	2/3/2023	2/3/2023
23014	Mission	Closed	1/9/2023	1/10/2023	1/30/2023
23013	N Casanova	Closed	1/9/2023	2/3/2023	2/3/2023
23012	Mission	Closed	1/9/2023	1/27/2023	1/27/2023
23009	Santa Fe	Closed	1/8/2023	2/3/2023	2/3/2023
23008	Guadalupe	Closed	1/8/2023	1/13/2023	1/13/2023
23007	2nd	Closed	1/8/2023	1/8/2023	4/8/2023
23005	Carpenter	Closed	1/8/2023	2/3/2023	2/3/2023
23004	5th	Closed	1/5/2023	2/3/2023	2/3/2023
23003	Dolores and 1st	Closed	1/5/2023	2/3/2023	2/3/2023

Total Records: 19

7/7/2023

Encroachment Permit Report

06/01/2023 - 06/30/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230136	Temp Ench	6/30/2023	PG&E to trench and backfill all (5'x5' bellhole), PG&E to abandon existing gas service. PM# 35431960. Contact: PG&E (408) 478-1894	Lobos 3 SE of 3rd	6/30/2023	Issued
230135	Temp Ench	6/30/2023	PG&E to trench and backfill all (5'x5' bellhole), PG&E to abandon existing gas service. PM# 35441093. Contact: PG&E (408) 478-1894	24832 Carpenter St	6/30/2023	Issued
230134	Temp Ench	6/28/2023	Installation of utilities, trench across Mission and close road. Contact: Matthew DeMars (831) 250-3308	Mission 4 NE of 10th	6/30/2023	Issued
230133	Temp Ench	6/27/2023	Trenching across the sidewalk on Ocean Ave for PG&E underground work. Cleaning existing site walls on Ocean and rerouting.	NE Corner of San Antonio & Ocean		In Review
230132	Temp Ench	6/27/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Junipero 4 NW of 10th	6/29/2023	Issued
230131	Temp Ench	6/26/2023	Dig 5'x5' bell hole to connect gas to main. Contact: JD's Plumbing (831) 394-3100	NE Corner of San Antonio & Ocean		In Review
230130	Temp Ench	6/22/2023	Crew to install service pole to take the place of dead tree scheduled to be removed. CONDITION: NO NIGHT WORK AUTHORIZED. PM# 35294705. Contact: PG&E (831) 713-6019	San Carlos 2 NW of 2nd	6/27/2023	Issued

230129	Temp Ench	6/16/2023	Close sidewalk to accommodate for reroof project. Condition: "Sidewalk Closed Ahead" signs are required at the corners of the sidewalk. Contact: Scudder Roofing (831) 384-1500	Carmel Plaza	6/20/2023	Issued
230128	Temp Ench	6/15/2023	Existing CMU wall with stone veneer for the retaining wall facade.	Monterey 2 NE of 1st		In Review
230127	Temp Ench	6/15/2023	Excavate 3 4'x4' patches of damaged asphalt due to water service repair. 811# 2023050402478. Contact: West Valley Construction (408) 640-8913	San Carlos 40' South of 12th	6/16/2023	Issued
230126	Temp Ench	6/15/2023	Trench across street for PG&E to underground electrical and gas line. Contact: Mark Madison (831) 277-4931	Casanova 7 NW of Ocean	6/16/2023	Issued
230125	Temp Ench	6/15/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Lincoln 3 SE of 10th	6/15/2023	Issued
230124	Temp Ench	6/13/2023	Temporary lane closure for concrete trucks and pump to be located in one lane of Camino Del Monte, partially blocking traffic. Contact: Masterwork Builders (831) 901-9712	Camino Del Monte 4 NW of San Carlos	6/15/2023	Issued
230123	Temp Ench	6/13/2023	PG&E to replace overhead electrical equipment. PM # 35173124. Contact: PG&E (831) 713-6019	SE Corner Palou & 2nd	6/13/2023	Issued
230122	Temp Ench	6/13/2023	Service conductor removed from tree to a pole. PM# 35449072. Contact: PG&E (831) 713-6019	1st 2 NE of Torres	6/13/2023	Issued
230121						
230120	Temp Ench	6/8/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Mission 8 SE of 8th	6/8/2023	Issued
230119	Temp Ench	6/5/2023	Encroachment for staging work vehicle in City ROW. PM# 35440690. Contact:PG&E (831) 713-6019	2958 Franciscan Way	6/6/2023	Issued
230118	Temp Ench	6/2/2023	Set sheetrock on curb and stock materials on second floor work site. Contact: Christian Torrey (831) 915-8765	San Carlos 3 NE of 5th		In Review

230117	Temp Ench	6/2/2023	PG&E to complete gas maintenance, excavate a 4'x5' bellhole. Contact: PG&E (408) 510-1660	NE Corner of Santa Rita & 1st	6/30/2023	Issued
230116		6/2/2023	INSTALL 25' OF 4" SEWER DRAIN LINE 12' DDEP AND TAP IN A NEW 6X4 CLAY WYE	SW CORNER OF GAUADALUPE AND 4TH CARMEL	6/7/2023	Issued
230115	Temp Ench	6/2/2023	Restoration needed on private driveway, staging in public right of way. Contact: PG&E (831) 713-6019	2958 Franciscan Way	6/5/2023	Issued
230114	Temp Ench	6/1/2023	PG&E to complete gas maintenance, excavate 4'x5' bellhole. Sidewalk and lane closure. PM# 45760707. Contact: PG&E (408) 510-1660	Junipero 2 SW of 4th	6/7/2023	Issued

Total Records: 23

7/7/2023

CITY OF CARMEL-BY-THE-SEA
June 2023
Monthly Report

Public Safety

August 1, 2023, City Council Meeting

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Jeff Watkins, Director of Public Safety
APPROVED BY:	Chip Rerig, City Administrator

AMBULANCE REPORT

Summary of Carmel Fire Ambulance June Calls for Service

AMBULANCE PERFORMANCE MEASURE

The performance goal for Code-3 (life-threatening emergency lights & siren) ambulance calls with a response time of 5 minutes or less from dispatch to arrival is 95%. For the month of June 2023 the ambulance was able to meet the performance measure. The response time was 95% with (2) code-3 call over 5 minutes.

38 Calls for service in CBTS - Average response time: 3:53 min.
32 Code 3 medical calls for service – Two calls over 5:00 min.

06/26/23 – 05:51 – Carmelo and 12th – Delay due to distance
06/29/23 – 06:39 – Scenic and Santa Lucia – Delay due to distance

MONTEREY FIRE REPORT

Summary of Monterey Fire June Calls for Service

FIRE PERFORMANCE MEASURE

The performance goal for Code-3 (life-threatening emergency lights & siren) fire calls with a response time of 5 minutes or less from dispatch to arrival is 90%. For the month of June 2023, the fire department was able to meet the performance measure. The response time was 100%, with (0) code-3 calls over 5 minutes.

57 total calls for service in CBTS- Average response time: 3:12 min.
44 total Code-3 calls – Zero with a response time over 5:00 min.

BEACH FIRES

There was seven illegal beach fire recorded during the month of June.

*The performance goal for Code-3 (life threatening emergency-lights & siren) ambulance calls with a response time of 5 minutes or less from dispatch to arrival is 95%.

RESPONSE SUMMARY REPORT BY INCIDENT TYPE
27060 CARMEL-BY-THE-SEA
Alarm Date From: 06/01/2023 To: 06/30/2023

Incident	Alarm Date	Incident Number	Response Time	Combined Address	Cross Street	Priority
100 Series (Fires)						
Passenger vehicle fire	6/12/2023 9:43 AM	230612-MNT04671	0:03:10	3RD AVE	TORRES ST	3
Special outside fire, other	6/9/2023 9:54 AM	230609-MNT04600	0:03:42	GUADALUPE ST	4TH AVE	3
		2	***0:03:26***			
300-321 Series (EMS)						
Medical assist, assist EMS crew	6/29/2023 12:14 PM	230629-MNT05111	0:04:23	GUADALUPE ST	4TH AVE	3
EMS call, excluding vehicle accident with injury	6/23/2023 9:23 AM	230623-MNT04952	0:00:20	DOLORES ST	7TH AVE	3
EMS call, excluding vehicle accident with injury	6/9/2023 8:06 AM	230609-MNT04597	0:01:52	4TH AVE	LOBOS ST	3
EMS call, excluding vehicle accident with injury	6/24/2023 2:31 PM	230624-MNT04984	0:01:58	JUNIPERO AVE	7TH AVE	3
EMS call, excluding vehicle accident with injury	6/19/2023 2:34 PM	230619-MNT04855	0:02:00	7TH AVE	JUNIPERO AVE	3
EMS call, excluding vehicle accident with injury	6/22/2023 12:31 PM	230622-MNT04937	0:02:04	OCEAN AVE	DOLORES ST	3
EMS call, excluding vehicle accident with injury	6/2/2023 8:47 PM	230602-MNT04450	0:02:19	DOLORES ST	5TH AVE	3
EMS call, excluding vehicle accident with injury	6/10/2023 10:26 AM	230610-MNT04625	0:02:25	LINCOLN ST	4TH AVE	3
EMS call, excluding vehicle accident with injury	6/9/2023 5:37 PM	230609-MNT04613	0:02:30	3RD AVE	SANTA FE ST	2
EMS call, excluding vehicle accident with injury	6/20/2023 10:45 AM	230620-MNT04874	0:02:35	LINCOLN ST	7TH AVE	3
EMS call, excluding vehicle accident with injury	6/8/2023 10:32 PM	230608-MNT04590	0:02:44	5TH AVE	SAN CARLOS ST	3
EMS call, excluding vehicle accident with injury	6/1/2023 12:45 PM	230601-MNT04415	0:03:01	LINCOLN ST	7TH AVE	3
EMS call, excluding vehicle accident with injury	6/21/2023 12:18 AM	230621-MNT04895	0:03:03	5TH AVE	TORRES ST	3
EMS call, excluding vehicle accident with injury	6/24/2023 3:45 PM	230624-MNT04988	0:03:26	5TH AVE	MISSION ST	3
EMS call, excluding vehicle accident with injury	6/10/2023 3:56 PM	230610-MNT04631	0:03:27	7TH AVE	DOLORES ST	3
EMS call, excluding vehicle accident with injury	6/24/2023 10:40 PM	230624-MNT05004	0:03:30	7TH AVE	DOLORES ST	3
EMS call, excluding vehicle accident with injury	6/13/2023 8:27 AM	230613-MNT04696	0:03:49	24768 SAN CARLOS ST		3
EMS call, excluding vehicle accident with injury	6/26/2023 12:04 AM	230626-MNT05027	0:03:53	5TH AVE	JUNIPERO AVE	3
EMS call, excluding vehicle accident with injury	6/26/2023 1:32 AM	230626-MNT05029	0:04:27	CARMELO ST	12TH AVE	3
EMS call, excluding vehicle accident with injury	6/2/2023 7:49 AM	230602-MNT04434	0:09:08	MISSION ST	4TH AVE	2
		20	***0:03:09***			
322-399 Series (Rescues)						
Motor vehicle accident with injuries	6/22/2023 2:20 PM	230622-MNT04938	0:04:12	SAN ANTONIO AVE	13TH AVE	3
Motor vehicle accident with no injuries.	6/27/2023 12:51 PM	230627-MNT05063	0:03:35	13TH AVE	MONTE VERDE ST	3
Removal of victim(s) from stalled elevator	6/17/2023 12:08 PM	230617-MNT04797	0:05:10	LINCOLN ST	7TH AVE	2
		3	***0:04:19***			

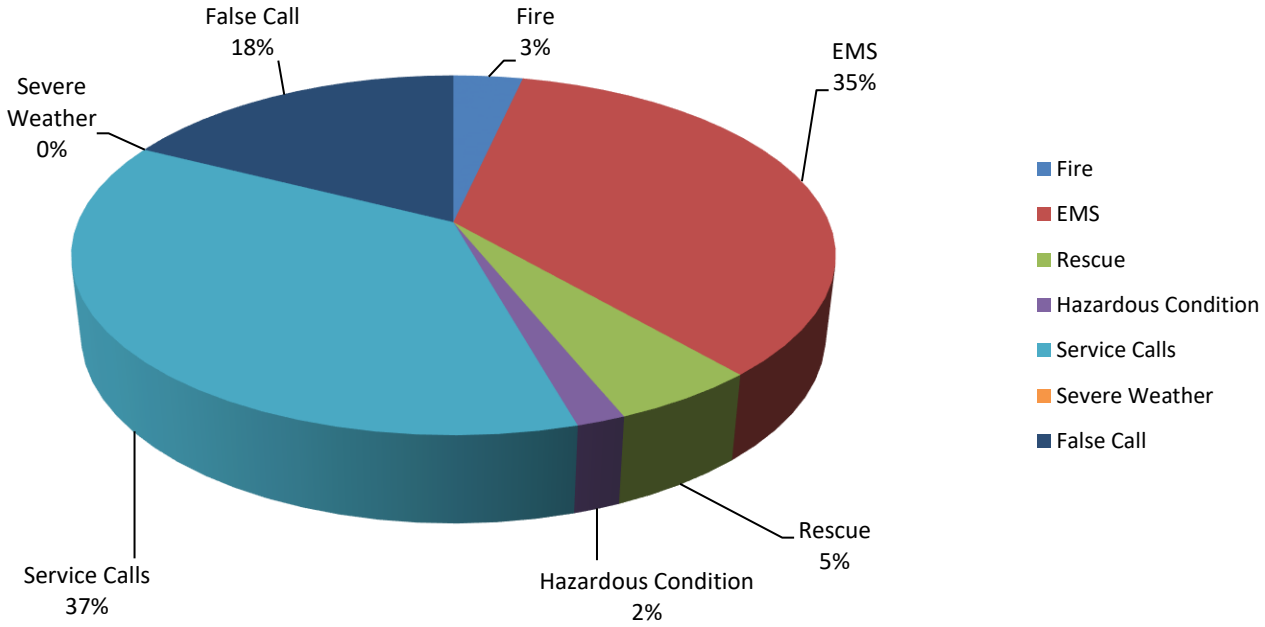
Incident	Alarm Date	Incident Number	Response Time	Combined Address	Cross Street	Priority
400 Series (Hazardous Material)						
Arcing, shorted electrical equipment	6/19/2023 7:37 PM	230619-MNT04859	0:03:37	CARPENTER ST	2ND AVE	3
		1	***0:03:37***			
500 & 600 Series (Service Calls)						
Smoke or odor removal	6/12/2023 12:58 PM	230612-MNT04677	0:00:21	OCEAN AVE	SAN CARLOS ST	3
Smoke or odor removal	6/24/2023 3:01 PM	230624-MNT04985	0:02:47	DOLORES ST	5TH AVE	2
Public service assistance, other	6/2/2023 10:13 PM	230602-MNT04453	0:06:56	VIZCAINO	FLANDERS WAY	2
Assist police or other governmental agency	6/22/2023 6:45 PM	230622-MNT04941	0:05:09	JUNIPERO ST	RIDGEWOOD RD	2
Police matter	6/8/2023 10:47 PM	230608-MNT04592	0:01:59	DOLORES ST	10TH AVE	3
Public service	6/16/2023 11:59 AM	230616-MNT04771	0:00:30	MISSION ST	6TH AVE	2
Public service	6/13/2023 4:51 PM	230613-MNT04713	0:03:22	13TH AVE	MONTE VERDE ST	3
Public service	6/16/2023 12:58 PM	230616-MNT04773	0:08:04	SCENIC RD	13TH AVE	2
Public service	6/2/2023 10:25 PM	230602-MNT04455	0:13:45	SAN CARLOS ST	7TH AVE	2
Assist invalid	6/1/2023 8:36 PM	230601-MNT04428	0:02:40	CASANOVA ST	8TH AVE	3
Assist invalid	6/17/2023 6:52 PM	230617-MNT04811	0:03:42	LINCOLN ST	7TH AVE	2
Assist invalid	6/10/2023 9:35 PM	230610-MNT04642	0:04:23	SAN ANTONIO AVE	8TH AVE	2
Assist invalid	6/6/2023 9:18 AM	230606-MNT04521	0:04:42	SAN CARLOS ST	1ST AVE	3
Assist invalid	6/29/2023 7:30 AM	230629-MNT05106	0:06:40	26173 DOLORES ST		2
Dispatched & canceled en route	6/28/2023 5:42 PM	230628-MNT05096	0:04:30	CARMELO ST	4TH AVE	2
No incident found on arrival at dispatch address	6/23/2023 3:48 PM	230623-MNT04961	0:02:12	CAMINO REAL ST	8TH AVE	3
No incident found on arrival at dispatch address	6/10/2023 7:56 PM	230610-MNT04641	0:03:16	CASANOVA ST	9TH AVE	3
No incident found on arrival at dispatch address	6/25/2023 11:30 AM	230625-MNT05010	0:03:28	OCEAN AVE	GUADALUPE ST	3
No incident found on arrival at dispatch address	6/7/2023 6:33 AM	230607-MNT04542	0:04:59	LINCOLN ST	3RD AVE	3
No incident found on arrival at dispatch address	6/29/2023 2:09 PM	230629-MNT05116	0:03:27	SCENIC RD	SANTA LUCIA AVE	3
EMS call, party transported by non-fire agency	6/17/2023 2:11 AM	230617-MNT04791	0:03:36	LINCOLN ST	OCEAN AVE	3
		21	***0:04:18***			
700 Series (False Alarms)						
False alarm or false call, other	6/2/2023 12:41 PM	230602-MNT04439	0:04:02	CAMINO REAL ST	8TH AVE	3
Smoke detector activation due to malfunction	6/8/2023 10:08 AM	230608-MNT04573	0:04:09	26035 JUNIPERO ST		3
Heat detector activation due to malfunction	6/9/2023 3:41 PM	230609-MNT04610	0:02:48	MISSION ST	5TH AVE	3
Alarm system sounded due to malfunction	6/24/2023 1:21 PM	230624-MNT04981	0:03:17	SANTA FE ST	S MOUNTAIN VIEW AVE	3
Smoke detector activation, no fire - unintentional	6/22/2023 10:27 AM	230622-MNT04929	0:03:15	DOLORES ST	8TH AVE	3
Smoke detector activation, no fire - unintentional	6/3/2023 2:42 PM	230603-MNT04469	0:04:18	CARMELO ST	9TH AVE	3
Smoke detector activation, no fire - unintentional	6/5/2023 5:09 PM	230605-MNT04509	0:04:25	13TH AVE	SAN ANTONIO AVE	3
Detector activation, no fire - unintentional	6/19/2023 10:55 AM	230619-MNT04845	0:04:30	MONTE VERDE ST	13TH AVE	3
Alarm system activation, no fire - unintentional	6/19/2023 11:21 AM	230619-MNT04846	0:01:31	CAMINO REAL ST	8TH AVE	3
Alarm system activation, no fire - unintentional	6/15/2023 12:37 PM	230615-MNT04752	0:03:51	SANTA RITA ST	2ND AVE	3
		10	***0:03:37***			

Over 5 Minute Response Times Cause of Delay: Code 3 Responses

Code 2 Calls	**13**
Code 3 Calls	**44**
Total # of Incidents	**57**
% Under 5 Minute Response Time	**100%**

CARMEL-BY-THE-SEA
JUNE 2023
Response Summary Report by Incident Type

Type of Call	Number	Average Response Time
Fire	2	3:26
EMS	20	3:09
Rescue	3	4:19
Hazardous Condition	1	3:37
Service Calls	21	4:18
Severe Weather	0	0:00
False Call	10	3:37
Total Responses	57	3:12



Total Code 3 Calls:	44
Response Times for Code 3 Calls ≤ 5 minutes:	100%

RESPONSE SUMMARY REPORT BY DISTRICT
27015 CARMEL-BY-THE-SEA FIRE AMBULANCE
Alarm Date From: 06/01/2023 To: 06/30/2023

Incident	Alarm Date	Incident Number	Response Time	Combined Address	Cross Street	Priority
100 Series (Fires)						
Fire, other	6/12/2023	230612-CFA00790	00:03:19	3RD AVE	TORRES ST	3
Special outside fire, other	6/9/2023	230609-CFA00777	00:01:49	GUADALUPE ST	4TH AVE	3
		2	***0:02:34***			
300-321 Series (EMS)						
EMS call, excluding vehicle accident with injury	6/1/2023	230601-CFA00750	00:02:17	LINCOLN ST	7TH AVE	3
EMS call, excluding vehicle accident with injury	6/1/2023	230601-CFA00751	00:02:39	CASANOVA ST	8TH AVE	3
EMS call, excluding vehicle accident with injury	6/2/2023	230602-CFA00752	00:04:54	MISSION ST	4TH AVE	3
EMS call, excluding vehicle accident with injury	6/2/2023	230602-CFA00756	00:02:16	DOLORES ST	5TH AVE	3
EMS call, excluding vehicle accident with injury	6/5/2023	230605-CFA00763	00:04:44	25620 HATTON RD		3
EMS call, excluding vehicle accident with injury	6/8/2023	230608-CFA00775	00:02:59	5TH AVE	SAN CARLOS ST	3
EMS call, excluding vehicle accident with injury	6/9/2023	230609-CFA00776	00:04:11	4TH AVE	LOBOS ST	3
EMS call, excluding vehicle accident with injury	6/9/2023	230609-CFA00780	00:02:12	3RD AVE	SANTA FE ST	2
EMS call, excluding vehicle accident with injury	6/10/2023	230610-CFA00784	00:02:53	7TH AVE	DOLORES ST	3
EMS call, excluding vehicle accident with injury	6/13/2023	230613-CFA00795	00:03:47	24768 SAN CARLOS ST		3
EMS call, excluding vehicle accident with injury	6/15/2023	230615-CFA00799	00:00:07	6TH AVE	MISSION ST	3
EMS call, excluding vehicle accident with injury	6/17/2023	230617-CFA00803	00:03:19	LINCOLN ST	OCEAN AVE	3
EMS call, excluding vehicle accident with injury	6/17/2023	230617-CFA00807	00:04:17	26010 RIDGEWOOD RD		2
EMS call, excluding vehicle accident with injury	6/19/2023	230619-CFA00811	00:01:35	7TH AVE	JUNIPERO AVE	3
EMS call, excluding vehicle accident with injury	6/22/2023	230622-CFA00821	00:01:35	OCEAN AVE	DOLORES ST	3
EMS call, excluding vehicle accident with injury	6/22/2023	230622-CFA00822	00:06:22	LOBOS ST	4TH AVE	2
EMS call, excluding vehicle accident with injury	6/23/2023	230623-CFA00823	00:03:00	7TH AVE	DOLORES SW CORNER	3
EMS call, excluding vehicle accident with injury	6/23/2023	230623-CFA00824	00:02:52	CAMINO REAL ST	8TH AVE	3
EMS call, excluding vehicle accident with injury	6/24/2023	230624-CFA00826	00:03:25	7TH AVE	DOLORES ST	3
EMS call, excluding vehicle accident with injury	6/26/2023	230626-CFA00830	00:03:46	5TH AVE	JUNIPERO AVE	3
EMS call, excluding vehicle accident with injury	6/26/2023	230626-CFA00831	00:05:51	CARMELO ST	12TH AVE	3
EMS call, excluding vehicle accident with injury	6/29/2023	230629-CFA00841	00:04:27	GUADALUPE ST	4TH AVE	3
		22	***0:03:20***			
322-399 Series (Rescues)						
Motor vehicle accident with no injuries.	6/27/2023	230627-CFA00835	00:03:35	13TH AVE	MONTE VERDE	3
Rescue, EMS incident, other	6/29/2023	230629-CFA00843	00:06:39	SCENIC RD	SANTA LUCIA AVE	3
		2	***0:05:07***			

Incident	Alarm Date	Incident Number	Response Time	Combined Address	Cross Street	Priority
400 Series (Hazardous Material)						
Hazardous condition, other	6/12/2023	230612-CFA00793	00:02:58	4TH AVE	MISSION ST	2
Hazardous condition, other	6/25/2023	230625-CFA00829	00:04:04	OCEAN AVE	GUADALUPE ST	3
		2	***0:03:31***			
500 & 600 Series (Service Calls)						
Assist invalid	6/6/2023	230606-CFA00768	00:04:42	SAN CARLOS ST	1ST AVE	2
		1	***0:04:42***			
700 Series (False Alarms)						
False alarm or false call, other	6/5/2023	230605-CFA00764	00:05:33	13TH AVE	SAN ANTONIO AVE	3
False alarm or false call, other	6/5/2023	230605-CFA00765	00:03:02	SCENIC RD	9TH AVE	3
False alarm or false call, other	6/6/2023	230606-CFA00767	00:04:57	SANTA FE ST	1ST AVE	3
False alarm or false call, other	6/7/2023	230607-CFA00770	00:05:00	LINCOLN ST	3RD AVE	2
False alarm or false call, other	6/8/2023	230608-CFA00772	00:03:46	26035 JUNIPERO ST		3
False alarm or false call, other	6/9/2023	230609-CFA00779	00:01:56	MISSION ST	5TH AVE	3
Alarm system sounded due to malfunction	6/2/2023	230602-CFA00758	00:03:47	LINCOLN ST	OCEAN AVE	3
Alarm system activation, no fire - unintentional	6/2/2023	230602-CFA00754	00:04:27	CAMINO REAL ST	8TH AVE	3
Alarm system activation, no fire - unintentional	6/15/2023	230615-CFA00800	00:04:00	SANTA RITA ST	2ND AVE	3
		9	***0:04:03***			

Over 5 Minute Response Times Cause of Delay: Code 3 Responses
230626-CFA00831 Delay due to distance
230626-CFA00843 Delay due to distance

Code 2 Calls	**6**
Code 3 Calls	**32**
Total # of Incidents	**38**
% Under 5 Minute Response Time	**95%**
Total Average Response Time	**0:03:53**

RESPONSE SUMMARY REPORT BY DISTRICT
27015 CARMEL-BY-THE-SEA FIRE AMBULANCE
Alarm Date From: 06/01/2023 To: 06/30/2023

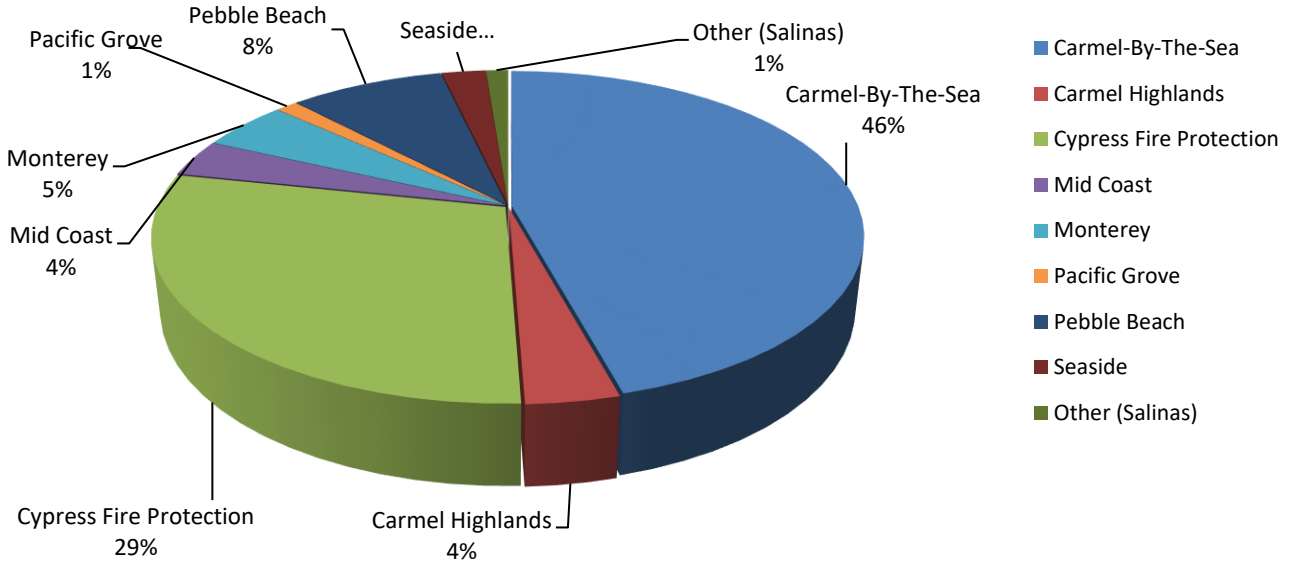
Incident	Alarm Date	Incident Number	Response Time	Combined Address	Cross Street	Priority
CARMEL HIGHLAND						
EMS call, excluding vehicle accident with injury	6/3/2023	230603-CFA00760	00:11:33	120 HIGHLAND DR		3
EMS call, excluding vehicle accident with injury	6/11/2023	230611-CFA00787	00:15:24	84 CORONA RD		2
Motor vehicle accident with injuries	6/28/2023	230628-CFA00838	00:09:57	HWY 1	FERN CANYON RD	3
		3	***0:12:18***			
CYPRESS						
EMS call, excluding vehicle accident with injury	6/6/2023	230606-CFA00766	00:07:47	25183 CANYON DR		3
EMS call, excluding vehicle accident with injury	6/6/2023	230606-CFA00769	00:04:43	25830 S CARMEL HILLS DR		3
EMS call, excluding vehicle accident with injury	6/8/2023	230608-CFA00773	00:05:11	26245 CARMEL RANCHO BLVD		3
EMS call, excluding vehicle accident with injury	6/9/2023	230609-CFA00778	00:07:57	25340 VISTA DEL PINOS		3
EMS call, excluding vehicle accident with injury	6/9/2023	230609-CFA00781	00:04:31	26135		3
EMS call, excluding vehicle accident with injury	6/10/2023	230610-CFA00782	00:13:31	24665 OUTLOOK DR		3
EMS call, excluding vehicle accident with injury	6/12/2023	230612-CFA00794	00:05:05	241 CROSSROADS BLVD		3
EMS call, excluding vehicle accident with injury	6/15/2023	230615-CFA00801	00:04:34	26135 CARMEL RANCHO BLVD		3
EMS call, excluding vehicle accident with injury	6/17/2023	230617-CFA00806	00:05:47	26135		3
EMS call, excluding vehicle accident with injury	6/17/2023	230617-CFA00804	00:07:11	26245 CARMEL RANCHO BLVD		3
EMS call, excluding vehicle accident with injury	6/15/2023	230615-CFA00798	00:06:19	5 CROSSROADS MALL		3
EMS call, excluding vehicle accident with injury	6/19/2023	230619-CFA00812	00:06:19	275 CROSSROADS BLVD		3
EMS call, excluding vehicle accident with injury	6/20/2023	230620-CFA00814	00:05:31	3305 RIO RD		3
EMS call, excluding vehicle accident with injury	6/21/2023	230621-CFA00815	00:03:41	5TH AVE	TORRES ST	3
EMS call, excluding vehicle accident with injury	6/21/2023	230621-CFA00816	00:09:38	24885 OUTLOOK DR		3
EMS call, excluding vehicle accident with injury	6/25/2023	230625-CFA00827	00:06:49	3770 WHITMAN CIR		3
EMS call, excluding vehicle accident with injury	6/26/2023	230626-CFA00833	00:06:00	25874 HATTON RD		3
EMS call, excluding vehicle accident with injury	6/27/2023	230627-CFA00837	00:04:53	24757 SANTA RITA ST		3
EMS call, excluding vehicle accident with injury	6/30/2023	230630-CFA00845	00:03:36	25865 RIO VISTA DR		3
EMS call, excluding vehicle accident with injury	6/30/2023	230630-CFA00846	00:06:19	26364 CARMEL RANCHO LN		3
EMS call, excluding vehicle accident with injury	6/30/2023	230630-CFA00848	00:06:50	26370 ISABELLA AVE		3
EMS call, excluding vehicle accident with injury	6/13/2023	230613-CFA00796	00:05:54	3742 THE BARNYARD		3
EMS call, excluding vehicle accident with injury	6/23/2023	230623-CFA00825	00:05:40	26122 ATHERTON DR		3
Motor vehicle accident with injuries	6/10/2023	230610-CFA00783	00:08:12	1 POINT LOBOS STATE RESERVE		3
		24	***0:06:20***			
MID COAST						
EMS call, excluding vehicle accident with injury	6/10/2023	230610-CFA00785	00:13:44	31650 HWY 1		3
EMS call, excluding vehicle accident with injury	6/14/2023	230614-CFA00797	00:32:49	36260 HWY 1		3
Motor vehicle accident with injuries	6/25/2023	230625-CFA00828	00:14:28	HWY 1	SOBERANES CREEK	3

Incident	Alarm Date	Incident Number	Response Time	Combined Address	Cross Street	Priority
		3	***0:20:20***			
MONTEREY						
EMS call, excluding vehicle accident with injury	6/19/2023	230619-CFA00813	00:12:51	711 ARCHER ST		3
Motor vehicle accident with no injuries.	6/4/2023	230604-CFA00762	00:03:00	HOLMAN HIGHWAY @ DEL MONTE		3
Cover assignment, standby, moveup	6/11/2023	230611-CFA00788	00:01:30	HWY 1 / AGUAJITO RD		2
Cover assignment, standby, moveup	6/22/2023	230622-CFA00818	00:00:31	HWY 1 / AGUAJITO RD		2
		4	***0:04:28***			
PACIFIC GROVE						
EMS call, excluding vehicle accident with injury	6/8/2023	230608-CFA00771	00:12:46	697 TAYLOR ST		3
		1	***0:12:46***			
PEBBLE BEACH						
EMS call, excluding vehicle accident with injury	6/2/2023	230602-CFA00753	00:06:48	1683 CRESPI LN		3
EMS call, excluding vehicle accident with injury	6/2/2023	230602-CFA00755	00:09:09	1470 PADRE LN		3
EMS call, excluding vehicle accident with injury	6/11/2023	230611-CFA00786	00:09:56	3128 SPRUANCE RD		3
EMS call, excluding vehicle accident with injury	6/16/2023	230616-CFA00802	00:06:39	3178 DEL CIERVO RD		3
EMS call, excluding vehicle accident with injury	6/19/2023	230619-CFA00810	00:16:27	2914 BIRD ROCK RD		2
EMS call, excluding vehicle accident with injury	6/22/2023	230622-CFA00819	00:07:12	1575 CYPRESS DR		3
Rescue, EMS incident, other	6/27/2023	230627-CFA00834	00:17:45	3029 SEVENTEEN MILE DR		3
		7	***0:10:34***			
SEASIDE						
EMS call, excluding vehicle accident with injury	6/21/2023	230621-CFA00817	00:14:06	780 HAMILTON AVE		3
EMS call, excluding vehicle accident with injury	6/26/2023	230626-CFA00832	00:15:23	1027 HIGHLANDER DR		3
		2	***0:14:44***			
OTHER (SALINAS)						
Motor vehicle accident with injuries	6/12/2023	230612-CFA00791	00:19:11	TORERO DR	MTY SNS HWY	3
		1	***0:19:11***			

Code 2 Calls	**4**
Code 3 Calls	**41**
Total # of Incidents	**45**
Total Average Response Time	**0:12:35**

CITY OF CARMEL - FIRE AMBULANCE DEPARTMENT
JUNE 2023
Response Summary Report by District Type

District Response	Number	Average Response Time
Carmel-By-The-Sea	38	3:53
Carmel Highlands	3	12:18
Cypress Fire Protection	24	6:20
Mid Coast	3	20:20
Monterey	4	4:28
Pacific Grove	1	12:46
Pebble Beach	7	7:34
Seaside	2	14:44
Other (Salinas)	1	19:11
Total Responses	83	11:17



Total Code 3 Calls:	32
CFA Response Times for Code 3 Calls ≤ 5 minutes:	95%

City Clerk PRA Log
June 2023

Attachment 4

request number	Date Requested	10-day response date	records requested	requestor	date completed	notes
2023-61	6/2/2023		We have been hired to conduct a Phase I ESA for the property located at NE 5th Avenue and Mission Street (Carmel Oaks Inn). I've attached public records requests for both the Building and Planning Departments.	AEI Consultants, Elizabeth Scudero		CPB will respond
2023-62	6/7/2023	6/19/2023	1) How many current business permits/licenses are there in Carmel? (a) For these business permits, how many employees total as reported on the permits? (b) How many parking spots are reported? 2) Also how many parking tickets are issued every year? (a) How much revenue from these parking tickets does Carmel City collect? (b) How much money is spent for the private company to process the tickets? (c) What is the parking ticket cost per violation? 3) How many full-time parking control officers does the city have? (a) What is the annual salary per officer? (b) What is the total annual compensation per officer?	Shel Lyons	6/14/2023	Sent partial response on 6/14/2023. Requested an extension for 2a and 2b
2023-63			(number not used)			
2023-64	6/16/2023	6/26/2023	All documents and writing relating to the legislative intent, prior drafts, and/or adoption of the City's view protection policies, ordinances, regulations, and/or guidelines, (Search for documents relating to the City's legislative intent such as staff reports, Resos, Ords, Minutes, etc.) to adopt the following: - General Plan Policy P1-27 (in the City's General Plan Land Use & Community Character Element) - Muni code section 17.10.070(K) - The City's Residential Guidelines section 5.0 ("Privacy Views, Light and Air")	Derric Oliver, Fenton & Keller	7/12/23, 7/14/2023	requested 14 day extension to July 10, 2023 due to volume of records. Part 1 of responsive records sent to requester on 7/12/2023, Part 2 sent on 7/14/2023
2023-65	6/16/2023	6/26/2023	including: - Staff reports - Resolutions - Meeting Minutes Pertaining to the following: - The City's view protection policies, guidelines, regulations - General Plan Policy P1-27 (in the City's General Plan Land Use & Community Character Element) - Muni code section 17.10.070(K) - The City's Residential Guidelines section 5.0 ("Privacy Views, Light and Air") In connection with: - The City's design review of proposed projects between 1/1/2022 to present	Derric Oliver, Fenton & Keller	7/12/2023	requested 14 day extension to July 10, 2023 due to volume of records. Records sent on 7/12/2023
2023-66	6/20/2023	6/30/2023	Business Application for Pizza Heaven.	Mary Schley	6/20/2023	records sent

Police Records Log - June 2023

Attachment 4

Request No.	Request Date & Received By	10-Day Due Date	Date Completed by PSO	Requestor	Info Requested	Status	Date & PSO Mailed
2023-0001	6/2/2023 DA	6/12/2023	6/2/2023 DA	Lexis Nexis	CA2300222	completed	mailed by DA
2023-0002	6/2/2023 DA	6/12/2023	6/3/2023 DA	Lexis Nexis	Accident Report	No record	mailed by DA
2023-0004	6/15/2023 DA	6/25/2023	6/17/2023 DA	Lexis Nexis	CA2300234	completed	mailed by DA
2023-0005	6/19/2023 mw	6/29/2023	6/20/2023 mw	Annjoeli Olaeta	all records	No record	emailed mw

CITY OF CARMEL-BY-THE-SEA
Public Works Department
June 2023 Monthly Report

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Robert M. Harary, P.E., Director of Public Works
SUBMITTED ON:	July 5, 2023
APPROVED BY:	Chip Rerig, City Administrator

City Council Meeting of June 6, 2023

- Adopted Resolution 2023-058, approving Change Orders #1 to three on-call tree service contractors, for a net increase of $33,236 to complete Fiscal Year (FY) 2022/23, and authorizing CCOs #2 for FY 2023/24 for $175,000 to each, for a total of $525,000.
- Adopted Resolution 2023-060, awarding a Professional Services Agreement to Ono Consulting for on-call arborist services for a not-to-exceed fee of $100,000.
- Adopted Resolution2023-063, awarding a Professional Services Agreement to Indigo Architects for a functional program report, concept plans, and cost estimates for the Police Building Project for a not-to-exceed fee, with contingency, of $300,000.
- Adopted Resolution 2023-064, authorizing a 3.71% fee increase by GreenWaste Recovery for hauling solid waste, recycling, and organics for FY 2023/24, and approving Amendment No. 2 with ReGen Monterey for member agency cost sharing associated with SB 1383 programs.
- Adopted Resolution 2023-067, approving the Operating Budget for FY 2023/24, which includes $5.41M for Public Works operations and a record $10.9M Capital Improvement Program (CIP) covering 41 projects – many of which were consolidated for efficiency in the CIP this year.
- Following Public Hearing #2 for the Scout House renovation, activities programming, and facility management RFP, adopted Resolutions 2023-040 and 2023-042 in accordance with the Surplus Lands Act.

Forest and Beach Commission Meeting of June 8, 2023

- Tree pruning permit Application 23-051 was withdrawn by the Applicant.
- At Casanova Street, 2 southeast of Palou Avenue, approved application to remove one significant Santa Lucia fir tree in poor condition.
- At Scenic Road near the southwest corner of Tenth Avenue, approved the removal of a dying pine tree located in the pedestrian pathway. Denied removal of three significant Monterey cypress trees along the Scenic Pathway, but directed these trees be appropriately pruned of deadwood to maintain their aesthetic shapes, and that their crowns be inspected by a drone, under the direction of an arborist, to ensure safety and stability.
- At Junipero Street, 3 northeast of Twelfth Avenue, approved the removal of one significant eucalyptus tree located too close to the structure, denied removal of a healthy Japanese maple tree, and required planting of one new upper canopy tree.
- Mr. Bill Taormina introduced the Urban Forest Citizen's Advisory Group which he leads.
- Based on anonymous responses to applications for public members to serve on a Steering Committee, as an extension of the Forest & Beach Commission, to guide development of the

Urban Forest Master Plan (UFMP), the Commissioners selected five public members: Bill Taormina, Donna Jett, Linda Smith, Maria Sutherland, and Peter Quintanilla.
- Presented the Public Works Report, including the Forestry Division update, for May 2023.

Administration
- The new City Forester, Justin Ono, will begin on July 17th.
- Updated the department's organizational chart. Eight changes were made in just one year!
- All Public Works staff attended a site safety training session in Carpenter Hall.
- Sent a letter supporting TAMC's initiatives regarding the Safe Streets Program to the U.S. Secretary of Transportation.
- Prepared materials for upcoming training sessions for City staff, to be conducted by the Director, regarding consistent contracting terminology, preparing RFPs, selecting consultants, and developing Professional Services Agreements.

Carmel Cares
- Purchased redwood lumber and materials, and scheduled construction of the Scenic Pathway Guardrail Repair Project.
- Worked with an architect to develop a revised ADA path of travel plans to proposed picnic table areas in Forest Theater.
- The "Downtown Detail" continued to improve and beautify sidewalks and tree wells along Mission, San Carlos, and Dolores Streets in the downtown area.
- The "Median Minders" program continues to expand with more volunteers caring for "adopted" median islands than ever before.
- Refinished marquees and installed "Keep Carmel Beach Clean" signs along the beach.
- Created a wooden equipment box for audio equipment at Forest Theater's back stage.
- Cleared the hillside next to the Lincoln Street trestle bridge.
- Picked up illegal fire remains and other debris along the beach.
- Identified locations of high cigarette butt droppings, and proposed new cigarette butt containers to replace the existing, smaller "Butt Stops Here" containers.

Environmental Programs
- Completed a Professional Services Agreement with Denise Duffy & Associates for North Dunes Habitat Restoration and on-call environmental services for a not-to-exceed fee of $111k. Prepared staff report for Council award at the July 11th meeting.
- Submitted Used Oil Recovery program from County Environmental Health for Council approval on July 11th.
- Met with Coastal Commission staff to review their comments to our draft Stormwater Ordinance Updates. Changes needed to meet their stringent ocean protection requirements.
- Reviewed revised application for a non-competitive Coastal Commission LCP grant, requesting the maximum amount of $500k, for future phases of the Coastal Engineering Study. Grant application to be submitted to Council for approval at the August 1st meeting.
- For the Coastal Engineering Study, prepared Amendment No. 1 to the Agreement with EMC/Integral/HKA to advance an LCP Policy Review task and temporarily defer part of an Adaptation Strategic Planning task, both for Phase I. No fee increases for these changes.
- Received shipment of seven new metal ribbon-style trash and recycling containers. Most will be installed around Sunset Center.
- Began to assess invasive hemlock growing rapidly in Mission Trail Nature Preserve (MTNP), coordinated with Friends of MTNP and an arborist, and developed contracting options.
- Began to prepare the annual Cal Recycle report for e-waste disposal.

- Submitted webinar announcements for inclusion in Friday Letters regarding water conservation, organics recycling laws and tips, and avoiding the use of plastics.

Facility Maintenance

- ADA-compliant railings were installed and painted at Piccadilly Park and at the Harrison Memorial Library (HML), completing the 5th consecutive year of ADA Upgrades Projects.
- Painting contractors painted the exteriors and interiors of park restrooms in lower Forest Hill Park, upper Forest Hill Park, and at Devendorf Park.
- Plumber replaced a corroded cast iron sewer lateral exiting Flander's Mansion.
- Vendor replaced the deteriorated flooring in the Police dispatch room.
- Vendor repaired a displaced gutter and downspout at Vista Lobos.
- Vendor replaced an exhaust fan motor in the Public Works Garage.
- Restored electrical wiring around the reconstructed planter wall at City Hall, saving $6k.
- Supported the renovation of the Administrative Offices at City Hall with furniture moving, electrical upgrades, and new blinds.
- Purchased new acoustic ceiling tiles for City Hall – to be replaced room-by-room over time.
- Purchased three ADA-accessible portable toilets and two sinks for the Forest Theater as a cost-cutting measure versus continuing to rent them.
- Purchased a flexible snake/video camera to reduce the cost of hiring outside plumbers.
- Obtained quotes to repair the mahogany Scenic Restroom doors, replace deteriorated doors in several park restrooms, and address steamy-looking windows at the Park Branch Library.

Project Management for the Capital Improvement Program

4 Leaf Projects:

- For the Police Building Project, presented the $300k Professional Services Agreement with Indigo Architects to Council for approval. The Agreement was executed, Notice to Proceed was issued, and a kickoff meeting is scheduled for July 7th.

Ausonio, Inc. Projects:

- The Facility Condition Assessments Report for four City buildings: City Hall, Fire Station, Public Works, and Vista Lobos, was accepted as final.
- For the $213,600 City Hall Retaining Wall Repair Project, contractor Rehak General Engineering completed the concrete building foundation, reconstructed the redwood planter, and completed punch list items. A Notice of Completion is being recorded. The project was completed over one month ahead of schedule and on budget.
- Plans and specifications were completed for the bundled City Hall Roof Replacement, Sunset Center Exterior Painting for the north wing, and Cottage Windows Repairs, and HML Exterior/ Interior Painting Projects. A building permit was also approved. Will advertise for bids in July.
- Amendment No. 1 to the Professional Services Agreement with Ausonio was prepared and submitted for Council approval in July. The $125k amendment will cover Ausonio's bidding and construction management services for the four facility renovation projects identified above, oversee the design of the FY 2023/24 Sunset Center portico and retaining wall repair projects, design of the San Antonio Pathway restoration project, and on-call project management services.

Wallace Group Projects:

- The Storm Drain Master Plan Update, which evaluated the entire City storm drainage system for 20-year storm events, rather than 10-year storms, was accepted as final.

- Despite extensive advertising, only one bid was received for the MTNP Well Abandonment and Tank/Pump House Removal Project, and was nearly three times the cost estimate. Bid proposal under review with bid award scheduled for the August 1st Council meeting.
- For the FY 22/23 Concrete Streets Repair Project, due to anticipated significant cost increases associated with restoring the cross streets along Ocean Avenue, between Monte Verde Street and San Antonio Avenue, additional treatment options are being evaluated. May need to limit removal of only structurally-damaged areas of concrete street and potentially resurfacing the street.
- For the FY 23/24 City-wide Paving Project, the 5 selected streets for overlays and 20 for slurry seals were reviewed in the field, and adjustments were made to the tentative rehabilitation strategies as recommended by the Street Saver program. Wallace Group is preparing a fee and schedule proposal to perform the engineering and design work.

Additional Projects:

- Bidding and contract documents are being finalized to supplement the recently-revised FY 2019/20 Paving Project plans and technical specifications. Bid advertising delayed to July.
- Amendment No. 1 to the Professional Services Agreement with Neill Engineers was completed for design of four priority drainage improvement projects identified in the Storm Water Master Plan Update. Staff report prepared for Council to award the $159k Amendment on July 11th.
- A Professional Services Agreement, with a fee of $80k, was completed with Advance Design Consultants for Electrical Panel Upgrades, Sunset Center Meter Replacement Projects, and EV Charging Stations at Vista Lobos. Staff report prepared for award by Council on July 11th.
- Met with Cal American Water to review the scope of their new 8-inch waterline to be installed along Dolores Street, between Santa Lucia and Eighth Avenues. Impacts and tentative special conditions of approval were outlined.
- Local preference language was incorporated into the construction contract document template in accordance with the City's new Purchasing Ordinance.

Street Maintenance

- Prepared for the busy July 4th holiday extended weekend by providing parking restriction signage for Police, additional staffing, trash bins, portable toilets, and supporting events.
- Continued to meet with and provide backup information for potential FEMA reimbursement for damages resulting from the January storms. FEMA representative toured damaged sites.
- Removed and patch-paved damaged areas of asphalt in the City Hall south parking lot. Additional paving surfacing, re-striping, and installation of new bike racks remain.
- Removed failed portions of grape stake fencing along the San Antonio Pathway, between Second and Fourth Avenues. Filled in crevices with decomposed granite.
- Installed a new storm drain cover over the cistern in Piccadilly Park.
- Repaired the irrigation vault lids behind the HML.
- Cleared out more piles of fire fuel and debris from MTNP.
- Continued the Annual Traffic Painting Program with white crosswalks, stripes, STOPs, and other legends, and red curbs.

Forestry, Parks, and Beach

- As approved by Council, issued CCO #1 to on-call tree contractors Community Tree Service, Tope's Tree Service, and West Coast Arborist for the remainder of FY 2023=2/23, and CCO #2 for FY 2023/24.

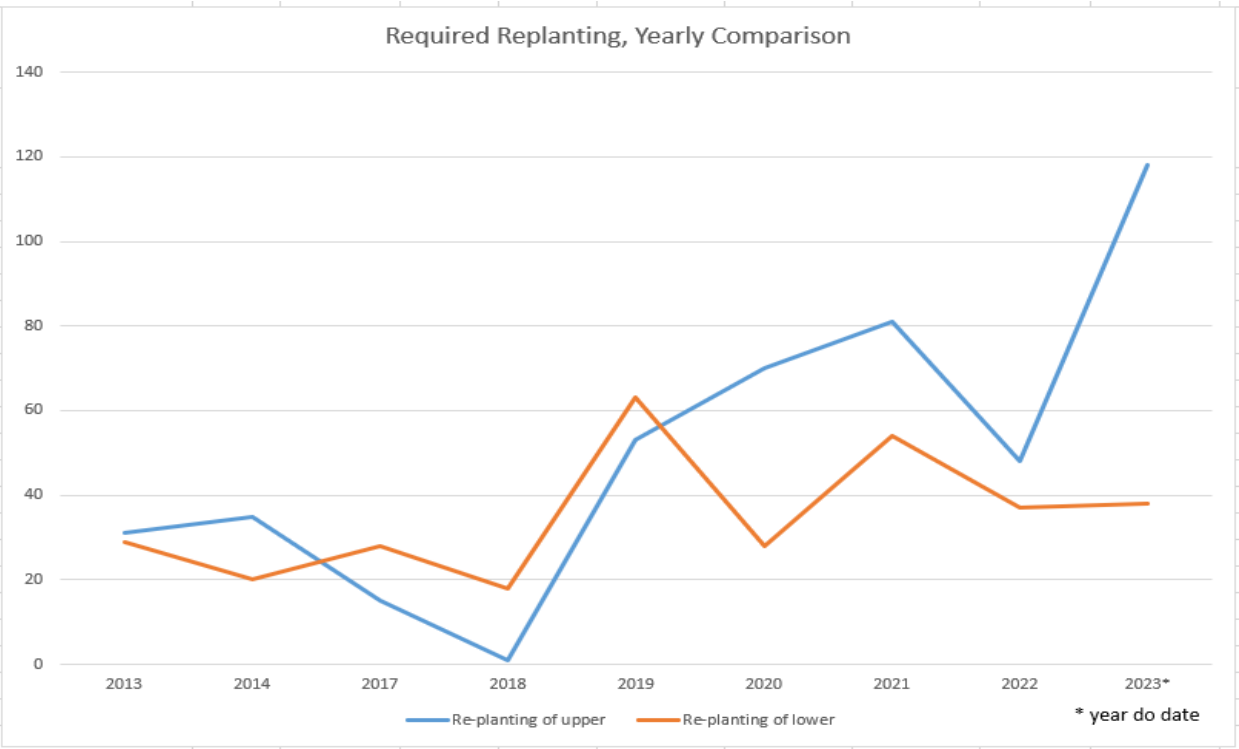
Public Works Department Report – June 2023

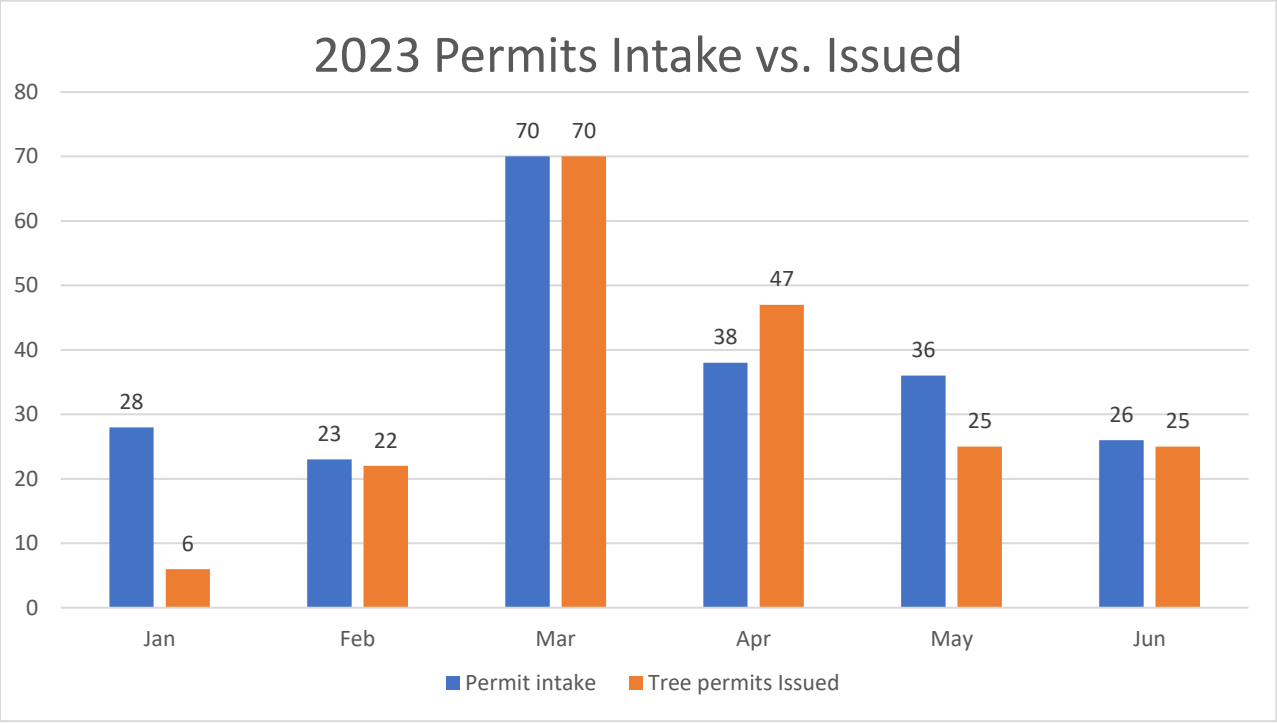
- Prepared Amendment No. 1 to the Professional Services Agreement with Davey Resource Group was completed for additional services associated with the UFMP. Staff report prepared for Council to award the $45k Amendment on July 11th.
- Set up the first Community Workshop for the UFMP, to be hosted by the Forest & Beach Commission/Steering Committee, Davey Resource Group, and Public Works. Workshop will be held on Wednesday 7/12 from 6:00-8:00 pm. Created notification flyer and questionnaire.
- Preparing 3 quarterly progress reports to submit to Cal Fire for reimbursement of the $150k grant for the UFMP. Reports were required from the time the grant was approved even before the City incurred costs.
- Issued 30 potential Task Orders to on-call landscape maintenance contractor, Town & Country, for services to be provided in FY 2023/24.
- Cleared weeds around Flander's Mansion and mowed Martin Meadow to reduce fuel loads.
- Purchased/assembled a new a stump grinder, obtained training, and began using the grinder. With a backlog of 500+ stumps, grinder will quickly pay for itself versus hiring contractors.
- Forestry crews continued with removals of dangerous trees, pruning limbs, clearing debris, and wood chipping. Large logs and stumps were also hauled away.
- Provided information for numerous tree-related claims resulting from the winter storms.

. Private and Development Activities

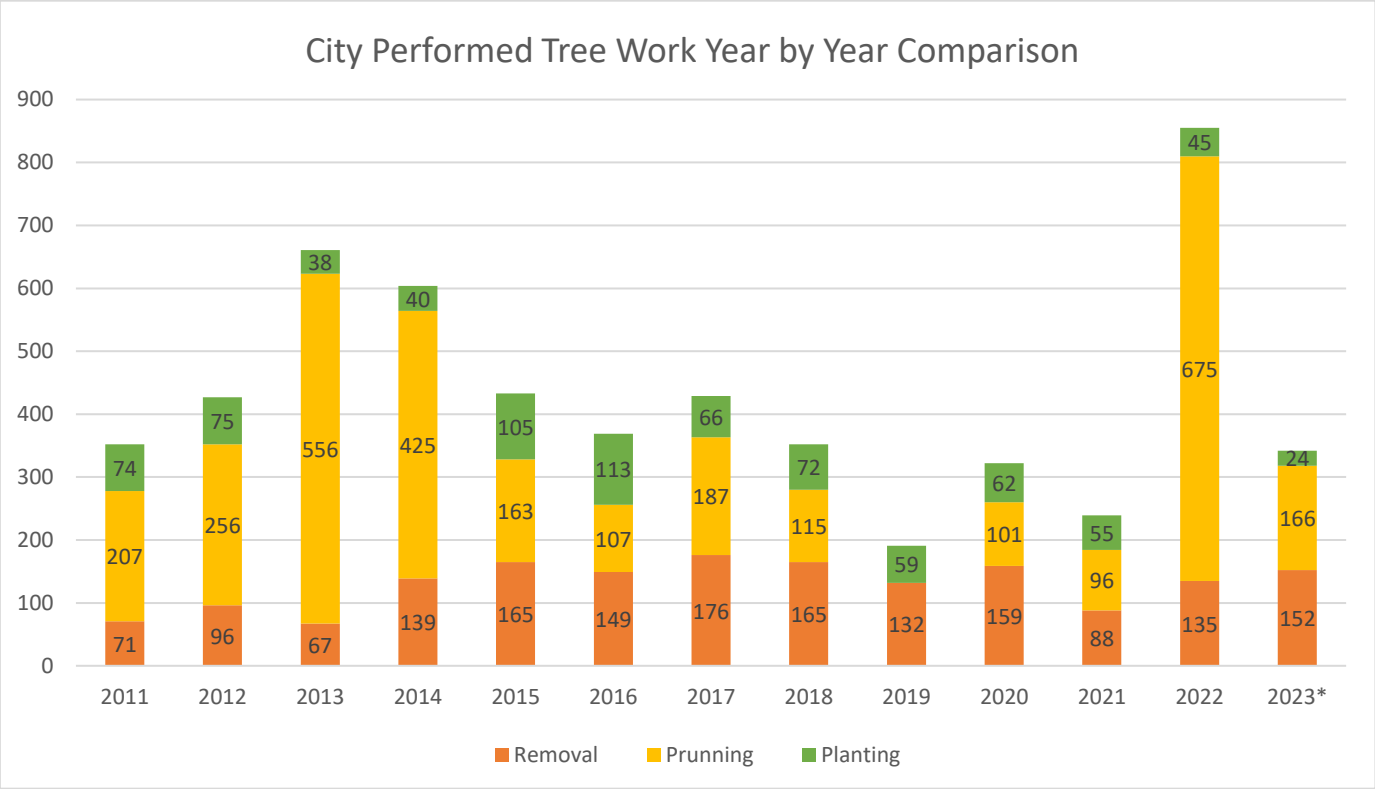
2023 Permitted removals, pruning, and required planting

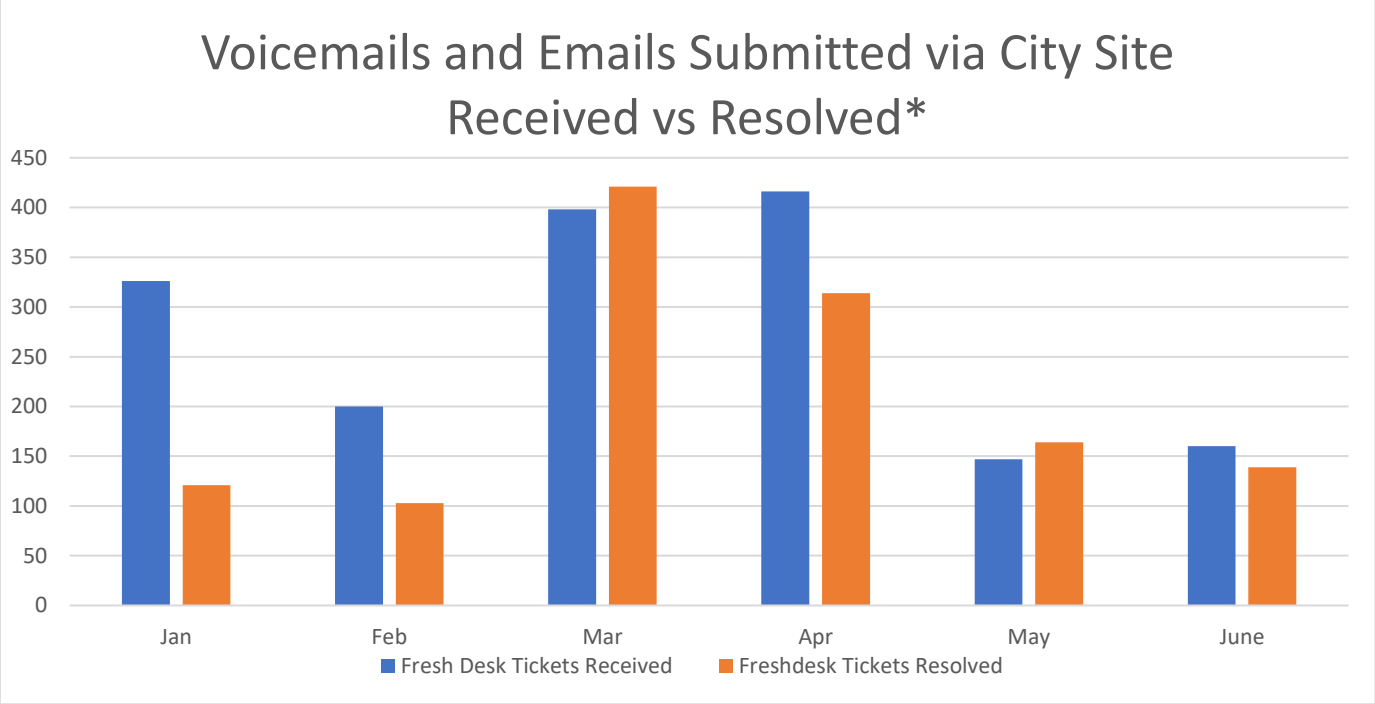
	Tree permits received	Tree permits Issued	Total Prunings	Total Removals	Removal of Upper	Removal of Lower	Required to Plant Upper	Required to Plant Lower	No room for new tree	Meets Density Rec.	Total Number of Trees Required
January	**28**	**6**	**0**	**12**	**3**	**7**	**5**	**1**	**0**	**2**	**5**
February	23	22	1	24	15	9	15	10	0	0	25
March	70	70	21	71	47	24	32	14	1	7	46
April	38	47	16	53	49	4	32	3	2	2	35
May	36	25	9	26	20	6	18	4	4	7	22
June	26	25	14	26	17	9	16	6	0	4	22
July											
August											
September											
October											
November											
December											
2023 totals	221	195	61	212	151	59	118	38	7	22	155


Required Replanting, Yearly Comparison
140
120
100
80
60
40
20
0
2013
2014
2017
2018
2019
2020
2021
2022
2023*
Re-planting of upper
Re-planting of lower
* year do date


2023 Permits Intake vs. Issued
80
70
60
50
40
30
20
10
0
28
6
23
22
70
70
38
47
36
25
26
25
Jan
Feb
Mar
Apr
May
Jun
Permit intake
Tree permits Issued

City Forestry, Parks, and Beach Activities





* Numbers only represent correspondences received via the City's website and do not include live calls, voicemails, drop-in visitors, and emails sent directly to employees from residents, nor return calls and emails from staff.

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

August 1, 2023
CONSENT AGENDA

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Robert Harary, P.E, Director of Public Works
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Resolution 2023-077, authorizing the City Administrator to execute a Construction Contract with Bowen Engineering and Environmental, in an amount, including a 10% contingency, of $139,700, for the Water Well Decommissioning, and Tank and Pump House Removal Project in the Mission Trails Nature Preserve

RECOMMENDATION:

Adopt Resolution 2023-077, authorizing the City Administrator to execute a Construction Contract with Bowen Engineering and Environmental, in an amount, including a 10% contingency, of $139,700, for the Water Well Decommissioning, and Tank and Pump House Removal Project in the Mission Trails Nature Preserve.

BACKGROUND/SUMMARY:

In June 2021, Council adopted the Capital Improvement Program (CIP) Budget for Fiscal Year (FY) 2021/22 which included $150,000, funded by Measure C, for the MTNP Well Decommissioning & Tank Removal Project. The original Project description was, *"This project involves the proper regulatory decommissioning of the water well located within the Mission Trail Nature Preserve, and the physical removal of the elevated tank."*

In July 2022, Council adopted Resolution 2022-058, awarding a Professional Services Agreement to Wallace Group, for Project Management and delivery of four civil engineering projects, including this Project. In June 2023, Council adopted Resolution 2023-067 approving the carry-over of 25 prior FY CIP projects, including this Project, and approving a new CIP Contingency Fund with a budget of $500,000 with the FY 2023/24 CIP.

Project Development and Bidding Results:

The Project was managed and designed by Wallace Group. Environmental surveys, mitigation measures to be performed during construction, and a CEQA determination of exemption were provided by Rincon Consultants through their Professional Services Agreement for On-Call Environmental Services. M3 Environmental provided asbestos and lead paint sampling, testing, and remediation specifications through their Professional Services Agreement for On-Call Hazardous Materials Services. During construction, Dudek will perform the required pre-construction biological surveys and provide environmental awareness

training, under their Professional Services Agreement for On-Call Environmental Services.

Specifically, this Project will remove the abandoned, 10,000-gallon, steel water storage tank, its eight concrete saddle supports, the stone pump house and appurtenances, and an adjacent, abandoned power pole. The water well will also be decommissioned in accordance with the County permit. These unsightly facilities have been sitting idle for decades, contain hazardous materials, and the tank is tagged by graffiti. Once these structures are demolished and removed, the site will be restored to its natural environment.

The Project was approved for construction, and bidding and construction management will now be performed by the Public Works Project Manager. The Project was extensively advertised for construction bids. Notices were published in the Carmel Pine Cone and Monterey County Weekly, Central Coast Builders Association, and posted on the City's and other public purchasing websites. In addition, courtesy calls/emails were made to 40 contractors that specialize in civil construction, well demolition, and hazardous waste removal.

Although five contractors attended the pre-bid meeting in late May, only one bid proposal was received and opened at a Public Bid Opening held on June 27, 2023, with the following results:

	Bowen Engineering and Environmental	Cost Estimate
Base Bid	$127,000	$37,900
Bid Additives #1 + #2 (Additional Cost for Disposal of Contaminated Materials)	5,000	$7,000
Totals:	**$132,000**	**$44,900**

The low base bid of $127,000, submitted by Bowen Engineering and Environmental (Bowen), was responsive, but well above the Project Team's cost estimate as discussed under Bid Evaluation below. A Bid Tabulation detailing the costs for all the component elements of the Project is provided in **Attachment #2**.

Based in Fresno, Bowen has been in business since 1992 and possess numerous California contractor licenses including general engineering, building, demolition, and hazardous materials remediation. They had favorable references and completed similar projects including demolition of a much larger tank for Monterey One Water in 2020. Bowen's team will be supplemented by Watsonville-based subcontractor, Maggiora Bros. Drilling, Inc., who holds a special well drilling license and is also well qualified for this Project.

Bid Evaluation:

Following the Bid Opening with apparent high costs, staff scrutinized our consultant's cost estimate versus the actual bids for the component items, and met with the contractor to gain better understanding of their costs and to consider potential cost-cutting measures once the contract is awarded. The following lists the results of this exercise.

1. The cost estimate of $2,000 completely underestimated the costs for handling and disposal of the various contaminated materials, which was bid at $35,000.

2. Bowen was very receptive and welcomes Value Engineering ideas to lower their cost in exchange for reduced services. Preliminarily, Bowen estimates a reduction of $5,000, mostly based on their

conservative assumptions in their bid about the quantities of hazardous materials. Less actual quantities may reduce the cost.

3. The cost estimate for mobilization of $3,000 assumed the selected contractor would be local. Bowen is based out of Fresno, and their bid was $30,000.

4. The cost estimate for well decommissioning of $6,000 was well below the bid amount of $17,500. Bowen rejected another subcontractor's quote of $50,000 for the well.

5. The bid documents included two additive tasks. These additives would cover additional costs for disposal of contaminated materials in case post-removal contamination testing exceeds the limits in the preliminary testing results. With confirmation from Bowen, staff does not recommend awarding these additive items, saving $5,000.

6. Bowen plans to cut the steel tank and recycle the metal. However, the credit they will receive for the steel salvage value was already reflected in their bid.

A 10% contingency is requested should any other differing site conditions warrant an urgent field change.

The Project site is adjacent to the MTNP creek and surrounding by wildlife, natural vegetation, trees, and walking trails. No work can be conducted adjacent to the creek while water is flowing. Other special conditions of approval included in the Class 1 Categorical Exemption under CEQA and the Coastal Development Permit issued by the Planning Commission include: pre-construction Monterey Dusky-footed Woodrat and nesting bird surveys, wildfire safety measures, tree protection, and other best management practices.

Construction will take approximately two months to complete following issuance of the Notice to Proceed. MTNP will remain open during construction, and access to the trails will be maintained. However, the Contractor will fence off the work site for safety and will periodically need to haul in heavy equipment and remove demolished structures along the access road.

FISCAL IMPACT:

Council initially appropriated $150,000 for this Project in FY 2021/22 The total estimated costs for this Project, including the cost for this construction contract with contingency, are listed below.

No.	Company	Services	Cost
1	Wallace Group	Project Management and Design	$30,000
2	Rincon Consultants	Environmental Review and CEQA during Design	13,832
3	M3 Environmental	Hazardous Materials Testing during Design and Construction	3,346
4	Dudek	Environmental Monitoring during Construction	5,500
5	Bowen Engineering and Environmental	Construction Bid	127,000
6	Bowen Engineering and Environmental	10% Construction Contingency	12,700

		Total Project Cost	**$192,378**

Therefore, an additional budget of $42,378 ($192,378 - $150,000) is needed to complete the Project. The FY 2023/24 CIP included a Contingency Fund account, with a budget of $500,000, to pay for carry-over and future capital improvement projects that have become costlier to execute due to inflation and other factors. With an allocation of $42,378 to complete this Project, the CIP Contingency Fund balance would be reduced to $457,622.
Original Project funding, plus the Contingency Fund, are both in CIP Account Number 301-311-00-43008.

PRIOR CITY COUNCIL ACTION:

In June 2021, Council adopted the CIP Budget for FY 2021/22 which included $150,000, funded by Measure C, for the MTNP Well Decommissioning & Tank Removal Project.

In July 2022, Council adopted Resolution 2022-058, awarding a Professional Services Agreement to Wallace Group, for Project Management and delivery of four civil engineering projects, including this Project.

In June 2023, Council adopted Resolution 2023-067 approving the carry-over of 25 prior FY CIP projects, including this Project, and approving a new CIP Contingency Fund, with a budget of $500,000, with the FY 2023/24 CIP.

ATTACHMENTS:

Attachment 1) Resolution 2023-077
Attachment 2) Bid Tabulation

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2023-077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONSTRUCTION CONTRACT WITH BOWEN ENGINEERING AND ENVIRONMENTAL, IN AN AMONT, INCLUDING A 10% CONTINGENCY, OF $139,700, FOR THE WATER WELL DECOMMISSIONING, AND TANK AND PUMP HOUSE REMOVAL PROJECT IN THE MISSION TRAILS NATURE PRESERVE

WHEREAS, the adopted Capital Improvement Program Budget for Fiscal Year (FY) 2021/22 included $150,000, funded by Measure C, for the Water Well Decommissioning, and Tank and Pump House Removal Project in the Mission Trails Nature Preserve; and

WHEREAS, in June 2023, Council adopted Resolution 2023-067 approving the carry-over of 25 prior FY CIP projects, including this Project, and approving a new CIP Contingency Fund with a budget of $500,000 with the FY 2023/24 CIP; and

WHEREAS, the Project was managed and designed under a Professional Services Agreement by Wallace Group, supplemented by environmental and hazardous materials testing services proved by Rincon Consultants, Dudek, and M3 Environmental under their corresponding on-call Professional Services Agreements; and

WHEREAS, the Project extensively advertised for construction bids, including legal notices, postings on industry websites, and courtesy calls to potential bidders; and

WHEREAS, only one responsive bid proposal, submitted by Bowen Engineering and Environmental in the base amount of $127,000, was received at the Public Bid Opening held on June 27, 2023, and;

WHEREAS, neither of the two bid additives are awarded, and with a 10% construction contingency which may be needed to address urgent, differing site conditions, the total contract amount is $139,700; and

WHEREAS, the total estimated Project cost, including project management, engineering, environmental, and materials testing services, construction and contingency is $192,378; and

WHEREAS, the CIP Contingency Fund will cover the $42,378 overage needed to completely fund the Project.

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

Authorizes the City Administrator to execute the Construction Contract with Bowen Engineering and Environmental, in an amount, including a 10% contingency, of $139,700, for the Water Well Decommissioning, and Tank and Pump House Removal Project in the Mission Trails Nature Preserve.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 1st day of August 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dave Potter
Mayor

ATTEST:

_____
Nova Romero, MMC
City Clerk

Engineer's Cost Estimate/Actual Project Cost Breakdown

MNP Abandon Well, Demo Pump, Tank

Bid Opening 06/27/2023

				Engineers Estimate		Bowen Actual		Notes
Line Item	Description	Quantity	Unit	Unit Cost	Total	Unit Cost	Total	
1	Mobilization and Demobilization	1	LS	$ 3,000.00	$ 3,000.00	$ 30,000.00	$ 30,000.00	Attend
2	Environmental Compliance	1	LS	$ 2,000.00	$ 2,000.00	$ 35,000.00	$ 35,000.00	Install Netting and BMP's
3	Removal of Tank	1	LS	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00	
4	Removal of Tank Pump House	1	LS	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	
5	Destruction of Well	1	LS	$ 6,000.00	$ 6,000.00	$ 17,500.00	$ 17,500.00	
6	Removal of Power Pole (Non-Regulated Treated Wood Waste)	1	LS	$ 1,000.00	$ 1,000.00	$ 3,000.00	$ 3,000.00	
7	Removal & Disposal of Paint Containng Lead (Non-RCRA Hazordous Waste)	1	LS	$ 500.00	$ 500.00	$ 4,500.00	$ 4,500.00	
8	Imported Fill Topsoil	2	TN	$ 200.00	$ 400.00	$ 1,000.00	$ 2,000.00	
	Base Bid Subtotal				$ 37,900.00		$ 127,000.00	Basis of Award
A1	Disposal of Paint Containing Lead (RCRA hazardous waste)	1	LB	$ 2,000.00	$ 2,000.00	$ 2,500.00	$ 2,500.00	
A2	Disposal of Power Pole (non-RCRA hazardous waste)	500	LB	$ 10.00	$ 5,000.00	$ 2,500.00	$ 2,500.00	
	Additive Bid Subtotal				$ 7,000.00		$ 5,000.00	
	Grand Total (Base Bid + Additive Bid)				$ 44,900.00		$ 132,000.00	
	Construction Contingency(Base Bid)	10%					$ 12,700.00	
	Construction Contingency(Base Bid)	20%			$ 7,580.00			
	Construction Contingency(Base Bid+Additive Alternate)	20%			$ 1,400.00		$ 500.00	
Construction Costs(Base Bid+Additive Alternate)					$ 53,880.00		$ 145,200.00	
Construction Costs					$ 45,480.00		$ 139,700.00	Base Bid+10% Construction Contingency
Non-Construction Costs								
	CEQA M3	1	LS	$1,119.56	$1,119.56	$1,119.56	$1,119.56	M3 Hazmat testing
	CEQA Rincon	1	LS	$13,832.00	$13,832.00	$13,832.00	$13,832.00	Rincon NOE & Sampling (pending report verification)
	CEQA M3 (Cost During Construction)	1	LS	$3,500.00	$3,500.00	$2,225.96	$2,225.96	M3=Review Specs & PCL and PTTW removal monitoring
	CEQA Dudek (Cost During Construction)	1	LS	$6,000.00	$6,000.00	$5,500.00	$5,500.00	Dudek=WEAP, Woodrat survey, & reporting
	Construction Management / Permitting (City to Furnish)	1	LS		$7,000.00	$0.00	$0.00	City to provide CM and permitting
	Design WG	1	LS	$48,414.00	$48,414.00	$30,000.00	$30,000.00	(pending financial report verification)
	Contingency	10%			$7,986.56			
Non-Construction Costs					$87,852.12		$52,677.52	Total Non Construction Costs
Total Project Cost (Construction + Non-Construction)					$133,332.12		$192,377.52	Total Project Costs (Design+Construction)

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

August 1, 2023
CONSENT AGENDA

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Jane Hogan, Accountant
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Resolution 2023-078 authorizing the City Administrator to execute an agreement with the Monterey County Convention and Visitors Bureau for Destination Marketing for the term of July 1, 2023 to June 30, 2024 in an amount not to exceed $204,030

RECOMMENDATION:

Adopt Resolution 2023-078 authorizing the City Administrator to execute an agreement with the Monterey County Convention and Visitors Bureau for Destination Marketing for the term of July 1, 2023 to June 30, 2024 in an amount not to exceed $204,030.

BACKGROUND/SUMMARY:

The purpose of this agenda item is for Council to authorize the City Administrator to execute an agreement with the Monterey County Destination Marketing Organization Inc., dba Monterey County Convention and Visitors Bureau (MCCVB) for destination marketing for Fiscal Year 2023-2024. The City has historically collaborated with MCCVB to manage visitors, including promoting overnight stays within the Village during mid-week and off-season. MCCVB has specialized expertise and experience in destination marketing of the Monterey Peninsula, which includes the City of Carmel-by-the-Sea.

In moving towards an invest-as-we-go payment model with MCCVB, the invoicing frequency has been updated to bi-monthly from quarterly and will be calculated based on actual transient occupancy tax receipts. If 3% of actual transient occupancy tax revenue exceeds the not-to-exceed amount of $204,030 during Fiscal Year 2023-2024, then a contract amendment will be required.

The Carmel Municipal Code requires Council approve agreements with a value of $60,000 or more. The proposed agreement with MCCVB is for an amount not to exceed $204,030.

FISCAL IMPACT:

The Adopted Fiscal Year 2023-2024 Budget includes funding for MCCVB. The amount of the funding is based upon 3% of the City's Fiscal Year 2023-2024 budgeted transient occupancy tax revenue of $6.8 million.

PRIOR CITY COUNCIL ACTION:

Council adopted the FY 23-24 budget on June 6, 2023, via Resolution 2023-067, approving funding for MCCVB in the amount of $204,030.

Council adopted a similar agreement with MCCVB in 2022 for an amount not to exceed $200,010, via Resolution 2022-078.

ATTACHMENTS:

Attachment 1) Resolution 2023-078
Attachment 2) Exhibit A - Contract for Services MCCVB FY 23-24

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2023-078

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH THE MONTEREY COUNTY CONVENTION AND VISITORS BUREAU FOR DESTINATION MARKETING FOR THE TERM OF JULY 1, 2023 TO JUNE 30, 2024 IN AN AMOUNT NOT TO EXCEED $204,030

WHEREAS, transient occupancy tax and sales and use tax contribute to the City of Carmel-by-the-Sea's revenue sources and are heavily influenced by tourism; and

WHEREAS, the Monterey County Convention and Visitors Bureau possesses specialized knowledge and benefits from economy of scale in advertising and other marketing efforts in order to promote tourism within the Monterey Peninsula region and the City of Carmel-by-the-Sea; and

WHEREAS, in accordance with the Carmel Municipal Code, contracts of $60,000 or more require Council approval, and

WHEREAS, a true copy of the Agreement with the Monterey County Convention and Visitors Bureau for Destination Marketing for the Term of July 1, 2023 to June 30, 2024 is attached hereto as Exhibit A.

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

Authorize the City Administrator to execute an agreement with the Monterey County Convention and Visitors Bureau for destination marketing for the term of July 1, 2023 through June 30, 2024 in an amount not to exceed $204,030.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 1st day of August, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dave Potter
Mayor

ATTEST:

Nova Romero, MMC
City Clerk

Exhibit A - Coversheet

Agreement with the Monterey County Convention and Visitors Bureau for Destination Marketing for the term of July 1, 2023 to June 30, 2024 (attached)

PROFESSIONAL SERVICES AGREEMENT
Monterey County Convention and Visitors Bureau
Destination Marketing Services

THIS AGREEMENT is executed this ____ day of August 2023, by and between the City of Carmel-by-the-Sea, a municipal corporation (hereinafter "City"), and Monterey County Destination Marketing Organization Inc., dba Monterey County Convention and Visitors Bureau, (hereinafter "Consultant"), collectively referred to herein as the "parties".

WHEREAS, the City wishes to engage the Monterey County Convention and Visitors Bureau (MCCVB) to perform the services required by this Agreement; and

WHEREAS, Consultant is willing to render such professional services, as hereinafter defined, on the following terms and conditions; and

WHEREAS, Consultant represents that it is trained, experienced and competent and holds all necessary licenses and certifications to perform the services required by this Agreement.

NOW, THEREFORE, in consideration of the terms and conditions herein contained, the parties hereby covenant and agree as follows:

1. SERVICES

A. **Scope of Services.** Consultant agrees to provide to the City, as the scope of services ("Scope of Services") under this Agreement, the following: **to create interest, visitation and drive overnight stays within the City.** The Scope of Services under this Agreement should include, but is not limited to:

i. Stimulate interest in key feeder markets as mutually agreed to encourage visits to Carmel-by-the-Sea

ii. Marketing through advertising, promotions and social media to promote Carmel-by-the-Sea

iii. Promoting Carmel-by-the-Sea hotels, inns and lodging establishments on MCCVB's website

iv. Provide semi-annual reports highlighting MCCVB's web and digital activity and media relations as they pertain to Carmel-by-the-Sea and the economic impact of MCCVB's performance to the City.

Consultant agrees to all of the following:

i. Consultant will furnish all of the labor, technical, administrative, professional and other personnel, all supplies and materials, equipment, printing, vehicles, transportation, office space and facilities, and all other means whatsoever, except as otherwise expressly specified in this Agreement, necessary to perform the services required of Consultant under this Agreement.

ii. Consultant's designated representative(s) who are authorized to act on its behalf and to make all decisions in connection with the performance of services under

this Agreement is the President/CEO of the Monterey County Convention and Visitors Bureau.

iii. Consultant represents that it has the qualifications, experience and facilities necessary to property perform the services required under this Agreement in a thorough, competent and professional manner. Consultant **will** at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described in this Agreement. In meeting its obligations under this Agreement, Consultant must employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of Consultant under this Agreement.

iv. City may inspect and accept or reject any of Consultant's work under this Agreement. either during performance or when completed. Acceptance of any of Consultant's work by City will not constitute a waiver of any of the provisions of this Agreement.

B. **Change Orders.**

i. Agreements and Change Orders exceeding $59,999 require City Council approval to be valid.

ii. The City may order changes to the Scope of Services, consisting of additions, deletions, or other revisions, and the compensation to be paid Consultant will be adjusted accordingly. All such changes must be authorized in writing, and executed by Consultant and City. The cost or credit to City resulting from changes in the services will be determined by the written agreement between the parties. However, any increase in compensation beyond the compensation limit amount approved by the City Council must be authorized in advance by the City Council and any service provided by Consultant in the absence of such approval are at Consultant's sole risk.

iii. Consultant will not be compensated for any services rendered in connection with its performance of this Agreement that are in addition to or outside of those set forth in the Scope of Services or otherwise required by this Agreement, unless such additional services are authorized in advance and in writing by City.

iv. If Consultant believes that additional services are needed to complete the Scope of Services, Consultant will provide the City Administrator with written notification describing the proposed additional services, the reasons for such services, and a detailed proposal regarding cost.

C. **Familiarity with Services and Site.**

i. By executing this Agreement, Consultant represents that Consultant:

a. has thoroughly investigated and considered the Scope of Services to be performed;
b. has carefully considered how the services should be performed;
c. understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement; and

d. possesses all licenses required under local, state or federal law to perform the services contemplated by this Agreement, and will maintain all required licenses during the performance of this Agreement.

2. COMPENSATION

A. **Total Fee.** Subject to any limitations set forth in this Agreement, the City agrees to pay and Consultant agrees to accept as full and fair consideration for the performance of this Agreement a total amount not-to-exceed **Two Hundred Four Thousand and Thirty Dollars ($204,030.00).** Such compensation is the "Maximum Authorized Expenditure" under this Agreement. Payment of any compensation to Consultant is contingent upon performance of the terms and conditions of this Agreement to the satisfaction of the City. If the City determines that the Services set forth in the written invoice have not performed in accordance with the terms of this Agreement, the City is not responsible for payment until the Services have been satisfactorily performed.

B. **Invoicing.** Consultant shall submit to the City bi-monthly written invoices to the City's Project Representative, identified in Section 5 below. Consultant's invoices must include, but are not limited to. the following information:

i. Invoice number and date;

ii. A brief description of services performed;

iii. The total amount due for the period covered by this invoice

The City will review each invoice submitted by Consultant to determine whether the work performed and expenses incurred are in compliance with this Agreement. In the event that no charges or expenses are disputed, the invoice will be approved and paid.

Except as to any charges for work performed or expenses incurred by Consultant that are disputed by City, the City will pay on each such invoice within thirty (30) days of receipt; provided, however, that if Consultant submits an invoice which is incorrect, incomplete, or not in accord with the provisions of this Agreement. If any charges or expenses are disputed by City, the invoice will be returned by City to Consultant for correction and resubmission, and the City will not be obligated to process any payment to Consultant until thirty (30) days after a correct and complying invoice has been submitted by Consultant. City reserves the right to withhold future payment to Consultant if any aspect of the Consultant's work is found to be non-conforming to the terms of this Agreement.

Consultant agrees to remit and is responsible for all withholding taxes, income taxes, unemployment insurance deductions, and any other deductions required by applicable federal, state or local laws and regulations for Consultant, its employees, subconsultants and vendors of services or goods.

C. **Adjustment of Maximum Authorized Expenditure.** The City may increase or decrease the Maximum Authorized Expenditure by issuing a Change Order to the Agreement in accordance with Section 1.8 "Change Orders" above. Should Consultant consider that any request or instruction from the City's Project Representative constitutes a change in the scope of services, Consultant will advise the City's Project Representative, in writing,

within fourteen (14) calendar days of such request or instruction. Without said written advice within the time period specified, the City is not obligated to make any payment of additional compensation to Consultant.

D. **Audit and Examination of Accounts**:

i. Consultant must keep and will cause any assignee or subconsultant under this Agreement to keep accurate books of records and accounts, in accordance with sound accounting principles, which pertain to services to be performed under this Agreement.

ii. Any audit conducted of books of records and accounts must be kept in accordance with generally accepted professional standards and guidelines for auditing.

iii. Consultant must disclose and make available any and all information, reports, books of records or accounts pertaining to this Agreement to the City.

iv. Consultant must include the requirements of Section 20, "Audit and Examination of Accounts", in all contracts with assignees or subconsultants under this Agreement.

v. All records provided for in this Section are to be maintained and made available throughout the performance of this Agreement and for a period of not less than four (4) years after full completion of the Services. All records, which pertain to actual disputes, litigation, appeals or claims, must be maintained and made available for a period of not less than four (4) years after final resolution of such disputes, litigation, appeals or claims.

3. AGREEMENT TERM

A. **Term**. The work under this Agreement will commence by July 1, 2023 and must be completed by June 30, 2024, unless sooner terminated or the City grants an extension of time in writing pursuant to the terms of this Agreement. except for provisions in this Agreement that will survive the termination or completion of this Agreement. Consultant will perform Change Order services as set out in Section 1.8, "Amendment of Services (Change Orders)", in a timely manner or in accordance with the agreed upon Change Order Project Schedule.

B. **Timely Work.** Consultant will perform all Services in a timely fashion, as set forth more specifically in Section 3.A, "Term" of this Agreement. Failure to perform is deemed a material breach of this Agreement, and the City may terminate this Agreement with no further liability hereunder, or may authorize, in writing, an extension of time to the Agreement.

4. CONSULTANT'S EMPLOYEES AND SUBCONSULTANTS

A. **Not an Agent of the City.** Nothing in this Agreement will be interpreted to render the City the agent, employer, or partner of Consultant, or the employer of anyone working for or subcontracted by Consultant, and Consultant must not do anything that would result in anyone working for or subcontracted by Consultant being considered an employee of the City. Consultant is not, and must not claim to be, an agent of the City.

B. **Independent Contractor:**

i. Consultant is an independent contractor. This Agreement does not create the relationship of employer and employee, a partnership, or a joint venture. The City may not control or direct the details, means, methods or processes by which Consultant performs the Services. Consultant is responsible for performance of the Services and may not delegate or assign any Services to any other person except as provided for in this Agreement. Consultant is solely liable for the work quality and conditions of any partners, employees and subconsultants.

ii. No offer or obligation of permanent employment with the City or particular City department or agency is intended in any manner, and Consultant may not become entitled by virtue of this Agreement to receive from the City any form of employee benefits including but not limited to sick leave. vacation, retirement benefits, workers' compensation coverage, insurance or disability benefits. Consultant will be solely liable for and obligated to pay directly all applicable taxes, including federal and state income taxes and social security, arising out of Consultant's performance of Services under this Agreement. Consultant will defend, indemnify and hold the City harmless from any and all liability, which the City may incur because of Consultant's failure to pay such taxes.

5. REPRESENTATIVES AND COMMUNICATIONS

A. **City's Project Representative.** The City appoints the individual named below as the City's Project Representative for the purposes of this Agreement ("City's Project Representative"). The City may unilaterally change its project representative upon notice to Consultant.

Name: Chip Rerig
Title: City Administrator
Address: P.O. Box CC, Carmel-by-the-Sea, CA 93921
Telephone: 831.620.2058
Email: crerig@ci.carmel.ca.us

B. **Consultant's Project Manager.** Consultant appoints the person named below as its Project Manager for the purposes of this Agreement ("Consultant's Project Manager").

Name: Rob O'Keefe
Title: President/CEO
Company: Monterey County Convention and Visitors Bureau
Address: P.O. Box 1770, Monterey, CA 93942
Telephone: 831.657.6425
Email: Rob@seemonterey.com

C. **Meet and Confer.** Consultant agrees to meet and confer with the City's Project Representative, its agents or employees with regard to Services as may be required by the City to insure timely and adequate performance of this Agreement.

D. **Communications and Notices.** All communications between the City and Consultant regarding this Agreement, including performance of Services, will be between the City's Project Representative and Consultant's Project Manager. Any notice, report, or other document that either party may be required or may wish to give to the other must be in writing and will be validly given to and received by the addressee, if delivered personally, on the date of such personal delivery, if delivered by email, on the date of transmission. or if by mail, seven (7) calendar days after posting.

6. **INDEMNIFICATION**

Consultant hereby agrees to the following indemnification clause:

To the fullest extent permitted by law (including, without limitation, California Civil Code Sections 2782 and 2782.6), Consultant will defend (with legal counsel reasonably acceptable to the City), indemnify and hold harmless the City and its officers, designated agents, departments, officials, representatives and employees (collectively "Indemnitees") from and against claims, loss, cost, damage, injury expense and liability (including incidental and consequential damages, Court costs, reasonable attorneys' fees as may be determined by the Court, litigation expenses and fees of expert consultants or expert witnesses incurred in connection therewith and costs of investigation) to the extent they arise out of, pertain to, or relate to, the negligence, recklessness, or willful misconduct of Consultant, any subconsultant or subcontractor, anyone directly or indirectly employed by them, or anyone that they control (collectively "Liabilities"). Such obligations to defend, hold harmless and indemnify any Indemnitee will not apply to the extent that such Liabilities are caused in part by the active negligence or willful misconduct of such Indemnitee.

Notwithstanding the provisions of the above paragraph, Consultant agrees to indemnify and hold harmless the City from and against all claims, demands, defense costs, liability, expense, or damages arising out of or in connection with damage to or loss of any property belonging to Consultant or Consultant's employees, subconsultants, representatives, patrons, guests or invitees.

In no event will the obligation of the Consultant exceed the limitations on the duty to defend and indemnify as set forth in Civil Code Sections 2782, 2782.6, and 2782.8.

7. **INSURANCE**

Consultant must submit and maintain in full force all insurance as described herein. Without altering or limiting Consultant's duty to indemnify, Consultant must maintain in effect throughout the term of this Agreement a policy or policies of insurance with the following minimum limits of liability:

A. Commercial General Liability Insurance including but not limited to premises, personal injuries, bodily injuries, property damage, products, and completed operations, with a combined single limit of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate.

B. Professional Liability Insurance with limits of not less than $1,000,000 per occurrence or claim and $2,000,000 in the aggregate. Consultant will have a policy for professional liability coverage that provides coverage on an occurrence basis or obtain extended reporting (tail) coverage (with the same liability limits) for at least three years following the City's acceptance of the work.

C. Automobile Liability Insurance covering all automobiles. including owned, leased, non-owned, and hired automobiles, used in providing Services under this Agreement, with a combined single limit of not less than $1,000,000 per occurrence.

D. Workers' Compensation Insurance, If Consultant employs others in the performance of this Agreement, Consultant must maintain Workers' Compensation insurance in accordance with California Labor Code section 3700 and with a minimum of $1,000,000 per occurrence.

E. Other Insurance Requirements:

i. All insurance required under this Agreement must be written by an insurance company either:

a. admitted to do business in California with a current A.M. Best rating of no less than A:VI; or
b. an insurance company with a current A.M. Best rating of no less than A:VII. Exception may be made for the State Compensation Insurance Fund when not specifically rated.

ii. Each insurance policy required by this Agreement may not be canceled, except with prior written notice to the City.

iii. The general liability and auto policies must

a. Provide an endorsement naming the City of Carmel-by-the-Sea, its officers, officials, employees, and volunteers as additional insureds. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 1O 11 85 or both CG 20 10 and CG 23 37 forms if later revisions used).

b. Provide that such Consultant's insurance is primary as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City of Carmel-by-the-Sea is excess to the Consultant's insurance and will not contribute with it.

c. Contain a "Separation of Insureds" provision substantially equivalent to that used in the ISO form CG 00 01 10 01 or their equivalent.

d. Provide for a waiver of any subrogation rights against the City via an ISO CG 24 01 10 93 or its equivalent.

iv. Prior to the start of work under this Agreement, Consultant will file certificates of insurance and endorsements evidencing the coverage required by this Agreement with the City. Consultant will file a new or amended certificate of insurance

promptly after any change is made in any insurance policy that would alter the information on the certificate then on file.

v. Neither the insurance requirements hereunder, nor acceptance or approval of Consultant's insurance, nor whether any claims are covered under any insurance, may in any way modify or change Consultant's obligations under the indemnification clause in this Agreement, which will continue in full force and effect. All coverage available to the Consultant as named insured will also be available and applicable to the additional insured. Notwithstanding these insurance requirements, Consultant is financially liable for its indemnity obligations under this Agreement.

vi. All policies must be written on a first dollar coverage basis or contain a deductible provision. Any deductibles or self-insured retentions ("SIR") must be declared to and approved by the City. At the option of the City, either: the insured will reduce or eliminate such deductibles or SIR as respects the City, its officers, officials, employees and volunteers; or Consultant will provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses. In no event will any SIR or insurance policy contain language, whether added by endorsement or contained in the policy conditions, that prohibits satisfaction of any self-insured provision or requirement by anyone other than the named insured, or by any means including other insurance, or which is intended to defeat the intent or protection of an additional insured.

vii. City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

viii. Consultant must require and verify that all subconsultants and subcontractors maintain insurance meeting all the requirements in this Agreement.

ix. If Consultant, for any reason, fails to have in place at all times during the term of this Agreement all of the required insurance coverage, the City may, but is not obligated to, obtain such coverage at Consultant's expense and deduct the cost from the sums due Consultant. Alternatively, City may terminate the Agreement.

x. The existence of the required insurance coverage under this Agreement will not be deemed to satisfy or limit Consultant's indemnity obligations under this Agreement. Consultant acknowledges that the insurance coverage and policy limits set forth in this Agreement constitute the minimum coverage and policy limits required. Should any coverage carried by the Consultant or any subcontractor of any tier have limits of liability that exceed the limits or have broader coverage than required in this Agreement, those higher limits and that broader coverage are deemed to apply for the benefit of any person or organization included as an additional insured and those limits and broader coverage will become the required minimum limits and insurance coverage in all sections of this Agreement. Any insurance proceeds available to City in excess of the limits and coverages required by this Agreement, and which is applicable to a given loss, must be made available to City to compensate it for such losses.

xi. Consultant must give City prompt notice of claims made of lawsuits initiated that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability insurance policies.

xii. The Consultant hereby waives any right of subrogation that any of its insurers may have or that they may accrue out of the payment of any claim related to the Consultant's performance of this Agreement, regardless of whether any endorsements required by this section are obtained.

8. PERFORMANCE STANDARDS: Consultant agrees to the following performance standards for the term of the Agreement:

A. MCCVB will collaborate with the City and Visit Carmel on the development and implementation of visitor marketing campaigns focused on safe, responsible and respectful travel, including the "Love Carmel Like a Local" campaign

B. MCCVB will work with Visit Carmel to cross-promote Carmel-by-the-Sea in at least one focused owned media post per quarter

C. MCCVB will include Carmel-by-the-Sea within its 2023-24 group marketing programs

D. MCCVB will include Carmel-by-the-Sea within its 2023-24 earned media programs

E. MCCVB will attend Visit Carmel Board Meetings as requested and also hold up to four 30 minute "working sessions" as requested with Visit Carmel to gauge progress in meeting objectives and make adjustments in marketing strategies as needed

F. Visit Carmel Executive Director will hold a position on MCCVB Marketing committee

G. MCCVB will make a concerted effort to maintain up-to-date and accurate information about Carmel-by-the-Sea and its tourism-based businesses on MCCVB's website and in print and digital materials

H. MCCVB will highlight events at the Sunset Center by supporting Sunset Center events in the online event calendar as information is available and include the Sunset Center as a venue for performances, meetings and conferences and wedding and special events on MCCVB's website and marketing materials

9. OWNERSHIP AND USE OF MATERIALS

A. **No Patent or Copyright Infringement.** Consultant guarantees that in its creation of the Materials produced under this Agreement, no federal or state patent or copyright laws were violated. Consultant agrees that all copyrights, which arise from creation of the work or Services pursuant to this Agreement, will be vested in the City and waives and relinquishes all claims to copyright or intellectual property rights in favor of the City. Consultant covenants that it will defend, indemnify and hold City harmless from any claim or legal action brought against the City for alleged infringement of any patent or copyright related to City's use of Materials produced by Consultant and its employees, agents and subconsultants under this Agreement.

10. CONFIDENTIALITY

A. **No Disclosure.** Consultant must keep confidential and may not disclose, publish or release any information, data, or confidential information of the City to any person other than representatives of the City duly designated for that purpose in writing by the City. Consultant may not use for Consultant's own purposes, or for any purpose other than those of the City, any information, data, or confidential information Consultant may acquire as a result of the performance of the Services under this Agreement. Consultant must promptly transmit to the City any and all requests for disclosure of any such confidential information or records. The obligations under this Section will survive the expiration or earlier termination of this Agreement.

B. **California Public Records Act.** Consultant acknowledges that the City is subject to the California Public Records Act (Government Code Section 6250 et seq.), known as the pRAn, and agrees to any disclosure of information by the City as required by law. Consultant further acknowledges that it may have access to personal information as defined under the PRA, and Consultant will not use any such personal information for any purposes other than for the performance of Services under this Agreement without the advance written approval of the City.

All Scopes of Services and related documents received will be public records, with the exception of those elements, identified by the Consultant as business trade secrets and are plainly marked "Trade Secret", "Confidential" or "Proprietary". If disclosure is required under the PRA or otherwise by law, the City will not be liable or responsible for the disclosure of any such records and the Consultant will indemnify, defend, and hold the City harmless for any such disclosure.

11. CONFLICT OF INTEREST

Consultant covenants that neither Consultant, nor any officer, principal or employee of its firm, has or will acquire any interest, directly or indirectly, that would conflict in any manner with the interests of City relating to this Agreement or that would in any way hinder Consultant's performance of services under this Agreement. Consultant's attention is directed to the conflict of interest rules applicable to governmental decision making contained in the Political Reform Act (California Government Code Section 87100 and following) and its implementing regulations (California Code of Regulations, Title 2, Section 18700 et seq.), and California Government Code section 1090.

Consultant is required to file a Form 700 in compliance with the City's Conflict of Interest Code unless a written determination by the City Administrator is made modifying or eliminating said requirement, or unless otherwise exempted by law.

In addition, Consultant, Consultant's employees, and subconsultants agree as follows:

A. That they will conduct their duties related to this Agreement with impartiality, and must, if they exercise discretionary authority over others in the course of those duties, disqualify themselves from dealing with anyone with whom a relationship between them could bring the impartiality of Consultant or its employees into question;

8. May not influence, seek to influence, or otherwise take part in a decision of the City knowing that the decision may further their private interests;

C. May not accept any commission, discount, allowance, payment, gift, or other benefit connected, directly or indirectly, with the performance of Services related to this Agreement, that causes, or would appear to cause, a conflict of interest;

D. May have no financial interest in the business of a third party that causes, or would appear to cause. a conflict of interest in connection with the performance of the Services related to this Agreement, and if such financial interest is acquired during the term of this Agreement, Consultant must promptly declare it to the City, and;

E. May not, during the term of this Agreement, perform a service for, or provide advice to, any person, firm, or corporation, which gives rise to a conflict of interest between the obligations of Consultant under this Agreement and the obligations of Consultant to such other person, firm or corporation.

12. DISPUTE RESOLUTION

A. **Dispute Resolution Procedures.** The parties will make reasonable efforts to promptly resolve any dispute, claim, or controversy arising out of or related to this Agreement ("Dispute") using the Dispute Resolution Procedures set forth in this Section.

B. **Negotiations.** First, the City's Project Representative and Consultant's Project Manager will make reasonable efforts to resolve any Dispute by amicable negotiations and will provide frank, candid, and timely disclosure of all relevant facts, information, and documents to facilitate negotiations. Should these negotiations be unsuccessful in resolving the Dispute, the matter will be promptly referred to the Mayor or Mayor Pro Tempore, and the Consultant's Chair of the Board of Directors, who will meet and confer. in good faith, to resolve the Dispute to mutual satisfaction of the parties.

C. **Mediation.** If all or any portion of a Dispute cannot be resolved by good faith negotiations as set forth above within thirty (30) days of the date that the matter was referred to the Mayor or Mayor Pro Tempore pursuant to subsection B above, either party may, by notice to the other party, submit the Dispute for formal mediation to a mediator selected mutually by the parties from the Monterey Superior Court's Court-Directed Mediator Panel list. The duration of any such mediation may not exceed 2 hours unless otherwise agreed to by the parties. The cost of the mediation (including fees of mediators) will be borne equally by the parties, and each party will bear its own costs *of* participating in mediation. The mediation will take place within or in close proximity to the City of Carmel- by-the-Sea.

In any mediation conducted pursuant to this section, the prov1s1ons of California Evidence Code section 1152 will be applicable to limit the admissibility of evidence disclosed by the parties in the course of the mediation. In the event the parties are unsuccessful in resolving the dispute through the mediation process, then the parties agree that the dispute will be submitted to Binding Arbitration to a single Arbitrator in accordance with the existing Rules of Practice and Procedure of the Judicial Arbitration and Mediation Services, Inc. (JAMS) within thirty (30) days of the close of mediation as declared by the mediator.

D. **Arbitration.** The submission to Mediation and Arbitration in accordance with the requirements of this section of any and all agreements, differences, or controversies that

may arise hereunder is made a condition precedent to the institution of any action or appeal at law or in equity with respect to the controversy involved. The award by the arbitrator will have the same force and effect and may be filed and entered, as a judgment of the Superior Court of the State of California and is subject to appellate review upon the same terms and conditions as the law permits for judgments of Superior Courts. A "Prevailing Party" will be determined in the Arbitration, and the prevailing party
will be entitled to reasonable attorney's fees and costs incurred, and accrued interest on any unpaid balance that may be due. Costs will include the cost of any expert employed in the preparation or presentation of any evidence. All costs incurred and reasonable attorney fees will be considered costs recoverable in that proceeding, and be included in any award.

13. TERMINATION OF AGREEMENT

A. **Termination for Cause or Default.** The City reserves the right to immediately terminate this Agreement. in whole or in part, if Consultant or any subconsultant defaults or fails to deliver the Services in accordance with the terms and conditions of this Agreement. Such termination must be in writing, setting forth the effective date of termination, and will not result In any penalty or other charges to the City, and may be issued without any prior notice. Without limitation, Consultant is in default of its obligations contained in this Agreement if Consultant, or any subconsultant:

i. Fails to perform the required Services within the term and/or in the manner provided under this Agreement;

ii. Fails to supply sufficient, properly skilled workers or proper workmanship, products, material, tools and equipment to perform the Services;

iii. Fails to observe or comply with all laws, ordinances, including all requirements of governmental or quasi-governmental authorities, including federal, state, and local government enactments, bylaws, and other regulations now or, following the date of this Agreement, in force that pertain to;

iv. Fails to observe or comply with the City's reasonable instructions;

v. Breaches the Conflict of Interest provisions of this Agreement; or

vi. Otherwise violates any provision of this Agreement.

B. **Termination for Convenience.** The City may, at its option and sole discretion, terminate this Agreement, in whole or in part, with or without cause, at any time during the Agreement Term for the convenience of the City, upon ten (10) days written notice to the Consultant.

C. **Steps after Termination:**

i. Upon termination of this Agreement by the City for any reason, the City will pay Consultant for satisfactorily performed Services and disbursements incurred by Consultant to the date of termination pursuant to this Agreement. less any amounts necessary to compensate the City for damages or costs incurred by the City arising

from Consultant's default. Termination will be without prejudice to any other rights or remedies the City may have.

ii. Upon receipt of written notice of termination of this Agreement by the City for any reason, Consultant must promptly cease all Services, including Services provided by any subconsultant, unless otherwise directed by the City; and

iii. If this Agreement is terminated by the City for any reason, the City is hereby expressly permitted to assume the projects and Services, and to complete them by any means including, but not limited to, an agreement with another party.

14. LEGAL ACTION/ VENUE

A. Should either party to this Agreement bring legal action against the other, the validity, interpretation and performance of this Agreement will be controlled by and construed under the laws of the State of California, excluding California's choice of law rules.

B. Venue for any such action relating to this Agreement will be in Monterey County.

C. If any legal action or proceeding, including action for declaratory relief, ts brought for the enforcement of this Agreement or because of an alleged dispute, breach, default or misrepresentation in connection with this Agreement, the prevailing party may recover reasonable attorneys' fees as may be determined by the Arbitrator, experts' fees, and other costs, in addition to any other relief to which the party may be entitled.

15. MISCELLANEOUS PROVISIONS

A. **Non-discrimination.** During the performance of this Agreement, Consultant, and its subconsultants, may not unlawfully discriminate on the basis of class of persons protected under California and federal law, either in Consultant's employment practices or in the furnishing of services to recipients. Consultant further acknowledges that harassment in the workplace is not permitted in any form, and will take all necessary actions to prevent such conduct.

B. **Acceptance of Services Not a Release.** Acceptance by the City of the Services to be performed under this Agreement does not operate as a release of Consultant from professional responsibility for the Services performed.

C. **Force Majeure.** Either party is absolved from its obligation under this Agreement when and to the extent that performance is delayed gr prevented, and in the City's case, when and to the extent that its need for vehicles, materials, or Services to be supplied hereunder are reduced or eliminated by any course, except financial, for reasons beyond its control. Such reasons include, but are not limited to: earthquake, flood, epidemic, fire, explosion, war, civil disorder, act of God or of the public enemy, act of federal, state or local government, or delay in transportation to the extent that they are not caused by the party's willful or negligent acts or omissions, and to the extent that they are beyond the party's reasonable control.

D. **Headings.** The headings do not govern, limit, modify, or in any manner affect the scope, meaning or intent of the provisions of this Agreement. The headings are for convenience only.

E. **Entire Agreement.** This Agreement, including the Exhibits attached hereto, constitutes the entire agreement between the parties hereto with respect to the terms, conditions, and Services and supersedes any and all prior proposals. understandings, communications, representations and agreements, whether oral or written, relating to the subject matter thereof pursuant to Section 18, "Change Order of Services". Any Change Order to this Agreement will be effective only if it is in writing signed by both parties hereto and will prevail over any other provision of this Agreement in the event of inconsistency between them.

F. **Conflict between Agreement and Exhibits.** In the event of a conflict between a provision in this Agreement and a provision in an Exhibit attached to this Agreement. the provisions in this Agreement will take precedence.

G. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which will be deemed an original, and may be signed in counterparts, but all of which together will constitute one and the same Agreement.

H. **Multiple Copies of Agreement.** Multiple copies of this Agreement may be executed, but the parties agree that the Agreement on file in the office of the City's City Clerk is the version of the Agreement that governs should any difference exist among counterparts of this Agreement.

I. **Authority.** Any individual executing this Agreement on behalf of the City or Consultant represents and warrants hereby that he or she has the requisite authority to enter into this Agreement on behalf of such party and bind the party to the terms and conditions of this Agreement.

J. **Severability.** If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions will not be impaired thereby. Limitations of liability and indemnities will survive termination of the Agreement for any cause. If a part of the Agreement is valid, all valid parts that are severable from the invalid part remain in effect. If a part of this Agreement is invalid in one or more of its applications, the part remains in effect in all valid applications that are severable from the invalid applications.

K. **Non-exclusive Agreement**. This Agreement is non-exclusive and both the City and Consultant expressly reserve the right to enter into agreements with other Consultants or Cities/Jurisdictions for the same or similar services, or may have its own employees perform the same or similar services.

L. **Assignment of Interest.** The duties under this Agreement are not assignable, delegable, or transferable without the prior written consent of the City. Any such purported assignment, delegation, or transfer constitutes a material breach of this Agreement upon which the City may terminate this Agreement and be entitled to damages.

M. **City Business License.** Prior to receiving a Notice to Proceed from the City, Consultant will obtain and maintain a valid City of Carmel-by-the-Sea Business License for the duration of the Agreement. Costs associated with the license are the responsibility of Consultant.

N. **Laws.** Consultant agrees that in the performance of this Agreement it will comply with all applicable federal, state and local laws and regulations. This Agreement will be governed by and construed in accordance with the laws of the State of California and the City of Carmel-by-the-Sea.

IN WITNESS WHEREOF, the parties enter into this Agreement hereto on the day and year first above written in Carmel-by-the-Sea, California.

CITY OF CARMEL-BY-THE-SEA

City Administrator Signature

Chip Rerig
Printed Name

Date: _____

City Administrator
Title

CONSULTANT

Rob O'Keefe
Printed Name

Date: _____

President/CEO
Title

Monterey- County Destination Marketing Organization Inc. dba Monterey County Convention and Visitors Bureau
Consultant Legal Company Name

APPROVED AS TO FORM:

By: _____
Brian Pierik, City Attorney

Date: _____

Attest: _____
Nova Romero, City Clerk

Date: _____

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

August 1, 2023
CONSENT AGENDA

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Nova Romero, City Clerk
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Resolution 2023-079, authorizing a Free Use Day of the Sunset Center Theater and Lobby for the Carmel Sunset Rotary Club Art Auction Event

RECOMMENDATION:

Adopt Resolution 2023-079, authorizing a Free Use Day of the Sunset Center Theater and Lobby for the Carmel Sunset Rotary Club Art Auction Event

BACKGROUND/SUMMARY:

The 2017 Agreement between the City and Sunset Cultural Center, Inc. (SCC) provides that the City shall have the right to use the theater and lobby for up to twelve (12) full days each fiscal year without charge, as long as the spaces have not already been committed to rental customers by SCC.

The City Administrator and the Carmel Sunset Rotary Club are requesting use of the Sunset Center through the City's Free Theater Days for a community event taking place on Thursday, October 26, 2023. The event is the Rotary Club's 4th Annual "The Pointe of Art" Exhibition and Auction. The funds generated for this auction are dedicated to supporting the educational programming for the Monterey Peninsula Ballet Theatre, a non-profit performing arts organization based in Carmel-by-the-Sea. Their motto is "where talents and life skills may grow in an inspiring and nurturing environment". Most of the participating artists are also residing and selling their work based in Carmel-by-the-Sea.

Granting the Carmel Sunset Rotary Club use of the Sunset Center through the City's Free Theater Days will result in significant savings in facility use fees for this organization.

FISCAL IMPACT:

None for this action

PRIOR CITY COUNCIL ACTION:

None for this particular request.

ATTACHMENTS:

Attachment 1) SCC Free Use Day Request, Carmel Sunset Rotary Club
Attachment 2) Resolution 2023-079

Carmel Sunset Rotary District 5230 | Empowering Youth Through the Arts

June 1, 2023

Mayor Potter
City of Carmel-By-The-Sea
Carmel, CA 93923

Dear Mayor Potter,

On behalf of the Carmel Sunset Rotary Club, we would like to extend our heartfelt appreciation for the tremendous support the City provides to the youth and the arts in Carmel-by-the-Sea throughout the year.

Our club's mission is to empower youth through the arts. Today, we are writing to request your approval of providing our team with a Sunset Center Free Day which we would use to host the Carmel Sunset Rotary Club's 4th Annual "*The Pointe of Art*" Exhibition and Auction." The funds generated from this auction are dedicated to supporting the educational programming of the Monterey Peninsula Ballet Theater, an outstanding non-profit performing arts organization based in Carmel-by-The-Sea. Their motto is "where talents and life skills may grow in an inspiring and nurturing environment". Most of our participating artists are also residing in and selling their work based in Carmel-by-the-Sea.

Here's an outline of our program:

Pairing of the Slippers: This first part of our program took place on May 21st featuring 22 local artists and 22 dancers. Each artist was randomly paired with a dancer, who presented a pair of their slippers to their artist. This gesture solidifies the connection and mutual inspiration between the artists and dancers, while emphasizing the collaborative nature of the program. Each dancer then performed a brief and captivating solo performance, helping artists become acquainted with their style and aspirations.

Artist-Dancer Collaborations: For the next three months after this initial meeting, the artists will collaborate with the dancers to create individual artistic projects based on the dancers' performances and personal stories. This process will once again exemplify the merging of performing arts and visual art across the generations, resulting in unique, diverse, and imaginative artworks.

Art Auction Event: **The culminating event is The Pointe of Art Exhibition and Auction held at the Sunset Center Theater Lobby on Thursday, October 26th from 5 pm to 8 pm.** Each artist's project will be professionally framed and presented for auction, with all proceeds going directly to support the local youth dance program. *The Pointe of Art* is a unique opportunity for our community members and art enthusiasts to acquire remarkable artworks while contributing to a worthy cause.

We believe that hosting this event at Sunset Center showcases the artwork in the best ways possible and adds considerable prestige and significance to the cause. We kindly request your assistance in providing us with a Free Day to hold this event, allowing us to fully utilize the beautiful venue and leverage the resources and support for our youth that the Sunset Center can uniquely offer.

We await your response to our request and appreciate your consideration. Should you require any additional information or have any questions, please do not hesitate to contact me at 831-206-2588 or paulettelynch12@gmail.com. Thank you for your time and support. We look forward to collaborating with the Sunset Center and continuing our shared commitment of Empowering Youth Through the Arts.

Sincerely,

Paulette Lynch
Past President and Program Co-Chair
Carmel Sunset Rotary Club
Paulettelynch12@gmail.com; 831-206-2588
Cc: City Administrator Chip Rerig

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2023-079

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA AUTHORIZING A FREE USE DAY OFTHE SUNSET CENTER THEATER AND LOBBY FOR THE CARMEL SUNSET ROTARY CLUB ART AUCTION EVENT

WHEREAS, the City's Amended and Restated Lease Agreement with Sunset Center Cultural Center (SCC), adopted by the City Council on June 6, 2017, stipulates that the City shall have the right to use the Sunset Center theater, lobby and dressing rooms for up to twelve (12) full days (designated in the Lease Agreement as "Free Theater Days") each fiscal year without charge.; and

WHEREAS, the Carmel Sunset Rotary Club is requesting use of the Sunset Cultural Center through the City's Free Theater Days for the Rotary Club's 4th Annual "The Pointe of Art" Exhibition and Auction on October 26, 2023; and

WHEREAS, the funds generated for this auction are dedicated to supporting the educational programming for the Monterey Peninsula Ballet Theatre, a non-profit performing arts organization based in Carmel-by-the-Sea; and

WHEREAS, granting the Carmel Sunset Rotary Club one of the Sunset Center Free Theater Days will result in significant savings in facility use fees for this organization.

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

Authorize the Carmel Sunset Rotary Club to utilize one of the City's Sunset Center Free Theater Days "The Pointe of Art" Exhibition and Auction event in 2023.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 1st day of August, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Dave Potter
Mayor

_____
Nova Romero, MMC
City Clerk

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

August 1, 2023
CONSENT AGENDA

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Maxine Gullo, Ass't. City Administrator
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Resolution 2023-080 to designate 2023 Holiday Closure from December 22 – December 29, 2023

RECOMMENDATION:

Approve Resolution No. 2023-080 to designate 2023 Holiday Closure from December 22 – December 29 2023.

BACKGROUND/SUMMARY:

Over the course of the last few years, staff has informally been tracking the walk-ins into City Hall and reported a decrease in customers during the holiday period. This holiday closure is recommended in an effort to have a positive impact on our employee's morale, productivity and wellness. It would also show the City's appreciation and recognition for the hard work and achievements through the year. Additionally, it would reduce the City's operational costs and environmental footprint by saving energy and resources.

The City is requesting a holiday closure from December 22 – December 29, 2023. The City recognizes Christmas Eve (December 22), Christmas Day (December 25) and New Year's Day (January 1).

All essential services such as Police and Ambulance will remain open 24/7 during this time period.

Below is the holiday closure period.

Monday 12/18	Tuesday 12/19	Wednesday 12/20	Thursday 12/21	Friday 12/22
Regular Business Hours	Regular Business Hours	Regular Business Hours	Regular Business Hours	**Observed Holiday**

Monday (12/25)	Tuesday (12/26)	Wednesday (12/27)	Thursday (12/28)	Friday (12/29)
Observed Holiday	Voluntary Holiday Closure	Voluntary Holiday Closure	Voluntary Holiday Closure	Voluntary Holiday Closure

FISCAL IMPACT:

The City will have cost savings in utilities such as gas and electric since City buildings will be shut down during this time period. In addition, this will lower the vacation leave accruals that lowers the City's payroll liability as employees will use leave balances for the proposed closure period.

PRIOR CITY COUNCIL ACTION:

On September 13, 2022, Council adopted Resolution No. 2022-081 designating a holiday closure from December 27 through December 30, 2022.

ATTACHMENTS:

Attachment 1) Resolution 2023-080

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2023-080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DESIGNATING A HOLIDAY CLOSURE FROM DECEMBER 22, 2023 THROUGH DECEMBER 29, 2023

WHEREAS, Section 6700 of the California Government Code designates days that are holidays in the State of California ("State"); and

WHEREAS, Section 6702 of the California Government Code provides that City offices shall be closed on designated State holidays unless otherwise provided by the City, and

WHEREAS, public safety essential services such as Police and Ambulance will remain open 24/7 during this time period; and

WHEREAS, the City of Carmel-by-the-Sea Library will be closed per their holiday schedule during this time period; and

WHEREAS, the City Administrator has identified non-public safety staff throughout the City to be on stand-by to provide services to our community; and

WHEREAS, the City of Carmel-by-the-Sea City Council recognizes Christmas Eve on December 22; Christmas Day on December 25, and New Year's Day on January 1st as observed holidays.

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

Authorize a holiday closure for non-essential City services from December 22, 2023 – December 29, 2023.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 1st day of August 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SIGNED: ATTEST:

_____ _____

Dave Potter, Mayor Nova Romero, MMC, City Clerk

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

August 1, 2023
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	6th Cycle Draft Housing Element (2023-2031) Update

RECOMMENDATION:

Receive report and direct staff to submit the 6th cycle draft Housing Element (2023-2031) to the State Department of Housing & Community Development for review.

BACKGROUND/SUMMARY:

The City of Carmel-by-the-Sea last updated the General Plan Housing Element in 2015 for the 5th cycle planning period of 2015-2023. The Housing Element is required under State law to be updated every eight (8) years in a manner consistent with the Regional Housing Needs Allocation (RHNA). The 6th cycle planning period is 2023-2031, and the City's RHNA is 349 housing units. The Housing Element includes policies, programs, incentives, and objectives to achieve the City's housing goals, including planning for the creation of 349 new housing units, and must be adopted by the local jurisdiction and certified by the California Department of Housing and Community Development (HCD) by December 15, 2023.

Housing Ad-Hoc Committee

In 2022, Mayor Potter appointed a Housing Ad-Hoc Committee consisting of Mayor Pro Tem Bobby Richards and Councilmember Karen Ferlito to work with staff on the Housing Element update and bring recommendations to the full Council for action throughout the process. The Housing Ad-Hoc Committee has been meeting regularly since October 2022 and has hosted four community meetings in 2023 (February 28th, April 6th, May 24th, and June 15th).

Contract with EMC Planning Group

On December 9, 2022, the City released a Request for Proposals (RFP) soliciting proposals from qualified professionals to update the General Plan Housing Element and Safety Element. On February 7, 2023, the city approved a professional services agreement with EMC Planning Group to assist staff with preparing the updates. EMC is located in Monterey, California, and has provided land use, planning, and environmental consulting services to public agencies throughout California for 44 years. The firm has prepared housing elements for jurisdictions throughout the State, including several recently completed and certified elements, as well as ongoing preparation of 6th Cycle Housing Element updates with the Town of Los Gatos and the Cities of Larkspur, Monte Sereno, Belvedere, and Sand City. EMC has a history of

partnering with the City of Carmel-by-the-Sea. Past projects include but are not limited to the City's Local Coastal Plan and Mitigated Declaration (2000 – 2003) and the Coastal Engineering and Adaptation Planning project (2022, ongoing).

Public Review Draft

On June 6, 2023, the Public Review Draft of the 6th cycle Housing Element was released for a 30-day public review period. On June 15, 2023, the Housing Ad Hoc Committee hosted a joint City Council and Planning Commission special meeting to discuss the Public Review Draft of the updated Housing Element. Staff received comments from the Council, Planning Commission, and the public at the meeting.

The public review period ended at 5:00 PM on Thursday, July 6th. At the July 11, 2023, City Council meeting, staff sought policy direction on seven topics (Attachment 2) in response to public comments received throughout the development of the public review draft. Below is a summary of the policy direction received from Council at the July 11th meeting:

1. *Policy Question: Should we amend **Program 1.3.B: R-1 Motel (Conversion) Development Transfer Right**s to include existing motels not just in the R-1 but in every zoning district? Please note that the term "motel" is in reference to any transient lodging: hotel, motel, inn, b&b, etc.*

   Policy Direction: Modify Program 1.3.B to reflect its application to all hotels in all districts.

2. *Policy Question: Should we keep **Program 1.4.B: Objective Design Standards** to develop objective design standards for affordable multi-family housing projects? If not, should we remove one or more sites carried over from the 5th Housing Element cycle?*

   Policy Direction: Keep Program 1.4.B and develop objective design standards for projects with at least 20% affordable multi-family housing.

3. *Policy Question: Should we keep a vacancy tax on the list of potential options in **Program 2.1.D: Establish Affordable Housing Trust Fund**?*

   Policy Direction: Keep vacancy tax in Program 2.1.D as a potential funding source for an Affordable Housing Trust Fund.

4. *Policy Question: Should Program 3.1.A: Mixed Use Affordable Housing be modified to remove consideration of a third story when devoted to affordable housing?*

   Policy Direction: Modify Program 3.1.A: Mixed Use Affordable Housing to allow for a third-floor (not a story) mezzanine within the current height limits to encourage the development of affordable housing.

5. *Policy Question: Should we consider using Senate Bill (SB) 10 for the Regional Housing Needs Allocation (RHNA) sites zoned R-1, or should we remove them from the site's inventory?*

   Policy Direction: Remove the Pine Inn Parking Lot and Carmel Presbyterian Church from the site's inventory and use SB10 on the remaining sites zoned R-1.

6. *Policy Question: Should we modify **Program 1.3.C: Accessory Dwelling Units** to remove the creation of standardized, pre-approved Accessory Dwelling Unit plans?*

Policy Direction: Retain Program 1.3.C to explore the creation of standardized, pre-approved Accessory Dwelling Unit plans.

7. *Policy Question: Should we keep properties that contain parking lots on the site's inventory, or should we remove them?*

   Policy Direction: Retain sites with parking lots on the site's inventory on the condition that existing parking spaces are incorporated into the design of any future housing project.

Public Comment Summary:

City staff has been collecting public comments on the update to the Housing Element since the first community meeting on November 17, 2022. To date, there have been five community meetings, including a joint City Council/Planning Commission workshop and three additional meetings with the City Council to discuss and receive feedback on the project.

In addition to receiving comments at public meetings, a dedicated project website https://homecarmelbythesea.com was created to provide information throughout the update process and to receive feedback and answer questions. The website was promoted regularly in the City Administrator's Friday Letter.

Additional outreach included a survey in which 157 responses were received. The draft Housing Element provides additional details on all outreach efforts, which can be found in Appendix E.

During the 30-day period between June 5th and July 6th, 31 individuals submitted public comments on the Public Review Draft through the dedicated project website and via letters. Additional comments were received verbally at the joint City Council/Planning Commission workshop on June 15th. A copy of all comments received, followed by a written response, can be found in Attachment 3.

Revised 6th Cycle Draft Housing Element:

Based on the public comments received throughout the process and the policy direction from the City Council on July 11, 2023, the Public Review Draft has been revised, and the document is now referred to as the draft 6th cycle Housing Element. A redlined version that shows the changes from the Public Review Draft can be found in Attachment 1, and a clean copy can be found in Attachment 2. An updated Reader's Guide has also been prepared to summarize the changes and highlight additions to the document (Attachment 4).

Next steps and Timeline:

The 6th cycle draft Housing Element will be submitted to HCD for a 90-day review period. Staff will remain in close contact with HCD staff during the review process to answer any questions or provide clarification where needed. HCD staff makes every effort to have at least one check-in with City staff halfway through their review (September 16th 45-day review).

While the draft Housing Element is being reviewed by HCD, EMC Planning Group will analyze the document for potential environmental impacts in accordance with the California Environmental Quality Act (CEQA).

On or about October 31, 2023, City staff will receive a letter from HCD that either 1) finds the draft Housing Element to be in substantial compliance with state law or 2) finds that revisions are required and outlines what those revisions include. If HCD finds the document to be in substantial compliance, the City Council

can proceed with adopting the Housing Element and submitting it back to HCD for certification. If revisions are required, City staff will review the comments, discuss any substantive changes with the City Council, and resubmit the document for a 60-day review by HCD. This process continues until such time that HCD finds the document to be in substantial compliance.

Following certification from HCD, the City will submit the adopted Housing Element to the California Coastal Commission (CCC) as a Local Coastal Plan (LCP) Amendment. HCD does not require the City to obtain approval from the CCC prior to certifying the updated Housing Element.

FISCAL IMPACT:

Consultant fees for the project are $279,600. The cost will be fully paid with grant funding from SB2, LEAP, and REAP. In 2019 and 2020, the City received three grant awards totaling $290,000 to assist with the cost of updating the Housing Element: SB2 ($160,000), LEAP ($65,000), and REAP ($65,000).

PRIOR CITY COUNCIL ACTION:

On February 7, 2023, the City Council adopted Resolution 2023-024 entering into a Professional Services Agreement with EMC Planning Group for the 6th cycle Housing Element update and General Plan Safety Element update at a cost of $239,145. On July 11, 2023, the City Council adopted Resolution 2023-074 amending the Agreement to include additional work under the California Environmental Quality Act (CEQA) at an additional cost of $40,455.

ATTACHMENTS:

Attachment 1) 6th Cycle 2023-2031 Draft Housing Element - Redlined
Attachment 2) 6th Cycle 2023-2031 Draft Housing Element - Clean
Attachment 3) 6th Cycle 2023-2031 Public Comment Report
Attachment 4) Reader's Guide 08.01.2023
Attachment 5) July 11, 2023 City Council Staff Report

Attachment 1

Housing and Community Development (HCD) Initial Draft

6th Cycle Housing Element Update (2023-2031)

City of Carmel-by-the-Sea

August 1, 2023







Prepared by

EMC Planning Group

HOUSING AND COMMUNITY DEVELOPMENT (HCD) INITIAL DRAFT

6TH CYCLE HOUSING ELEMENT UPDATE (2023-2031)

CITY OF CARMEL-BY-THE-SEA

PREPARED FOR

City of Carmel-by-the-Sea

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1.0 Introduction

1.1 Introduction

Carmel-by-the-Sea is a community with a high quality of life, a healthy environment, and renowned architecture. The long-term vitality of Carmel-by-the-Sea and the local economy depend upon the availability of various types of housing to satisfy the community's local housing needs while continuing to be a vacation destination for all. As Carmel-by-the-Sea looks towards the future, increasing the range and diversity of housing options is integral to the City's success. This Housing Element serves as a continuation of the City's commitment to ensuring new opportunities for residential development, as well as preserving and enhancing existing neighborhoods, and continuing to protect the natural environment.

Located on the Monterey Peninsula and incorporated in 1916, Carmel-by-the-Sea is a bijou coastal community boasting sweeping views of the Pacific Ocean, acclaimed architecture, and a strong residential character~~. The City was incorporated in 1916, lending to its 1920-1930s architectural charm that is weaved throughout the City's centralized business district and commercial district~~. The City has nearly 50 historic properties within the centralized commercial district ~~that are regarded as historical resources~~, primarily dating to the turn of the 20th century and the 1920-1930s period. Residences throughout the one-square-mile village span a range of construction eras but are collectively appreciated for their architectural aesthetic. As a result of its beauty, the City is a popular tourism and second-home destination. Approximately 51 percent of housing units are for seasonal, recreational, or occasional use, creating high barriers of entry to the housing market for local~~s~~. renters.

This 2023-2031 Housing Element represents the City of Carmel-by-the-Sea's intent to plan for the housing needs of the community while meeting the State's housing goals as set forth in Article 10.6 of the California Government Code (Section 65580-65589.11). The California State Legislature has identified the attainment of a decent home and a suitable living environment for every Californian as the State's major housing goal. The Carmel-by-the-Sea 6th Cycle Housing Element represents a sincere and creative effort to meet State housing mandates within the constraints of an established and nearly built-out community with limited land availability, coastal hazards, and extraordinarily high costs of land and housing.

Pursuant to sStates law, the Housing Element must be updated periodically according to statutory deadlines. This 6th Cycle Housing Element covers the planning period 2023 through 2031 and replaces the City's 5th Cycle Housing Element that covered the period 2015 through 2023.

Per State Housing Element law, the document must be periodically updated to:

- Outline the community's housing production objectives consistent with State and regional growth projections;
- Describe goals, policies and implementation strategies to achieve local housing objectives;
- Examine the local need for housing with a focus on special needs populations;
- Identify adequate sites for the production of housing serving various income levels;
- Analyze potential constraints to new housing production;
- Evaluate the Housing Element for consistency with other General Plan elements; and
- Evaluate Affirmatively Furthering Fair Housing.

1.2 California's Housing Crisis

The 6th Cycle Housing Element update comes at a critical time because California is experiencing a housing crisis, and as is the case for all jurisdictions in California, Carmel-by-the-Sea is committed to playing its part in meeting the growing demand for housing. In the period 2020 through 2045, the AMBAG region is projected to add 36,544 jobs,[1] which represents a nine (9) percent increase. These changes will increase demand for housing across all income levels, and if the region can't identify ways to significantly increase housing production, it risks worsening the burden for existing lower-income households, many of whom do not have the luxury or skill set to move to a new ~~a~~ job center but that are nonetheless faced with unsustainable increases in housing cost.

If the region becomes less competitive in attracting workers and increasingly unaffordable to lower-income workers and seniors, then social and economic segregation will worsen, only exacerbating historic patterns of housing discrimination, racial bias, and segregation. This potentiality has become so acute in recent years that the California Legislature addressed the issue with new legislation in 2018. ~~SB~~ Assembly Bill (AB) 686 requires all state and local agencies to explicitly address, combat, and relieve disparities resulting from past patterns of

"There's a movement in California now called 'Yes, In My Backyard,' and I'd love to see us join that."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

[1] Source: AMBAG, November 18, 2022. "Final 2022 Regional Growth Forecast"

housing segregation to foster more inclusive communities. This is commonly referred to as Affirmative Furthering Fair Housing, or AFFH (more on this below).

Carmel-by-the-Sea has had moderate success in meeting its housing needs. In the last Hhousing ~~e~~Element cycle (2015 to 2022 – 2023 pending[2]), for example, ~~the City built~~ 18 housing units were constructed in the City, which represented 58 percent of its Regional Housing Needs Allocation (RHNA) of 31 new housing units. Of the units built, none were affordable to lower- and moderate-income households,[3] and 100 percent were affordable to above moderate-income households.

1.3 Regional Housing Needs Allocation

For the eight-year time frame covered by this Housing Element Update (2023-2031), the Department of Housing and Community Development (HCD) has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[4] This calculation is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. Per Government Code Section 65583(a), the Housing Element must also provide quantification and analysis of projected housing needs for extremely low-income households. The number of units for the extremely low-income level is not assigned by HCD, but is left for quantification by the local jurisdiction. This calculation is based on the HCD approved methodology[5], assuming that 50 percent of very low-income households qualify as extremely low-income households.

Almost all jurisdictions in the Monterey Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher Regional Housing Needs Determination (RHND) compared to previous cycles.

On November 8, 2022, AMBAG's adopted RHNA Methodology~~,~~ was approved by HCD. For Carmel-by-the-Sea, the RHNA to be planned for this cycle is 349 units, a substantial increase from the last cycle. Table 1-1 Regional Housing Needs Allocation shows the RHNA for Carmel-by-the-Sea for the period 2023 through 2031.

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[2] Source: November 8, 2022 HCD letter to AMBAG. Local governments may credit new units approved, permitted, and/or built beginning from the start date of the RHNA projection period, June 30, 2023, towards their RHNA

[3] Source: City of Carmel-by-the-Sea HCD Annual Reports and City staff.

[4] HCD divides the RHND into the following four income categories:
Very Low income: 0-50% of Area Median Income
Low income: 50-80% of Area Median Income
Moderate income: 80-120% of Area Median Income
Above Moderate income: 120% or more of Area Median Income

[5] https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/extremely-low-income-housing-needs

Table 1-1 Regional Housing Needs Allocation

Income Group	Percentage of Area Median Income (AMI)	Share
Extremely Low Income[6]	<30	57
Very Low Income	<50	56
Low Income	51-80	74
Moderate Income	81-120	44
Above Moderate Income	121 +	118
Total		349

SOURCE: AMBAG

1.4 Affirmatively Furthering Fair Housing

In 2018, Assembly Bill (AB) 686~~)~~, ~~signed in 2018,~~ established an independent state mandate to affirmatively further~~ing~~ fair housing (AFFH). Assembly Bill (AB) 686 extends requirements for federal grantees and contractors to "affirmatively further fair housing," including requirements in the F~~f~~ederal Fair Housing Act, to public agencies in California. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Assembly Bill (AB) 686 requires public agencies to:

- Administer their programs and activities relating to housing and community development in a manner to affirmatively further fair housing;
- Not take any action that is materially inconsistent with the obligation to affirmatively further fair housing;
- Ensure that the program and actions to achieve the goals and objectives of the Housing Element affirmatively further fair housing; and
- Include an assessment of fair housing in the Housing Element.

[6] Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability. The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill (Assembly Bill) 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity. AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues.

An AFFH analysis was prepared and is included as an Aappendix to this hHousing Eelement (see Appendix A).

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood--level segregation *within* a local jurisdiction and city--level segregation *between* jurisdictions in the Monterey Bay Area.

Neighborhood--level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20 percent Latinx, but some neighborhoods are 80 percent Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City--level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of Wwhite, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of

color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation Patterns in the Monterey Bay Area

Across the Monterey Bay Area, Hispanic and Black residents are significantly more segregated from other racial and income groups. The highest levels of racial segregation occur between the Hispanic and Black populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Monterey Bay Area cities and *across* jurisdictions in the region has slightly increased since the year 2010.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).[7]

Segregation in the Carmel-by-the-Sea

The following are highlights of demographics as they apply to Carmel-by-the-Sea. For further information regarding the history of racial segregation, please refer to Appendix A.

- As of 2019, ~~w~~White residents are the most segregated compared to other racial groups as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups;
- As of 2019, Non-Hispanic White individuals comprise 87 percent of Carmel-by-the-Sea's population followed by Hispanic or Latino (8 percent) and Asian populations (5 percent);
- The City has no populations identifying as American Indian, Alaska Native, Native Hawaiian or Other Pacific Islander; and
- Black or African American non-Hispanic individuals represent less than 1 percent of the City's population.

[7]For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Carmel-by-the-Sea's General Plan and Municipal Code historically emphasized single-family residential development patterns and consequently, the City offers a limited variety of housing types with 87 percent single family detached units. Historically, this type of development contributed to segregation patterns, including in Carmel-by-the-Sea, due to, among other factors, the higher purchase costs that accompany single-family homes. Financing for single-family properties favored educated higher income earners and as a result purchasing property in the City remained out of reach for many lower income households and le~~a~~d to the demographics seen in the City today. ~~Though~~ While Carmel-by-the-Sea's population demographics are not as diverse as other jurisdictions within Monterey County and restrictive covenants were not enacted specifically in the City, enacting policies and programs that promote AFFH and highlight the community's assets could attract individuals to the area, ~~and~~ encourage those that work in the City to live there as well, and assist lower-income households that are currently living in the community. Currently, 28 percent of households within Carmel-by-the-Sea are considered lower-income.~~.~~

"I urge you to enthusiastically embrace this opportunity to do exactly what you've come up with because Carmel really needs it, and it didn't happen that Carmel turned out to be a wealthy white exclusive community by accident. It was purposeful. "

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Regional Segregation

The following are highlights of regional segregation metrics as they apply to Carmel-by-the-Sea.

- The City has a higher share of W~~w~~hite residents than other jurisdictions in the Monterey Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents; and
- Regarding income groups, the City has a lower share of very low-income residents than other jurisdictions in the Monterey Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

1.5 Overview of Planning Efforts

This section provides an overview of planning and legislative efforts that provide the context for development of the 6th Cycle Housing Element.

Effectiveness of Previous Housing Element

The 2015 Housing Element identified a Regional Housing Needs Allocation of 31 housing units in Carmel-by-the-Sea between 2015 and 2023. The RHNA was divided into the following income categories:

- 7~~11~~ units affordable to extremely low- and very low-income households;
- 5 units affordable to low-income households;
- 6 units affordable to moderate-income households; and
- 13 units affordable to above moderate-income households.

During the 2015–2023 planning period, 18 new above moderate-income units were added to the City's housing stock, and no units were added in the~~ne were~~ moderate, low or very low-~~-~~income categories[8]. This indicates that residential growth for extremely and very low-income households was slower than anticipated, which may be in part due to a lack of water resources, the COVID pandemic, the cost of land and construction, and the overall lack of interest to develop affordable housing in the community. As a result, housing costs continued to increase substantially due to low supply, and affordability became more elusive.

The goals, objectives, policies, and actions in the 2015 Housing Element complied with State Housing Law and provided proper guidance for housing development in the City. In the 2023 Housing Element update, objectives for each of the goals will be modified as appropriate to more specifically respond to the housing environment in Carmel-by-the-Sea from 2023-2031. Policies will also be modified as needed to respond to current Housing Element Law and existing and anticipated residential development conditions. See Appendix E for a complete review and analysis of Carmel-by-the-Sea's 5th Cycle Housing Element (2015-2023).

New State Laws Affecting Housing

While the City has taken steps throughout the 5th C~~c~~ycle to increase housing production locally, the State passed numerous laws to address California's housing crisis during the same period. As the State passes new legislation in the remainder of the 5th ~~c~~Cycle and during the 6th C~~c~~ycle, the City will continue to amend the Municipal Code; to monitor and evaluate policies and programs designed to meet State requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, accessory dwelling unit (ADU) streamlining, and removing local barriers to housing production. The City implemented changes required by s~~S~~tate law, ~~likely~~ through amendments to the Municipal Code. The following is a summary of recent

[8] RHNA Progress Report - 5th Cycle RHNA Progress Report - California Open Data

legislation and proposed City activities that will further the City's efforts to increase housing production during the 6th Ceycle. Please see the section above for a discussion of Assembly Bill (AB) 686 (Affirmatively Furthering Fair Housing).

Climate Change and RHNA Methodology

Per statute, Assembly Bill (AB) 1445 (Year2023) amends California Government Code Section 65584.04 and would require Councils of Governments to consider including the impacts of climate change as a factor when developing the methodology for allocating regional housing need. Regions would specifically need to consider emergency evacuation route capacity, wildfire risk, and sea level rise, but could also consider any other climate change-related factor. Although this does not apply to the current RHNA, it could affect the 7th Ceycle allocation.

Incentives for Accessory Dwelling Units

In 2020, AB 686, AB 587, AB 671, AB 881, and SB 13 further incentivize the development of accessory dwelling units (ADUs), through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. The City last amended the Municipal Code in 2017 to address ADUs and is currently follows following Sstate law while preparing additional amendments to the Municipal Code.

ADUs and JADUs make economic sense for many of us and could account for scores of new units in the next 8 years.

November 17, 2022 Housing Ad Hoc Committee Community Meeting Attendee

The City also continues to monitor the existence of unauthorized second units. The City's zoning ordinance facilitates the legalization of unauthorized second units through the zoning clearance/building permit process. In 2023, the City intends to further amend the standards for ADUs and JADUs, consistent with sState Law, to encourage conversion of guest houses to ADUs to facilitate legalization of unauthorized living units and promote construction of new units. Further the City will develop pre-approved, standardized ADU plans to make construction more affordable and will continue to include the HD ADU handbook on the City's website.

Low-Barrier Navigation Centers

AB 101 (2019) requires jurisdictions to allow "low-barrier navigation centers" Bby-Rright in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements. A low-barrier navigation center is a service-enriched shelter focused on moving unhoused people into permanent housing. The center provides temporary living facilities while case-managers connect individuals to public benefits, health services, and housing. The City's Municipal Code will be amended to comply with sState law.

Surplus Public Land

AB 1255 and AB 1486 (2020) seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. City-owned land was considered through preparation of the adequate sites inventory of the 6th Cycle Housing Element. These sites may be developed over time or possibly leased for development.

In 2019, Governor Gavin Newsom signed an executive order to identify State owned sites to help address the California housing crisis.

Accelerated Housing Production

Assembly Bill (AB) 2162 (2018) and Senate Bill (SB) 2 (2019) address various methods and funding sources that jurisdictions may use to accelerate housing production.

Priority Processing

SB 330 (2019) enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

Housing and Public Safety

In response to SB 379 (2015) and other recent state legislation, local jurisdictions must update their safety element to comprehensively address climate adaptation and resilience (SB 379 and SB 1035, 2018) and identify evacuation routes (SB 99 and AB 747, both 2019). These updates are triggered by the 6th Cycle Hh~~h~~ousing E~~e~~lement update. This Hh~~h~~ousing ~~e~~Element will contain an evaluation of the existing safety element and programming actions to update the safety element to satisfy the new state requirements. Also, as sites are identified and analyzed for inclusion in the City's housing site inventory, special attention will be paid to the risk of wildfire and the need for evacuation routes. In this way, the City will coordinate updates between the elements, so that future development is directed into areas that avoid or reduce unreasonable risks while also providing needed housing and maintaining other community planning goals.

Disadvantaged Communities

In 2011, the Governor signed SB 244 which requires local governments to make determinations regarding "disadvantaged unincorporated communities," defined as a community with an annual median income that is less than 80 percent of the statewide annual median household income. The

City has determined that there are no unincorporated islands or fringe or legacy communities that qualify as disadvantaged communities inside or near its boundaries.

Consistency with General Plan

The City of Carmel-by-the-Sea ~~last~~ adopted a comprehensive update to ~~it~~ its ~~g~~GeneralP-plan in ~~1988~~2003 in conjunction with the adoption of their Local Coastal Plan. Additional, element-specific, updates were completed in 2009 and 2015. The ~~g~~General ~~p~~Plan is a long-range planning document that serves as the "blueprint" for development for local jurisdictions in California. All development-related decisions in the City must be consistent with the General Plan, and if a development proposal is not consistent with the plan, then it must be revised or the plan itself must be amended.

State law requires a community's ~~g~~General P~~p~~lan to be internally consistent. This means that the ~~h~~Housing ~~e~~Element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall G~~g~~eneral P~~p~~lan, with consistency between it and the other G~~g~~eneral P~~p~~lan elements. From an overall standpoint, the development projected under this ~~h~~Housing ~~e~~Element is consistent with the other elements in the City's current ~~g~~General ~~p~~Plan.

Many housing needs can only be addressed on a comprehensive basis in concert with other community concerns such as infill development or mixed-use incentives, for example, which must consider land use, traffic, parking, design, and other concerns as well.

The City's H~~h~~ousing E~~e~~lement is being updated at this time in conformance with the 2023-2031 6th ~~update c~~Cycle update for jurisdictions in the Association of Monterey Bay Area Governments (AMBAG) region. The H~~h~~ousing E~~e~~lement builds upon the other G~~g~~eneral P~~p~~lan elements and contains policies to ensure that it is consistent with other elements of the ~~g~~General ~~p~~Plan. As portions of the ~~g~~General ~~p~~Plan are amended in the future, the plan (including the H~~h~~ousing E~~e~~lement) will be reviewed to ensure that internal consistency is maintained.

1.6 Public Participation

The primary purpose of this chapter is to describe the effort made by the City of Carmel-by-the Sea to engage all economic segments of the community (including residents and/or their representatives) in the development and update of the Hhousing Eelement. This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from the Tribal Nations that are present and active in Monterey County. It is also responsive to AB 686 (2018, Affirmatively Furthering Fair Housing), which requires local jurisdictions, as they update their Hhousing Eelements, to conduct public outreach to equitably include all stakeholders in the Hhousing eElement public participation program.

The mission of the Housing Ad Hoc Committee is to provide guidance as the City updates the Housing Element of its General Plan. The Committee will participate in public outreach and education; consider opportunities and incentives for the development of affordable housing; and explore creative, tailored solutions to meet the City's workforce and range of other housing needs while preserving the character of Carmel by-the-Sea.

Karen Ferlito and Bobby Richards, Housing Ad Hoc Committee Councilmembers

The 6th Ceycle RHNA numbers are a monumental change for all California communities, and the success of the update process ~~hinged~~ hinges in part on a community outreach and engagement program that was robust, inclusive, and meaningful. The City's community engagement program has included an initial presentation to the City Council, a series of Housing Ad Hoc Committee community meetings, stakeholder outreach, direct contact with interested residents and property owners, and online/virtual participation. Key components of the interactive engagement plan include: Hhousing eElement ~~update~~ website, http://www.HOMECarmelbytheSea.com where all updates are provided as well as community engagement opportunities.

~~Key components of the~~ H.O.M.E. Carmel-by-the-Sea website ~~include:~~

~~Website.~~ Housing Opportunities Made Easier (HOME) at HOMECarmel (homecarmelbythesea.com) is a dedicated website that provides a portal to all of the housing -element-related public engagement activities that are available to members of the public. This includes information on housing element basics, community ideas board, property owner interest forms, site surveys, site selection details, and materials from community workshops.~~;~~

- **Q&A.** Received questions in a managed space that accommodated messages throughout the iterative brainstorming process.~~; and~~

- **Ideas Board.** Promoted brainstorming among community members to suggest creative ways to achieve our RHNA goals.
- **Interactive Site Inventory Mapping.** Allowed community members an opportunity to examine proposed housing sites and suggest alternative solutions via an interactive online mapping tool. The site inventory mapping tool was advertised on the H.O.M.E. Carmel-by-the-Sea website in addition to other City communication outlets and made available through engage.emcplanning.com/homecarmelpotentialsitesinventory.
- **Surveys.** Encouraged community-members to voice their opinions in a convenient way that also helped City staff understand what areas of the Ceity need more encouragement to participate. Aggregate data also helped the Ceity understand generally who is participating with the outreach tools. All surveys were advertised on the H.O.M.E. Carmel-by-the-Sea website in addition to other City communication outlets. City staff also walked the City and handed out flyers to hospitality workers in an effort to increase the demographics of community members taking the Stakeholder Survey. The Stakeholder Survey was available in both English and Spanish
    - **Stakeholder Survey.** Released for public engagement on May 24, 2023 to solicit input from Carmel-by-the-Sea residents, property owners, business owners, employees, community activists, and visitors. The stakeholder survey is currently ongoing and will closed July 6. The hHousing Eelement will contain updated policies and programs as guided by the public's perspective.
- **Property Owner Interest Form.** Released for public engagement on April 6, 2023 to develop a list of property owners interested in building an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU). The survey is currently ongoing. A list of interested property owners will be added to Appendix C – Sites Inventory when the survey is closed July 6.

Community Meetings.

The City Hhosted a series of community meetings to inform and educate the public on the 2023-2031 6th Cycle Housing Element Update planning process and collect community feedback. These meetings are ongoing and continue to guide the policies and programs to ensure Carmel-by-the-Sea's character and values are upheld.

- **November 17, 2022 Housing Ad Hoc Committee Community Meeting.** Hosted to introduce the 2023-2031 6th Cycle Housing Element Update to community residents.
- **February 7, 2023 City Council Meeting.** Presentation on preliminary housing feasibility report and Housing Element update status.
- **February 28, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss development constraints and potential incentives.
- **April 6, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss current 5th Cycle Housing Element policies and programs, HOMECarmel unveiling and walk through, and introduction to AFFH.
- **May 24, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss housing needs, fair housing, sites inventory, and policies and programs to address the needs.
- **June 15, 2023 Joint City Council/Planning Commission/Housing Ad Hoc Community Meeting.** Hosted to discuss the Public Draft Housing Element, the 30-day Public Comment Period, and next steps in the planning process.
- **July 11, 2023 City Council Meeting.** Update on the Housing Element Public Review Draft and discuss revision to the document after the 30-day comment period and review the City's response to public comments on the Public Draft.
- **August 1, 2023 City Council Meeting.** Update on the Housing Element planning process and review of full Initial Draft Housing Element prior to submittal to HCD for 90-day review.

> **If you rewind the clock 30 years, we did have 4,000 or more full-time residents in this town so it's not like that's impossible. But the world is different now, the number of cars has increased, etc., so there will be interesting balances and challenges as we add people to our community, which is going to be a great thing.**
>
> November 17, 2022 Housing Ad Hoc Committee Community Meeting Attendee

Public Participation to Affirmatively Furthering Fair Housing

The Carmel-by-the-Sea public participation program was also responsive to AFFH, which requires local jurisdictions to conduct public outreach to equitably include all stakeholders in the ~~h~~Housing E~~e~~lement public participation program (see the discussion above for more complete information on AFFH).

The organizations listed in Appendix E were contacted initially with an invitation to further connect. There were more opportunities for deeper connection with some of the Community Based Organizations (CBOs) included with the list.

The City emphasized the power of public participation during the public draft 30-day review period. Community members were informed that their~~City messaging expressed the power of public~~

~~comment during this 30-day period to have the community's voice~~ comments would be included ~~with~~ in the public record that will be ~~read~~ read~~by~~ by decision-makers and ~~the~~ reviewed by HCD ~~reviewer~~, with transparent obligation to be responsive to comments as part of the preliminary draft submittal to HCD.

Tribal Consultation

This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from the Esselen Nation that is present and active in Monterey County. Consultation is in process.

Public Review of Draft and Final Housing Element

Public Comment Review Period

As required by HCD, the Draft Housing Element was available for 30-days of public review from June 5, 2023 to July 6, 2023. The Draft Housing Element was posted on the City of Carmel website and the dedicated Housing Element website (homecarmelbythesea.com) and a number of public comments were received. Additionally, a joint City Council and Planning Commission Committee meeting was held on June 15, 2023 where verbal public comments were accepted on the Draft Housing Element.

Public comments received during the 30-day public review period can be found in the Public Comment Report, along with responses. The HCD Initial Draft has been updated as needed to reflect the comments received by the public.

Stakeholder Survey

The City of Carmel published a Stakeholder Survey to gather input from community members. The goal of the survey was to inform the City of Carmel-by-the-Sea what housing needs exist and to solicit community members input on how to achieve the RHNA. The survey was made available in English and Spanish and was posted on the dedicated Housing Element website (homecarmelbythesea.com). The Stakeholder survey was available from May 24, 2023 to July 6, 2023. 156 responses were received in English and 1 response was received in Spanish. See Appendix H for an in-depth discussion of the Stakeholder Survey results.

Overall, survey respondents indicated a need for more diverse housing types within the City (apartments, condominiums, ADUs and senior housing). Survey respondents encourage the use of second story buildings for housing within the Commercial District, especially for affordable units, and indicate a need for expanded City services to distribute information about affordable units. When asked if property owners would consider adding an ADU to their property, many responded that lots are too small, however, a number of property owners did interest if the permitting was streamlined, fees were lowered, or financial assistance was provided.

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2.0 Goals, Policies, and Programs

2.1 Introduction

The City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified the following goals:

Goal HE-1 Facilitate Housing Construction

Goal HE-2 Protect Affordable Housing and Improve the Housing Stock

Goal HE-3 Provide Opportunities for New Affordable and Other Special Needs Housing

Goal HE-4 Exemplify Sustainable Development and Energy Conservation

Goal HE-5 Publicize Housing Needs and Resources

The City's demographic and housing needs assessment, including contributing factors to housing disparities, formed an integral part of program development. Highlights include: the predominant age group in 2019 was between 65 to 74 years of age; the population was comprised of over 85% White individuals; the unemployment rate was 0.1 percent; above-moderate households made up the majority of households at 62 percent; and 57 percent of total households were owner occupied and 43 percent renter occupied. Of note, 23 percent of household are cost burdened and 23 percent are severely cost burdened. Detailed information is provided in Appendix A.

Additionally, the majority of the sites identified in the Site Inventory were not identified in the 5th Cycle Housing Element. The Policies and Programs below are intended to reduce the regulatory barriers to redevelop of these sites and to demonstrate the City is taking measures to ensure construction of more units, in the 6th cycle.

2.2 What's New

This section provides an overview of significant new policy and program directions being taken by the City of Carmel-by-the-Sea to address housing issues in the community and the larger Monterey Bay Area.

Affirmatively Furthering Fair Housing

The new policy direction that the City will undergo during the 6th Cycle Housing Element Update involves addressing historic economic and racial segregation patterns. In 2018, the California Legislature established an independent state mandate to affirmatively further~~ing~~ fair housing (AFFH). Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Contributing Factors

The following contributing factors that impact fair housing and affirmatively furthering fair housing (AFFH) within the City were identified and prioritized as follows:

High Priority

- Lack of affordable housing;
- Lack of adequate housing stock that meets the needs of residents;
- Lack of adequate affordable housing options;
- Jobs-worker imbalance;
- Lack of accessible units for individuals with disabilities;
- Lack of Transitional and Supportive Housing/Emergency Shelters;
- Since 2015, there have been eighteen (18) housing permits in the City of which all are for above moderate-income households;
- There is a lack of developable land, and the City is subject to additional coastal zone regulations;
- Lack of racial and ethnic diversity within the City;
- Cost of land, materials, and labor which limit profitability of affordable housing.

Medium Priority

- Lack of access to information about fair housing rights; and,
- Limited knowledge of fair housing by residents.

More detailed AFFH information is located in Appendix A.

The City of Carmel-by-the-Sea is adopting new policies and programs through the update of this 6th Cycle Housing Element, to align with the state's new AFFH mandate. Policies and programs that support this alignment are identified with the letters "AFFH."

2.3 Program Overview and Quantified Objectives

Quantified Objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The Quantified Objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints. These objectives will focus communication between the City and HCD with future Annual Progress Reports (APRs). HCD does not ~~demand~~ require that all objectives must be met, rather, it is a goal that enables objective assessments about program effectiveness so ~~that~~ the City ~~may~~ can make informed determinations to continue, modify, or delete programs with the next Housing Element update Cycle. Table 2-1, Quantified Objectives, provides an estimate of the number of units likely to be constructed, rehabilitated or conserved/preserved in Carmel-by-the-Sea in the 6th Cycle.

Table 2-1 Quantified Objectives Summary

Income Category	New Construction	Rehabilitation*	Conservation/ Preservation**
Extremely Low	57	0	0
Very Low	56	5	0
Low	74	5	50
Moderate	44	6	0
Above Moderate	118	~~78~~400	0
Total	349	800	0

SOURCE: City of Carmel-by-the-Sea 2023

NOTES: *The City has approximately 3,800 residential units, ~~65~~0 (or about one percent) of which are affordable units. Each year the City processes approximately 100 building permits for remodels, additions, and other construction, which rehabilitates the existing housing stock. For the lower-income categories rehabilitation goals, the City assumes that one percent of the total permits processed will be for affordable units. Under these assumptions, the City would rehabilitate two units of affordable housing a year or approximately 16 units throughout the 2023-2031 planning cycle. This represents approximately 30 percent of the City's existing affordable housing inventory.

**The City has no units at risk of converting to market rate during this planning cycle.

2.4 Goals, Policies and Programs

Community input has been and continues to be an integral part of the development of policies and programs for the 6th Cycle Housing Element. The purpose of this section is to set forth goals, policies, and programs to further the development of housing for all income levels in the community. The Implementation Programs listed below provide a workplan for programs to ensure timely implementation and tracking.

"... The land as it exists now, the way it's zoned, could support the 349 units, plus the buffer. So, the question then is how do we get people excited about developing some of those units?

That's where these programs and processes come in to play and that's why we need to amend the Municipal Code, to codify those things..."

May 24, 2023 Housing Ad Hoc

GOAL H1 FACILITATE HOUSING CONSTRUCTION

Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Program 1.1.A: Adequate Sites

The City has a RHNA or growth need of 113 units affordable to Extremely Low- and Very Low-Income households. The City's General Plan and ~~Zoning Ordinances~~Municipal Code provide for housing types at appropriate densities to accommodate the RHNA. The City will encourage and facilitate the development of new units consistent with the RHNA ~~be~~ by continuing to work with housing providers such as the Carmel Foundation and will actively find new organizations to partner with. The City also ~~includes~~ offers incentives and concessions outlined in Programs listed below including Program 3.1.G A Housing Priority Overlay District~~an overlay district that incentivizes affordable housing~~. See Figure 2-1 for Sites Inventory map, and further analysis in Appendix C ~~Appendix C.Affordable Housing Overlay dDistrict outlined below.~~

Quantified Objective: 57 Extremely Low, 56 Very Low, 74 Low, 44 Moderate and 118 Above Moderate-~~I~~income housing units

Timeframe: ~~____~~Ensure adequate sites are maintained to meet RHNA through June 2031

Responsible Party: Community Planning and Building Department

Funding Source: General Fund

(Formerly Program 3-3.1.a: Adequate Sites)

Figure 2-1 Sites Inventory

[Map to be inserted prior to HCD submittal]

Program 1.1.B: Underutilized Sites - AFFH

Publicly owned sites represent an opportunity to partner with a non-profit or developer to build affordable units. The City may enter into an agreement with a development partner that makes ~~development~~ construction of affordable units more financially feasible because the cost of the land is under City ownership. The City will actively investigate the feasibility of developing ~~utilizing~~ underutilized publicly owned sites ~~(including Flanders Mansion, Sunset Center parking lots, Post Office parking lot, Vista Lobos, and surplus right-of-way)~~ for housing development and ~~partnering~~ possible partnerships with housing providers to develop housing for lower-income households and/or senior housing on appropriate underutilized sites.

Quantified Objective: 50 affordable units
Timeframe: ~~Complete~~ Complete investigations and potential partnerships by June ~~2029~~2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly 3-3.1.b: Surplus Sites)

Program 1.1.C: Development on Small Sites

Small sites can be difficult to develop particularly when development standards don't adequately take into account small lot dimensions. The City will continue to offer incentives and ~~provisions~~ concessions that facilitate development on small sites in the commercial and multi-family districts, including ~~waived or reduced parking requirements for affordable housing projects in the Central Commercial (CC) District (0.5 parking spaces per unit), and~~ density bonuses that allow for development up to 88 du/ac~~, flexible or in some cases no required setbacks in the R-4 zone, and lot mergers~~. Presently, Carmel Municipal Code Section 17.14.060 (Central Commercial (CC) District Regulations Applicable) waives off-street parking entirely for apartments in the CC district. In the Service Commercial (SC) District, the required parking for an affordable housing unit is ½ space per unit and for senior housing it is ⅓ space per unit. Senior housing also has a guest parking requirement of 1 space per 4 housing units. ~~-~~The City will ~~also~~ further evaluate the residential parking ~~ratio and/or reducing parking~~ requirements in the Service Commercial (SC) and Residential & Limited Commercial (RC) zoning districts to help facilitate market rate housing. Alternative parking programs such as bike and/or car share, or free or discounted bus passes, will ~~also be considered~~be evaluated to offset reduced parking.

Quantified Objective: ~~20~~35 units

Timeframe: Complete evaluations by December 2024
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly 3-3.1.c: Development on Small Sites)

Policy 1.2: Continue to monitor and work cooperatively with regional agencies to augment infrastructure in a manner that provides adequate capacity for existing and new housing needs while preserving and improving the unique visual character of the City.

Program 1.2.A: Water Distribution ~~Policy~~ Prioritization for Affordable Housing -- AFFH

~~One of the major constraints~~Perhaps the greatest constraint to housing production in Carmel-by-the-Sea is the lack of water. Potable water is a fundamental infrastructure need for housing and is a limited resource in Carmel-by-the-Sea. Water is regulated by the State Water Resources Control Board (SWRCB) and the Monterey Peninsula Water Management District (MPWMD). Few developed sites have available water credits sufficient to accommodate construction of additional residential units, and the City's own water allocation is quite limited.~~,~~ Further, ~~-~~due to the current State imposed cease-and-desist order in Carmel, California American Water (Cal-Am) is not permitted to set new water meters at this time. ~~as is the ability to service vacant sites with water service.~~ The City will continue to work cooperatively with MPWMD to address water availability and infrastructure limitations that affect the ability to serve new housing development.

From its own modest water allocation, t~~T~~he City will grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households. ~~and will adopt~~ A City policy to clearly reflect water allocation priority and incentives for ~~extremely low~~ Extremely Low,~~and~~ ~~v~~Very L~~l~~ow, Low and Moderate-I~~i~~ncome households will be adopted.

Quantified Objective: 187 units
Timeframe: Adopt policy by June 2025
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-3.2: Address Infrastructure Constraints)

Program 1.2.B: Address Infrastructure Constraints

Ensuring the City's infrastructure is modernized and can accommodate future growth is a critical charge of local governments. Much of the City's infrastructure is nearing the end of its lifecycle and crafting Capital Improvement Programs that effectively manage infrastructure is imperative. Additionally, the City experienced significant power outages during the 2022-2023 winter season that negatively impacted the City at large. The City's Public Works Department continues to improve City infrastructure including road maintenance and storm drains, through the City's 5~~6~~-Year Capital Improvement Plan process. The City will continue to work cooperatively with outside agencies,

including the Pacific Gas and Electric Company (PG&E), the Carmel Area Wastewater District (CAWD), and California American Water (Cal-AM), to continue to maintain and upgrade the City's infrastructure.

Quantified Objective: ____*N/A*
Timeframe: _____*City's 5-Year Capital Improvement Process through ~~2030December~~June 2031*
Responsible Party: _____*Public Works Department*
Funding Source: _____*General Fund*

(Formerly Program 3-3.2: Address Infrastructure Constraints)

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Program 1.3.A: Condominium Conversions - AFFH

The City will continue to implement the condominium conversion ~~policy~~ordinance, which restricts the conversion of apartments to condominiums to preserve the lower-cost rental housing options ~~, typical of~~ (i.e., apartments)~~,~~ within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.

Quantified Objective: ____*Preserve rental units*
Timeframe: _____*Continued ordinance implementation through June 2031*
Responsible Party: _____*Community Planning and Building Department*
Funding Source: _____*General Fund*

(Formerly Program 3-5.3.a: Condominium Conversions)

Program 1.3.B: R-1 Overnight Visitor Accommodation ~~Hotel/Motel~~ (Conversion) Development Transfer Rights - AFFH

Pursuant to Ce~~o~~astal ~~z~~Zone requirements, the City has recognized existing ~~R-1~~overnight visitor accommodations (~~-~~hotels/motels, inns, bed and breakfasts and other various lodging options) as an important coastal visitor asset and economic base in the community. ~~and t~~There are a number of older, ~~non-conforming~~ overnight visitor accommodations ~~hotels/motel~~s ~~and hotels~~ in the R-1, CC, RC, and SC ~~residential~~ zoning districts, including some that are non-conforming. Figure 2-2 shows

existing overnight visitor accommodation locations, and the corresponding list can be found in Appendix C. Property owners of ~~T~~these ~~commercial~~ establishments ~~can be~~are encouraged to consider ~~transition out of residential areas and be~~ rehabilitat~~ed~~ing these sites as multi-family rental residences. These properties are ~~located in key residential areas~~distributed throughout the City and this policy would diversify the housing stock through ~~a~~ more ~~affordable~~ cost-effective means of rehabilitating and refurbishing existing buildings. ~~In order to encourage these conversion of these properties to transition into permanent multi-family residences and to retain the same number of motel rooms to accommodate coastal visitor access in the City, the~~ The City will develop a program to incentivize both the transfer of development rights of overnight visitor accommodations ~~hotels/motels located in the R-1 zoning district~~ to other sites within ~~the~~ commercial zoning districts and conversion of existing ~~R-1 hotel/motel~~ overnight visitor accommodation properties~~units~~ to multi-family residences that include 15 percent lower-income units. This program would retain the same number of ~~hotel/motel~~ overnight visitor accommodation rooms to serve~~accommodate~~ coastal visitor access in the City while increasing the affordable multi-family housing rental stock.

Quantified Objective: ~~*15*~~*33 -units converted from overnight -visitor accommodation ~~motel~~ rooms to housing units*

Timeframe: *Program developed by June 2031~~December 2028~~*

Responsible Party: *Community Planning and Building Department*

Funding Source: *General Fund*

(Formerly Program 3-4.1.b Conversion of R-1 Motels)

Program 1.3.C: Accessory Dwelling Units - AFFH

The City's Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) ordinance is currently being updated to reflect ~~S~~state law. The City recognizes that ADUs provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. It's also important to note that 80% percent of Carmel-by-the-Sea's vacant units are for seasonal, ~~recreation~~recreational, or occasional (second home) use. ADU and JADU development on properties used for occasional use adds to the permanent rental housing stock and provides on-site oversight for second home properties. The City includes the Housing and Community Development Department ADU Handbook on the Planning Department website to offer technical assistance to interested property owners.

~~Additionally, the City has a number of motel units properties that would greatly benefit from having an affordable on-site employee housing. These units would alleviate the current lack of housing that many employees in Carmel face.~~

Pre-approved, standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard sized~~s~~.

~~As an incentive to motel and hotel owners to provide on-site affordable employee housing, the City will offer an additional motel/hotel room for every one onsite housing unit created. This incentive will to offset the loss of revenues for the business owners and will alsoto maintain visitor-serving coastal access.~~

To further promote ADU development ~~T~~the City will implement to the following: ~~amend the Municipal Code as follows:~~

- Amend the ~~Zoning Ordinance~~Municipal Code to ~~R~~reflect current State ADU law in a timely manner~~s~~ as new relevant s~~S~~tate laws are adopted during the planning cycle;

  T~~T~~imeframe December 2024

- ~~Allow at least one on-site affordable employee housing unit in conjunction with one new hotel room per unit;~~

- ~~*Timeframe: December 2026*~~

- ~~D~~D~~d~~evelop pre-approved, standardized ADU plans available on the City's website to further incentive the construction of ADUs.

  Timeframe: December 2028

  Quantified Objective: 3~~4~~6 units

  ~~a.~~

  ~~*Quantified Objective: 22 Very Low, 22 Low, 22 Moderate and 36 Above Moderate income units*~~

  ~~*Timeframe: December 2024-2028*~~

  Responsible Party: Community Planning and Building Department

  Funding Source: General Fund

(*Formerly Program 3-5.3.c: Subordinate Units***)**

Program 1.3.D – Overnight Visitor Accommodation - Employee Housing Program

The City has a number of overnight visitor accommodation (motels, hotels, inns) properties that would greatly benefit from incorporating affordable on-site employee housing. Figure 2-2 shows existing overnight visitor accommodation locations, and the corresponding list can be found in Appendix C. These units would alleviate the current lack of housing that many employees that work in overnight accommodations in Carmel face. As an incentive to commercial overnight visitor accommodation property owners to provide on-site affordable employee housing, the City will offer an additional overnight accommodation room for every onsite housing unit created. This incentive will serve to increase affordable rental housing, offset the loss of revenues for the business owners, and maintain visitor-serving coastal access. The City will amend the ~~Zoning Ordinance~~ Municipal Code as follows:

- Allow at least one on-site affordable employee housing unit in conjunction with one new ~~hotel~~ overnight visitor accommodation room per unit;

Timeframe: December 2026

Quantified Objective: 31 units
~~*Timeframe: December 2024-2028*~~
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(*Formerly Program 3-5.3.c: Subordinate Units*)

Program 1.3.E: Amend the A-2 Zoning District - AFFH

The Community and Cultural Center Zoning District, A-2, allows senior housing (55+) as a permitted use in addition to uses that provide cultural and community activities associated with the arts, education and recreation; however, development standards are not specified for the A-2 district and design review is required. The lack of development and design standards adds uncertainty and can significantly lengthen the development process. Amending the A-2 zoning district with clear setbacks, height, and objective design standards will add clarity and remove a development constraint. The City will amend the Municipal Code to include clear development and design standards for the A-2 zoning district to encourage affordable senior housing.

Quantified Objective: 33 units
Timeframe: Adoption of Municipal Code amendments by December 2024
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(NEW)

Figure 2-2 Existing Overnight Visitor Accommodation Map

[Map to be inserted prior to HCD submittal]

Program 1.3.F: Manufactured Homes on a Foundation System

The City currently permits manufactured homes on a foundation system on lots zoned for conventional single-family residential dwellings pursuant to ~~S~~state law Government Code 65852.3. Manufactured homes represent an affordable and cost-effective form of housing. The City will amend the ~~Zoning Ordinance~~Municipal Code to include manufactured homes as a permitted use in the R-1 zoning district subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.

Quantified Objective: 8 units
Timeframe: Adoption of Municipal Code amendments by December 2024
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(NEW)

Program 1.3.H: Prepare Checklist and Procedures for SB35

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. SB 35 does not apply within the Coastal Zone. Carmel-by-the-Sea is entirely within the Coastal Zone. If SB-35 becomes applicable to Coastal Zone areas, the City will create a SB35 checklist and written procedures for processing SB35 applications to ensure efficient and complete application processing.

Quantified Objective: not applicable
Timeframe: Within 6 months of any change to the law that would impact the City
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(NEW)

Program 1.3.I: Implement state law SB-10 Opportunities to Maximize Feasibility of Development in Strategic Locations.

SB10 encourages strategic density within neighborhoods. There are at least three larger sites zoned single-family (R-1) near the commercial core that could be developed with multi-family units with the implementation of SB-10. Figure 2-3 maps the three potential sites.

Quantified Objective: 18 units
Timeframe: Adoption of Municipal Code amendments by December 2024
Responsible Party: Community Planning and Building Department

Funding Source: General Fund

(NEW)

Figure 2-3 Potential SB-10 Opportunity Sites

[Map to be inserted prior to HCD submittal]

Policy 1.4: Improve Development Review and Approvals Processes

Program 1.4.A: ~~Remove~~ Eliminate Unnecessary Use Permits ~~requirement for multi-family development~~ - AFFH

Multi-family and duplex housing units constituted approximately 13 percent of Carmel's housing stock. ~~Multi-family housing up to 22 du/ac is a permitted use in the R-4, CC, SC, and RC Districts. Multi-family housing greater than 22 du/ac is a conditionally allowed use in all those same districts.~~

The use permit (UP) (or c~~C~~onditional u~~U~~se p~~P~~ermit (CUP)) requirement is implemented as an additional regulatory tool and adds extra regulations, review, and required findings, to a variety of development standards that affect multi-family development. Municipal Code Chapter 17.64 Findings Required for Permits and Approvals includes a broad list of applicable conditional uses and incentives. There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations. For example, a use permit is required in:

- Municipal Code Section 17.64.190 Residential Construction at Densities Between 33 and 44 Units per Acre;
- Municipal Code Section ~~and~~ 17.64.230 Affordable Housing – Residential Construction at Densities Between 45 and 88 Units Per Acre for developments the request a bonus density or a density bonus; and~~.~~
- Municipal Code Section 17.14.150 Building Height requires a use permit for additional underground floors used for parking vehicles, storage and mechanical equipment. The additional use permit requirement can affect how much parking can be accommodated and limit the number of units.

The City will explore eliminating UP requirements to remove a constraint to ~~for residential developments greater than 22 du/ac is a multi-family residential unit is a development constraint. Site design review is required for multi-family projects and the CUP process adds very limited value to the review process for projects of this size and scale. In order to lessen this regulatory constraint, the City will amend the Code to remove the CUP~~ the development of~~for~~ multi-family residential units in conjunction with Program 3.1.G A Housing Priority Overlay District. ~~developments up to 33 du/ac.~~

Quantified Objective: *50 units*
Timeframe: *Adoption of Municipal Code amendments by December 2024*

Responsible Party: _____*Community Development Department*
Funding Source: _____*General Fund*

(Formerly Program 3-2.1.d: Multi-Family Residential Development Review)

Program 1.4.~~B~~C: Objective Design Standards - AFFH

The City currently relies upon mostly subjective ~~lacks any adopted objective~~ design guidelines for new single-family residences. In the commercial and multi-family districts, ~~Detailed subjective design guidelines for single family residences and~~ less detailed subjective design guidelines ~~for commercial zones~~ are in place. ~~While t~~The City's ~~single-family~~ residential and commercial design guidelines are being updated this year to provide clarity and more objectivity, however fully ~~,~~ objective design standards are not currently being developed. The ~~less~~ lack of ~~detailed~~ objective design guidelines ~~for the commercial zones~~ creates a higher level of subjectivity for multi-family affordable projects.

The lack of Objective Design Standards poses a constraint to residential development. Guidelines that are subjective increase uncertainty and risk for housing developers. Objective Design Standards provide a measure of clarity that proposed developments will be measured against, and provide the community with assurance that developments will conform with measurable objective standards. The City will create Objective Design S~~s~~tandards for multi-family affordable developments.

Quantified Objective: ____*50 units*
Timeframe: _____*Adoption of Objective Design Guidelines by December 2025*
Responsible Party: _____*Community Planning and Building Department*
Funding Source: _____*General Fund*

(NEW)

GOAL H2 PROTECT AFFORDABLE HOUSING AND IMPROVE THE HOUSING STOCK

Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Residential and Commercial ~~, R-1, and R-4~~ Districts.

Program 2.1.A: Incentives for Mixed-Use Development - AFFH

Providing additional development capacity of any type~~,~~ increases project feasibility. In order to better incentivize affordable residential development, the City will amend the Municipal Code to increase the ~~provide~~ floor area bonuses from 15 to up to 25 percent for projects that include housing for M~~m~~oderate~~-~~, ~~l~~Low~~-~~ ~~and~~ or ~~v~~Very-~~l~~Low-income households. The City will also ~~D~~distribute informational materials ~~outlining~~ promoting the floor area bonus and other applicable incentives.

Quantified Objective: 65 units
Timeframe: Adoption of Municipal Code amendments by December 2024
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-2.1.a)

Program 2.1.B: Permanent Housing - AFFH

Short-term rentals can provide valuable coastal visitor-serving access; however, units used as short-term rentals preclude the establishment of ~~remove~~ permanent housing ~~from the City's housing stock~~. The City also has a significant percentage of the housing stock that remains vacant for part of the year due to second home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and ~~squanders~~ further limits opportunities to correct the housing crisis, address diversity, and provide inclusive housing options ~~to promote a vibrant and active community~~.

The City's ordinance prohibiting short-term, transient rentals and timeshares of residential dwellings in the R-1 District and allowing a limited number of short-term rentals in the commercial areas has successfully limited the proliferation of these uses. ~~and t~~The City will continue to implement these ordinances. In an effort to address the high rate of second home ownership, the City will promote Accessory Dwelling Units and Junior Accessory Dwelling Units (see Programs 1.3.C and 1.3.D) to add affordable rental units on properties that may otherwise lie vacant, and will establish an Affordable Housing Trust Fund (see Program 2.1.D) ~~on residential properties and will establish an Affordable Housing Trust Fund (see Program below)~~.

Quantified Objective: Preservation of permanent housing and ~~25~~ affordable units
Timeframe: Continued ordinance implementation through June 20~~26~~31
Responsible Party: Community Planning and Building Department, and City Administrator

Funding Source: ~~-~~*General Fund*

(Formerly Program 3-4.1.a)

Program 2.1.C: Monitor Affordable Housing Stock - AFFH

The City will develop a City-managed Affordable Housing Oversight Program and continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. The program will formalize annual monitoring of the affordable housing stock throughout the city ~~including in the coastal zone~~ to ensure ~~the~~ affordable housing ~~with the coastal zone~~ is being protected and provided as required by Government Code Section 65590. The City will update~~d~~ its databases to better track data on ~~the~~ new construction, demolition, conversion and replacement~~s~~ housing units for low- and moderate-income households including the following:

- The number of new housing units approved for construction ~~within the coastal zone~~;
- The number of low- and moderate-income housing units ~~for persons and families of low- and moderate-income~~ required to be provided in new housing developments ~~either within or within three miles of the coastal zone~~;
- The number of existing residential dwelling units occupied by low- and moderate-income households ~~required either within or~~ within ~~three miles of the coastal zone~~ that have been authorized to be demolished or converted; and
- The number of low- and moderate-income housing units required to be replaced ~~residential dwelling units for low- and moderate-income persons and families that have been required for replacement~~ (of those units being demolished or converted) ~~within or within three miles of the coastal zone~~.

~~*Quantified Objective:* ~~*Monitor 60 housing units*~~~~

~~*Timeframe:* ~~*Develop program by* *June 2025*~~~~

Responsible Party: *Community Planning and Building Department*

Funding Source: *General Fund*

(Formerly Program 3-5.3.d: Monitor Affordable Housing Stock)

Program 2.1.D: Establish Affordable Housing Trust Fund - AFFH

The City currently relies on outside agencies and organizations to fund affordable housing projects. ~~which severely limits the City's ability to proactively fund affordable residential units or provide rehabilitation funds.~~ However, ~~I~~in an effort to establish a City-funded ~~funding~~ source dedicated to supporting the creation, maintenance, and rehabilitation of affordable units~~affordability~~, the City will ~~establish~~ explore the creation of an Affordable Housing Trust Fund. Sources of funding could include ~~a vacancy tax,~~ increasing the existing Transit Occupancy Tax (TOT) or dedicating a portion of existing TOT to affordable housing, ~~and/or~~ property transfer tax, sales tax, vacancy tax or other funding source.

"I believe a vacancy tax should be proposed to the voters, which can go toward funding affordable housing. The City needs to frame affordable housing in a positive way. I feel like people's aversion to affordable housing in their communities is just a public relations failure."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Quantified Objective: ____*$1,000,000*
Timeframe: _____ *Establish Fund by June 2031*
Responsible Party: _____*City Administrator*
Funding Source: _____*General Fund*

(NEW)

Policy 2.2: Preserve and protect the scale of established neighborhoods while encouraging property improvement.

Program 2.2.A: Historic Preservation Educational Programs

Cities have unique characteristics that develop over time. Carmel-by-the-Sea has a distinctive building style and form that existing residents cherish and which serves to attract new residents and visitors. In an effort to continue to encourage improvements to the existing housing stock, the City will continue to promote education programs that improve public understanding of the City's rich cultural and design heritage, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources. The City will continue to use the Historic Building Code to facilitate residential rehabilitation of historic residences.

Quantified Objective: ____*50 rehabilitated historic units*
Timeframe: _____*Continued education and ordinance implementation through June 2031~~December 2024~~*
Responsible Party: _____*Community Planning and Building Department*
Funding Source: _____*General Fund*

(Formerly Program 3-4.3.a: Neighborhood Preservation Educational Programs)

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Program 2.3.A: Preserve and Increase ~~Second and Existing Third~~Upper Floor Residential Uses - AFFH

The retail and office landscape is shifting and the City continues to experience retail and office vacancies. This shift represents an opportunity to ~~the~~ increase supply of housing as a preferred development form in all Commercial Districts. The City currently prohibits the conversion of existing second-floor residential units to commercial use and requires all newly constructed second-floor space to be used as residential units. ~~including but not limited to: H~~housing~~H~~Housing over first-floor commercial uses is a particularly suitable solution for underutilized second--floor space. ~~, as a preferred development form in all Commercial Districts.~~ Therefore, the City will proactively work with property owners to encourage conversion of vacant or underutilized ~~existing second and third stories~~upper floors to ~~affordable~~ residential use~~s~~.

~~The City will continue to prohibit the conversion of existing second-floor residential floor space to commercial use and will require newly constructed floor space at the second floor to be used as residential units.~~

Quantified Objective: ____*~~10~~20 units*
Timeframe: _____*Proactive outreach through December 2031*
Responsible Party: _____*Community Planning and Building Department*
Funding Source: _____*General Fund*

(Formerly Program 3-2.1.b)

Policy 2.4: Preserve the existing housing stock

Program 2.4.A: Housing Rehabilitation and Maintenance Information - AFFH

In order to stay habitable and energy efficient, all buildings need maintenance. ~~and w~~When buildings fall into an extreme state of disrepair, a more comprehensive housing rehabilitation procedure is needed. Over the past few years, inflation and building supply chain issues have dramatically increased the cost of building materials. Labor costs have also risen significantly due to a shortage of skilled construction workers and ongoing cost-of-living increases. This results in very costly rehabilitation projects. In order to assist l~~L~~ow~~er~~ -income property owners, the City will distribute information on ~~the~~ Inspection Services and Housing Rehabilitation programs and alternative ways of financing home repairs.

Quantified Objective: 16 rehabilitated -units
Timeframe: Proactive outreach through June 3031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Programs 3-1.1.a and 3-1.1.c Housing Rehabilitation and Housing Maintenance)

~~***Program 2.4.B: Residential Inspection Services***~~

~~Many times, property owners do not have the knowledge to identify structural deficiencies and repair needs. Updates and repairs to properties are imperative to maintain the City's housing stock in good condition. This is particularly important given the age of the City's housing. The City will continue to inspect residences in the community for structural deficiencies and repair needs through the building permit process.~~

~~*Quantified Objective: 50 units inspected*~~
~~*Timeframe: June 2031*~~
~~*Responsible Party: Community Planning and Building*~~
~~*Funding Source: General Fund*~~

~~*(Formerly Program 3-1.1.b: Residential Inspection Services)*~~

GOAL H3 PROVIDE OPPORTUNITIES FOR NEW AFFORDABLE AND OTHER SPECIAL NEEDS HOUSING

Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely-~~-~~Low and Low ~~-~~Income residents. Encourage the private sector to produce affordable housing.

Program 3.1.A: Mixed Use Affordable Housing - AFFH

The retail and office landscapes are shifting and this change represents an opportunity to encourage mixed-use developments (housing over first-floor commercial uses) as a preferred development form. The City will proactively work with property owners to incentivize upper-~~story~~ floor housing opportunities, including the potential of allowing a third~~- story~~floor mezzanine ~~when devoted to~~for affordable housing. Such development would be subject to appropriate objective design standards, including the City's 30-foot height limit.

Quantified Objective: ____*10 ~~upper-story housing project additions~~ units*
_____*~~_____~~Timeframe:* _____*Proactive outreach through June 203~~1~~0*
Responsible Party: _____*Community Planning and Building Department*
Funding Source: _____*General Fund*

(Formerly 3-2.1.c: Incentives for Mixed Use Affordable Housing)

Program 3.1.B: Housing for Extremely-Low Income Households - AFFH

Providing housing units for Extremely-Low Income (ELI) Households earning 30 percent or less of the Area Median Income (AMI) for Monterey County has proved challenging for the City. The City will continue to place specific emphasis on the provision of multi-family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. The City will encourage development of housing for E~~extremely-l~~Low-~~i~~I~~ncome~~ households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in ~~S~~state law.

"I'm pretty passionate about affordable housing and diversity. I think that's what makes a community, and we do lack it. I have kids that live in the community and go to Carmel High School, and I would like to see more of a social, economic, and age difference in our community, personally."

May 24, 2023 Housing Ad Hoc Committee Community Meeting

The City also has a variety of programs to encourage the development ELI units including ~~of~~ Accessory Dwelling Units~~, ,~~ a portion of which are affordable by design to Extremely-Low Income Households and Employee Housing. ~~and t~~The City has also funded a full-time permanent Associate Planner position through the General Fund to focus on long-range planning and housing needs.

Quantified Objective: 57~~13~~ units
Timeframe: Fund Associate Planner through June ~~December~~ 2031
Responsible Party: Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-5.4.b)

Program 3.1.C: Density Bonus - AFFH

Density bonuses can provide a significant incentive to build affordable housing units. By increasing the number of units permitted to be built on a property, the financial investment required to bring the development to fruition has a higher likelihood of a return. Given the high cost of materials, labor and borrowing costs, increasing the number of units can make the housing project financially feasible. The City will further review and revise applicable density bonus and bonus density ordinances to clarify the regulations and increase certainty of applicability.

Quantified Objective: ~~2~~15 units~~5~~
Timeframe: Adoption of Municipal Code amendments by December 2024
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-5.4.a: Density Bonus)

Program 3.1.D: Reduced Entitlement and Development Fees - AFFH

Entitlement and development fees paid by project applicants assist in the City's ability to recover administrative and operating costs; however, these fees may have the unintended consequence of increasing the cost of housing. To encourage the development of affordable housing, the City will waive the parking in-lieu fees and reduce the planning ~~entitlement~~ and building permit fees by up to 25% for projects that provide affordable housing in commercial areas.

Quantified Objective: *Reduced City fees by 25% for developments with affordable units* ~~*25*~~
Timeframe: *Adopt Fee Schedule by July* ~~*December*~~ *2025*~~*4*~~
Responsible Party: *Community Planning and Building Department*
Funding Source: *General Fund*

(Formerly Program 3-5.5.a: Reduced Entitlement and Development Fees)

Program 3.1.E: Reduced Parking Requirements - AFFH

Parking requirements increase costs to residential development and take up valuable space that can be used for housing. The City will continue to offer reduced parking requirements for affordable housing developments. Additionally, the City will waive the parking in-lieu fees for projects with affordable units, clarify the program requirements in the Central Commercial (CC) zoning district, and reduce parking requirements in the Multi-Family Residential (R-4), ~~and~~ Residential & Limited Commercial (RC), and Service Commercial (SC) zoning districts.

Quantified Objective: *Reduced parking for developments with* ~~*25*~~ *affordable units*
Timeframe: *Adoption of Municipal Code amendments by December 2024*
Responsible Party: *Community Planning and Building Department*
Funding Source: *General Fund*

(Formerly Program 3-5.5.b: Reduced Parking Requirements)

Program 3.1.F: Expedited Processing Procedures - AFFH

Faster permit processing times reduce overall project timelines and allow a project to get to the construction stage in a timely manner. Reducing overall project timelines is critical during this inflationary period where materials and labor costs continue to rise. Additionally, supply chains still have not recovered to pre-pandemic levels and delays in processing can also result in delays in placing orders and receiving materials and securing labor. The City will develop a policy ~~continue~~ to offer expedited review procedures for residential projects that include affordable housing units and will clarify and refine permit processing procedures.

Quantified Objective: *Shorter processing times by 50% for developments with* ~~*187*~~ *affordable units*
Timeframe: *Adoption of Municipal Code amendments by December 2024*
Responsible Party: *Community Planning and Building Department*
Funding Source: General Fund

(Formerly Program 3-5.5.c: Expedited Processing Procedures)

Program 3.1.G: ~~Affordable H~~A Housing ~~Priority~~ Overlay Zoning District - AFFH

Overlay districts are zoning districts established by the City to carry out specific purposes. Overlay districts can be constraints to development, or they can be used as a tool to encourage certain types of development. Currently, the C~~c~~ity does not have an overlay district to encourage ~~affordable~~ housing in the commercial districts. ~~-~~An overlay that requires a minimum density of 33 du/ac in the Central Commercial (CC), Service Commercial (SC), ~~and~~ Residential and Limited Commercial (RC) District, and R-4 District ~~for specific sites, including but not limited to, properties identified in the Sites~~ Inventory ~~-~~encourages a higher unit yield and improves the financial~~ly~~ viability of the project by increasing the unit count. Minimum density is also a tool that works to ensure the limited available land in the City is used in an efficient manner and lower densities are avoided.

~~The City will craft an affordable housing overlay zone with a minimum density of 33 du/ac.~~

The City will revise and incorporate into this new overlay zoning district all Municipal Code sections addressing affordable housing, including but not limited to Municipal Code Sections 17.64.190 Residential Construction at Densities Between 33 and 44 Units Per Acre, 17.64.220 Affordable Housing – Residential Construction at Densities Between 45 and 88 Units Per Acre, 17.64.230 Single-Family Dwellings in the SC and RC Districts, 17.14.030 (Land Use Regulations~~Title~~), and 17.14.230 (Affordable Housing); and to include incentives found elsewhere within the Municipal Code and 6th Cycle Housing Element programs including:

- Water distribution priority (Program 1.2.A);
- Parking reduction/waiver (Program 3.1.E);
- Fee waiver/reductions (Program 3.1.D);
- FAR incentive (Program 2.1.A); and,
- Establish a minimum density of 33 du/ac.

~~The City will craft~~ adopt ~~an affordable~~ a housing ~~priority~~ ~~overlay zone with a minimum density of 33 du/ac.~~

~~Additionally, sites listed in the Sites Inventory (Appendix C), that were identified in the previous 5th Cycle, and provide a minimum of 20% affordable units will~~ benefit from ~~be subject to an Overlay District enabling a By Right approval process per Government Code 65583.2(c). By Right means a jurisdiction shall not require:~~

- ~~A Conditional Use Permit;~~
- ~~A Planned Unit Development Permit;~~
- ~~Design review other than Objective Development and Design Standards; or~~

- ~~Other discretionary, local government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act "CEQA").~~

Quantified Objective ____*100 units*
Timeframe: _____*Adoption of Municipal Code amendments by December 2024*
Responsible Party: _____*Community Planning and ~~Development~~ Building Department*
Funding Source: _____*General Fund*

(NEW)

Figure 2-4 The Housing Priority Overlay Zoning District

[Map to be inserted prior to HCD submittal]

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

Program 3.2.A: Reasonable Accommodation Procedures - AFFH

A reasonable accommodation is any change, exception or adjustment to a rule, policy, practice or service that allows a person with a disability to have an equal opportunity to participate. Information on reasonable accommodation procedures will continue to be provided at City Hall and on the City's website. The City will evaluate and revise Policy C11-01, which describes procedures to provide reasonable accommodation and will explore reduced or waived permit fees for persons with disabilities in compliance with the provisions of SB 520 (Year), in an effort to remove any additional barriers and encourage those with disabilities to apply.

Quantified Objective: ____*8 applications*
Timeframe: _____*Adoption of revised policy by June 2031*
Responsible Party: _____*Community Planning and Building Department*
Funding Source: _____*General Fund*

(Formerly Program 3-5.1: Reasonable Accommodation Procedures)

Policy 3.3: Facilitate the provision of transitional and supportive housing in appropriate districts in the community.

Program 3.3.A: Zoning for Transitional and Supportive Housing - AFFH

~~State~~ Senate Bill (SB) 2 (2007)~~, passed in 2007,~~ revised H~~h~~ousing E~~e~~lement law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential dwellings of the same type in the same zone. ~~_____~~The City will also amend the Municipal Code to clarify that transitional and supportive housing is a permitted use in zoning districts that allow residential uses.

Quantified Objective: ____*N/A*
Timeframe: _____*Adoption of Municipal Code amendments by December 2024*

Responsible Party: _____*Community Planning and Building Department*
Funding Source: _____*General Fund*

(Formerly Program 3-5.8: Zoning for Transitional and Supportive Housing)

Program 3.3.B: Low-Barrier Navigation Centers - AFFH

~~AB101~~ Assembly Bill (AB) 101 (2019) provides a pathway to permanent housing for people experiencing homelessness. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing. The shelter~~ that~~ provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. In order to comply with s~~S~~tate law, the City will amend the ~~Zoning Ordinance~~ Municipal Code to include the definition for "Low Barrier Navigation Center" and will develop ~~b~~By R~~r~~ight procedures for processing low barrier navigation centers.

Quantified Objective: ____*N/A*
Timeframe: _____*Adoption of Municipal Code amendments by December 2024*
Responsible Party: _____*Community Planning and ~~Development~~Building Department*
Funding Source: _____*General Fund*

(NEW)

GOAL H4 EXEMPLIFY SUSTAINABLE DEVELOPMENT AND ENERGY CONSERVATION

Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.

Program 4.1.A: Water Conservation - AFFH

Potable water remains scarce and highly regulated in the City and continues to be a major limiting constraint to new development. In order to preserve the City's limited water allocation for new residential units, the City will continue to ~~E~~enforce the Water Management Program through the building permit process, e~~nhance~~establish the Water Distribution Policy, and provide information to the community on water conservation retrofits and best practices. In addition, the City will provide information on and promote water conservation education through outreach and community engagement, and retrofit rebates provided by the Monterey Peninsula Water Management District.

Quantified Objective: ~~*Conserve*~~ *Promote ww**ater conservation in 100 existing units*
Timeframe: *Adoption of policy by June 2031*
Responsible Party: *Community* ~~*Development*~~ *Planning and Building Department*
Funding Source: *General Fund*

(Formerly 3-5.6.b Water Conservation)

Program 4.1.B: Energy Conservation and Green Building

Conserving energy to reduce stress on the electrical grid and reduce the effects of climate change (i.e. wildfire and flooding) is increasingly critical. ~~, including increased wildfire risk and flooding to the community, is more evident than before~~. The ~~city~~ City experienced significant power outages during the 2022-23 winter storms, adjacent areas were flooded, and the past few wildfire seasons have significantly impacted air quality and resulted in evacuations of neighboring communities. The City will continue to review applications for new construction and substantial alterations, taking into consideration solar orientation and access to sunlight. The City ~~and~~ will also continue to require compliance with current state building standards for energy efficiency in all new homes. ~~—~~The City will further disseminate information by updating ~~update~~ the website annually with related energy conservation and green ~~buildings~~ building information ~~to further disseminate information~~. The City also participates in the Community Wildfire Protection Program and is committed to implementing Program recommendations.

Quantified Objective: *Promote energy conservation in 100 existing units*
Timeframe: ~~—~~*Continued education and compliance through June 2031*
Responsible Party: *Community Planning and Building Department*
Funding Source: *General Fund*

(Formerly Program 3-5.6.a: Energy Conservation and Green Building)

GOAL H5 PUBLICIZE HOUSING NEEDS AND RESOURCES

Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

Program 5.1.A: Fair Housing Services - AFFH

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City shall coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings such as the City's two libraries. The City shall also refer inquiries related to fair housing to these agencies and provide fair housing resources at outreach events.

Quantified Objective: ____*25 referrals/materials distributed*
Timeframe: _____*Proactive outreach through June 2031*
Responsible Party: _____*Community Planning and ~~Development~~Building Department*
Funding Source: _____*General Fund*

(Formerly Program 3-5.7: Fair Housing Services)

Program 5.1.B: Housing Choice Voucher Program ~~Section 8 Rental Assistance~~ - AFFH

Created by the Housing and Community Development Act of 1978, the Housing Choice Voucher program, ~~also~~ formerly known as Section 8, provides assistance to eligible ~~l~~Low- and ~~m~~Moderate-~~i~~Income families to rent housing in the private market. Eligibility for this program is based on the family's gross annual income and family size. The ~~Section 8~~Housing Choice Voucher rental assistance program is administered by the Housing Authority of Monterey County. The City will continue to facilitate use of the ~~Section 8~~Housing Choice Voucher program in the community by distributing information for the program at City Hall and the Library and making referrals to the Housing Authority.

Quantified Objective: ____*40 referrals/materials distributed*
Timeframe: _____*Proactive outreach through June 2031*
Responsible Party: _____*Community Planning and Building Department*
Funding Source: _____*General Fund*

(Formerly Program 3-5.3.b Section 8 Rental Assistance)

Program 5.1.C: Shared Housing Information - AFFH

Shared housing is another important tool to provide affordable housing units. Shared housing is generally more affordable because a portion of a residence is rented as opposed to an entire unit. Shared housing can also financially help low-income individuals who own their homes and alleviate loneliness. Benefits to L~~l~~ow-~~i~~Income individuals include provision of safe and secure affordable housing in a high-cost market. The City will continue to distribute informational materials from the Monterey County Housing Authority and the Carmel Foundation, display information at City Hall and other public buildings and posted on the City's website. The City will also seek out other Shared Housing providers and resources to expand this housing option.

Quantified Objective: 80 referrals/website visits
Timeframe: Proactive outreach through June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-5.2: Shared Housing Information)

Policy 5.2: Promote public awareness and foster pride in the history of the village.

Program 5.2.A: Support Community Organizations - AFFH

Community organizations play a pivotal role to provide outreach and services to those facing housing issues. The City will continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement, including but not limited to the Carmel Residents Association, the Carmel Foundation and ~~Carmel Cares~~the Carmel Heritage Society. The City will develop partnerships with these organizations to promote neighborhood enhancement programs, conduct and improve outreach and education, and solicit community input.

Quantified Objective: N/A
Timeframe: Proactive outreach and partnerships through June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-4.2.b: Support Neighborhood Organizations)

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Housing Needs & Fair Housing Report

A

APPENDIX

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Appendix A
Housing Needs & Fair Housing Report

A.1 Introduction

The following report provides both the City of Carmel-by-the-Sea Housing Needs Assessment and Fair Housing Assessment. This analysis primarily utilizes U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate data[1] and California Department of Housing and Community Development (HCD) data.

Housing Needs Assessment

The Housing Needs Assessment for the City of Carmel-by-the-Sea provides an~~d~~ in-depth analysis of the City's ~~housing and population conditions including~~ population, employment, economics, household, and housing stock conditions and characteristics. This assessment develops context for the City's goals, programs, and policies for the ~~6th Cycle~~6th Cycle Housing Element.

Fair Housing Assessment

In 2018, Governor Brown signed Assembly Bill (AB 686) which~~-~~ requires departments and agencies to administer programs relating to housing in a way that affirmatively furthers fair housing (AFFH)[2]. As of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in the State of California. This affirmative duty is not limited to those agencies with relationships with the federal government and is to be broadly applied throughout agencies at the state and local level. Now, all public agencies must both (1) administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and (2) take no action inconsistent with this obligation[3]. ~~requiring all public agencies in the state to affirmatively requirements went into effect on January 1, 2019 and required all public agencies to "administer programs and activities relating to housing further fair housing (AFFH) beginning~~

[1] The primary reason for using 2019 data is because this is the data that was primarily being used by HCD in their AFFH datasets for the majority of housing needs data, including data that is pulled from CHAS datasets which range from 2013-2019. Additionally, 2020-2021 Census data may not be representative due to the COVID-19 pandemic. Largely, the data is reported for 2019 as this aligns with the supplemental data HCD has provided and allows for consistent reporting.

[2] Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.

[3] California Department of Housing and Community Development Guidance, 2021, page 9.

~~January 1, 2019.[4] The new and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation"[5]~~ AB 686 also made changes to Housing Element Law, requiring ~~to incorporate requirements to AFFH as part of the H~~housing Eelements and ~~g~~General Pplans to ~~include~~ incorporate AFFH requirements. Such requirements include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 14.

History of segregation in the region

The United States' oldest cities have a history of mandating segregated living patterns. Exclusive zoning practices were common in the early 1900s -- courts struck down only the most discriminatory and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co. (272 U.S. 365)* supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as "mere parasite(s)" with the potential to "utterly destroy" the character and desirability of

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among different residents.

In sum, not all residents had ~~the~~ equal ability to build housing wealth ~~or achieve economic opportunity~~.

This historically unequal playing

~~[4] Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.~~

~~[5] California Department of Housing and Community Development Guidance, 2021, page 9.~~

neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies, now called Housing Choice Vouchers)—the latter of which is only effective when adequate affordable rental units are available.

Figure A-1 below provides a timeline of major legal and public actions that have influenced fair access to housing beginning in 1910.

~~—and cities south of Monterey Bay are no exception.~~ Monterey County and the Monterey Bay region also have an interesting past, as far as the fight to end racial segregation is concerned. Some of the segregation in the Monterey Bay area can be attributed to historically discriminatory practices, such as~~:~~ racial covenants[6], redlining[7], and discriminatory mortgage approvals. While Carmel-by-the-Sea itself does not have a history of racial covenants, the City's racial characteristics do reflect persistent~~—as well as~~ "structural inequities" in society, and "self-segregation" (i.e., preferences to live near similar people).

Kent Seavey's 2007 book *Carmel: A History in Architecture* details the history of Carmel-by-the-Sea~~ and adjacent cities~~, from its early settlement by Spanish explorers, to its marketing as a "seaside resort for Catholics" in the 1880s, to the development of the City's more contemporary history and architectural design. Similar to other jurisdictions within Monterey County, Carmel-by-the-Sea does not have a high level of diversity.

Harold and Ann Gilliam describe the history of Carmel in their 1996 book *Creating Carmel, The Enduring Vision*. Carmel started as an artist town, with notable writers, artists and poets Mary Austin, Sinclair Lewis, Jack London and Robinson Jeffers settling in Carmel-by the-Sea. They were drawn to Carmel-by-the-Sea for its natural beauty, a quiet town among Monterey pine forest, scenic, rocky coastline, and white sand beaches. The early small cottages of the early 1900's reflect these humble beginnings, and the evolution of Carmel's architecture, including, Comstock's notable fairy-tale style buildings, mirrors the community of artists who resided in Carmel-by-the-Sea. As Carmel-by-the-Sea grew and became a globally known tourist destination land prices began to increase. Gilliam writes, "[a]s expensive homes have replaced Carmel's traditional cottages, the town's demographics have changed. The artists and writers who carried on the Sterling tradition… and the low-to-middle-

[6] Racial covenants are clauses that were inserted into property deeds to prevent people who were not White from buying or occupying land.
[7] Redlining is the practice of denying credit to individuals based on race, ethnicity, or other discriminatory practices.

income residents in the old redwood cottages, have been gradually replaced by upscale business people and professionals able to afford the fantastically escalating prices of land".

~~Ann Marie Shambaugh, in a contribution to a "Current in Carmel" news article, further states: "…for much of Carmel's Black community, which makes up less than 3 percent of the population, choosing to live here leads to certain burdens not faced — or often even realized — by the city's 84-percent white majority. Frequent misunderstandings. Being stereotyped. Battle fatigue. Not likely to help any city achieve a top ranking, these are scenarios many of Carmel's Black residents often face in their hometown, a place some moved to despite advice from friends against it".~~[8]

In addition to historical discriminatory practices that embedded segregated ~~ion into~~ living patterns throughout the Monterey Bay area, it's also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. Historically, the Monterey Peninsula ha~~d~~s been home to indigenous populations for more than 10,000 years. The original inhabitants of present-day Monterey County were the Ohlone (Costanoan), Salinan, and Esselen tribes who have "…lived in communities related by language, family, and custom."[9] However, "[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, these tribes have lost the vast majority of their population as well as their land."[10] The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.[11]

The *Monterey County Weekly* news outlet highlights the past and present effects of restrictive covenants, along with other housing issues such as "the lack of affordable housing, generational wealth inequities and zoning issues," as potential contributing factors ~~to the higher levels of~~ segregation within the ~~e~~County.[12] Though restrictive racial covenants were never enacted specifically in Carmel-by-the-Sea (unlike nearby Pebble Beach and Pacific Grove), the City's population demographics are less diverse than other jurisdictions within Monterey County. Carmel-by-the-Sea's General Plan and ~~Municipal Code~~Zoning Ordinance ~~historically~~ have long emphasized single-family residential patterns and consequently, the City offers a limited variety of housing types with 87 percent single family detached units. Historically, this type of development contributed to segregation patterns in part due to ~~, including in Carmel-by-the-Sea, due to, among other factors, the~~

~~[8] https://www.youarecurrent.com/2020/10/13/the-best-place-for-all-to-live-black-carmel-residents-speak-out-on-frustrations-building-more-inclusive-community/~~

[9] From *Racial Beachhead: Diversity and Democracy in a Military Town*, by Carol Lynn McKibben, 2012, Stanford University Press.

[10] From *Indigenous peoples of San Mateo County*. San Mateo County Office of Education. ~~https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html~~

[11] From *Systemic Inequality: Displacement, Exclusion, and Segregation,* by Danyelle Solomon, et al., 2019, Center for American Progress. ~~https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/~~

[12] From Ribakoff, S. (2022, November 24) A new group sets out to explore the history of racist housing covenants in Monterey County. *Monterey County Weekly*. ~~A new group sets out to explore the history of racist housing covenants in Monterey County. | News | montereycountyweekly.com~~

higher purchase costs that accompany single-family homes. Because ~~F~~financing for single-family properties favored educated higher income earners ~~and as a result ~~, purchasing property in the City remained out of reach for many lower income households and likely contributed~~lead~~ to the demographics seen in the City today.

~~Though Carmel-by-the-Sea's population demographics are not as diverse as other jurisdictions within Monterey County and restrictive covenants were not enacted specifically in the City~~, ~~e~~Enacting policies and programs that promote AFFH and highlight the community's assets could attract ~~individuals~~ a broader demographic to the area, and encourage those that work in the City to live ~~there~~ here as well. As reflected by the 2021 Proclamation of the City Council of Carmel-by-the-Sea: Carmel-by-the-Sea has been and will continue to be enriched and enhanced in its cultural fabric, economic prosperity, and personal understanding of others by having a principled and respectful community standard towards all people.

Carmel-by-the-Sea has been and will continue to be enriched and enhanced in its cultural fabric, economic prosperity and personal understanding of others by having a principled and respectful community standard towards all people.

July 5, 2021
Proclamation of the City Council

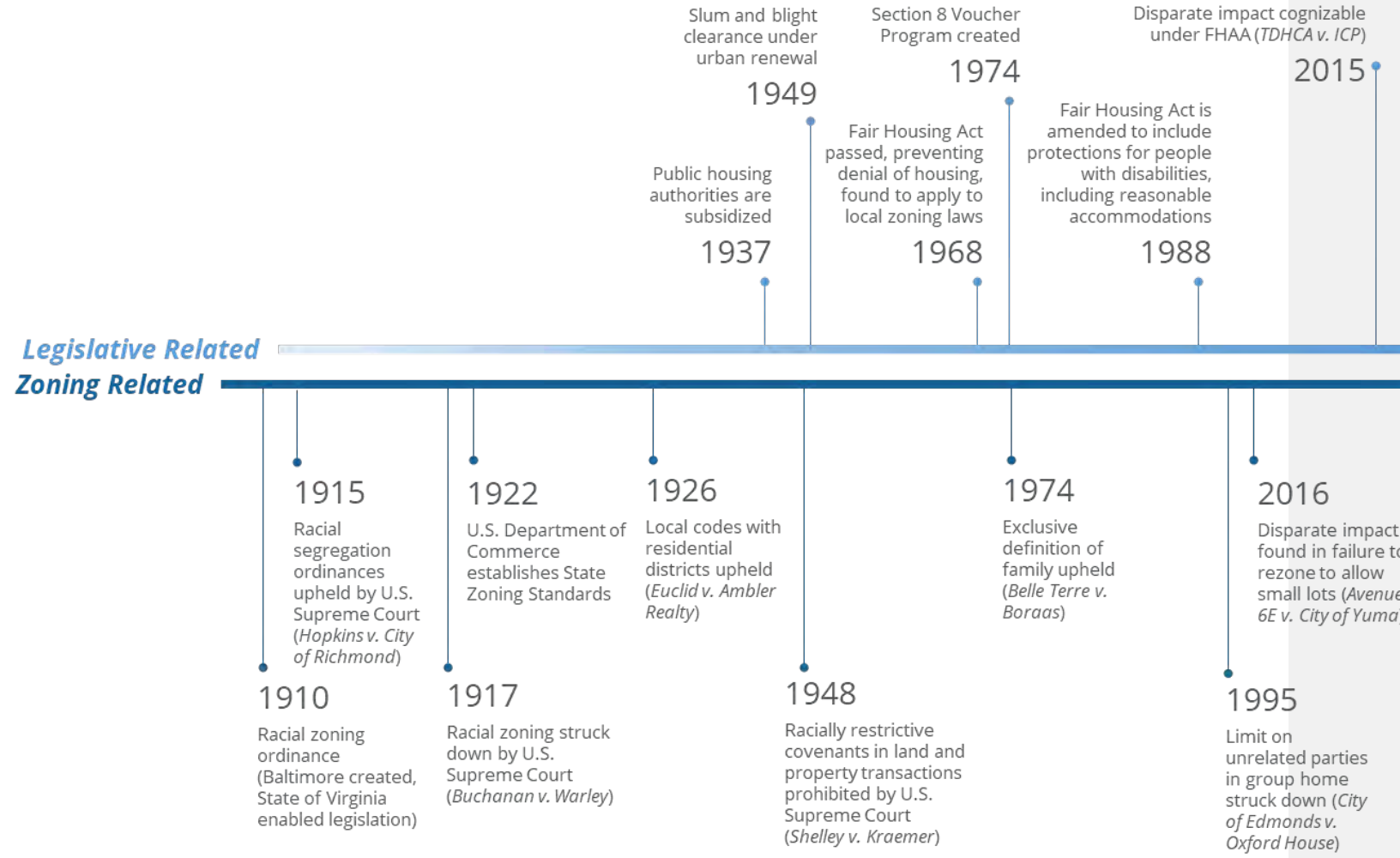
~~The timeline of major policy and legislative actions affecting housing choice and zoning and land use appears on the following page.~~

~~As shown in the timeline, E~~exclusive zoning practices ~~were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co. (272 U.S. 365)* supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as "mere parasite(s)" with the potential to "utterly destroy" the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.~~

~~The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies, now called Housing Choice Vouchers) – the latter of which is only effective when adequate affordable rental units are available.~~

~~Figure A-1 below provides a timeline of major legal and public actions that have influenced fair access to housing beginning in 1910.~~

Figure A-1 Major Public and Legal Actions that Influence Fair Access to Housing



SOURCE: Root Policy Research

Overview of Carmel-by-the-Sea

Over the past 12~~0~~ years, Carmel-by-the-Sea has experienced growth in both population and jobs[13], which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the City has steadily increased, housing production has not kept pace with demand,~~stalled,~~ contributing to the housing shortage in the City~~that communities are experiencing today~~. ~~In many cities within Monterey County, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents. Additionally, with increasing population and economic pressures comes the space for inequitable housing practices.~~ The following Housing Needs and Fair Housing Assessment develops context for the goals, programs, and policies that Carmel-by-the-Sea will implement to address inequities in the ~~6th Cycle~~6th Cycle Housing Element.

> **The fear factor about 'housing projects' is very high in this community. Even the process of identifying housing sites is a red flag for this community. However, [more detached dwelling units and new residential apartments above commercial spaces] is a continuation of a tradition that is tried and true and proven all over the world and also is the tradition of this community.**
>
> February 28, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Summary of Population, Employment, Household and Housing Stock Characteristics

The following provides a brief overview of population, employment, household, and housing stock characteristics in Carmel-by-the-Sea. These statistics help inform the existing housing needs in Carmel-by-the-Sea, as well as highlighting past trends and future forecasts to develop proactive policies and programs to address the needs of the community.

- Between 2010-2019, Carmel-by-the-Sea's population increased by 2.8 percent.[14]
- According to the Association of Monterey Bay Area Governments (AMBAG) 2022 Regional Growth Forecast, Carmel-by-the-Sea, the population is forecast to grow by approximately three (3) percent between 2015 to 2045.
- In 2019, the predominant age group was individuals between 65 to 74 years of age.
- In 2019, the population was comprised of the following racial and ethnic groups: non-Hispanic White individuals (86.5 percent), Hispanic or Latino (8.2 percent), Asian populations (5.2 percent), and Black or African American (0.1 percent).

[13] ~~Source~~From~~:~~ AMBAG Regional Growth Forecast 2022; 2010 (population: 3,722); 2015 (population 3,854); 2020 (population: 3,949).
[14] ~~Source~~From~~:~~ U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

- According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea is projected to experience an employment growth of 17 percent (562 new jobs) between 2015-2045.
- In 2019, the unemployment rate was 0.1 percent; approximately 5 percent less than the County.
- According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea is forecast to have a household growth of approximately one (1) percent by 2045 – an increase of 42 housing units.
- In 2019, the largest household type was married-couple family households (47 percent) single-person households (40 percent), female-headed households (6 percent), Other non-family households (5 percent), and male-headed households (2 percent).
- In 2019, above moderate-income households made up the majority of households in the City (62 percent) followed by lower-income households (28 percent), and moderate-income households (10 percent).
- In 2019, the housing stock was predominantly occupied by owner households (57 percent), compared to renter households (43 percent).
- In 2019, the majority of households (94 percent) do not experience overcrowding. Six (6) percent of households in Carmel-by-the-Sea are severely overcrowded and zero percent are moderately overcrowded.
- In 2019, 23 percent of households are cost burdened and 23 percent are severely cost burdened.
- The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 310 extremely low- and very low-income households living in Carmel-by-the-Sea. There are approximately 140 extremely low-income households in Carmel-by-the-Sea, 100 of which are owner-occupied households and 40 extremely low-income renter-occupied households.
- In 2019, senior households makeup 43 percent of all households; 15 percent of seniors rent their homes.
- In 2019, 12 percent of people in Carmel-by-the-Sea have a disability of some kind.
- In 2019, Carmel-by-the-Sea had 70 large households, of which 57 percent are renter-occupied households. Renter-occupied households makeup the majority of all 3-5+ person households.

- In 2019, female-headed family households comprised 75 percent of single-parent households and male-headed households accounted for 25 percent. No single-parent households fell below the poverty level.
- The number of households experiencing homelessness has decreased between 2017 to 2022 from 16 persons to one (1), respectively.
- In 2019, Carmel-by-the-Sea had 3,832 housing units, an approximate 6 percent increase from the 3,606 units that existed in 2010.
- Between 2015 and 2022, 18 housing units were issued permits in Carmel-by-the-Sea which represents 58 percent of the RHNA number of 31 units assigned in the 5th Cycle Housing Element.
- In 2019, the housing stock included the following unit types: 87 percent of homes were single-family detached; 10 percent were multifamily; 2 percent were mobile homes; and 1 percent were single-family attached.
- From 2010 to 2019, the City has experienced a stable vacancy average of 51 percent as a result of tourism and second-home ownership.
- As of 2019, 80 percent of Carmel-by-the-Sea's vacant units were for seasonal, recreational, or occasional (second home) use.
- In 2022, the median home value was estimated to be $2,070,835. Home prices increased by 59 percent from 2019 to 2022. This reflects a 20 percent higher increase than the County, which is similar to ~~neighboring cities~~nearby cities.[15]
- As of 2023, the average rent for an apartment in Carmel-by-the-Sea ranged from $2,200 (studio) to $5,459 (three bedrooms).[16]

A.2 Population, Employment, and Household Characteristics

Population characteristics impact current and future housing needs in a community. A city's population growth, age composition, and race and ethnicity composition help to determine the type and extent of housing needed. The following section provides analysis of population characteristics and local trends that affect housing demand in Carmel-by-the-Sea.

Population Growth

Table A-1 shows ~~the~~ population projections through 2045 according to the Association of Monterey Bay Area Governments (AMBAG) 2022 Regional Growth Forecast. In Carmel-by-the-Sea, the

[15] From Zillow Home Value Index, December 2019-2022
[16] From Zillow Rental Price Index, March 2023

population is forecast to grow approximately 3 percent between 2015 to 2045. This reflects 11 percent less than the County, 1 percent more than Pacific Grove, and 56 percent less than Del Rey Oaks[17]. Population growth forecasts provide critical insight to the future demands of communities in terms of housing needs, employment, and more.

Table A-1 Population Growth Forecast by Jurisdiction, 2015-2045

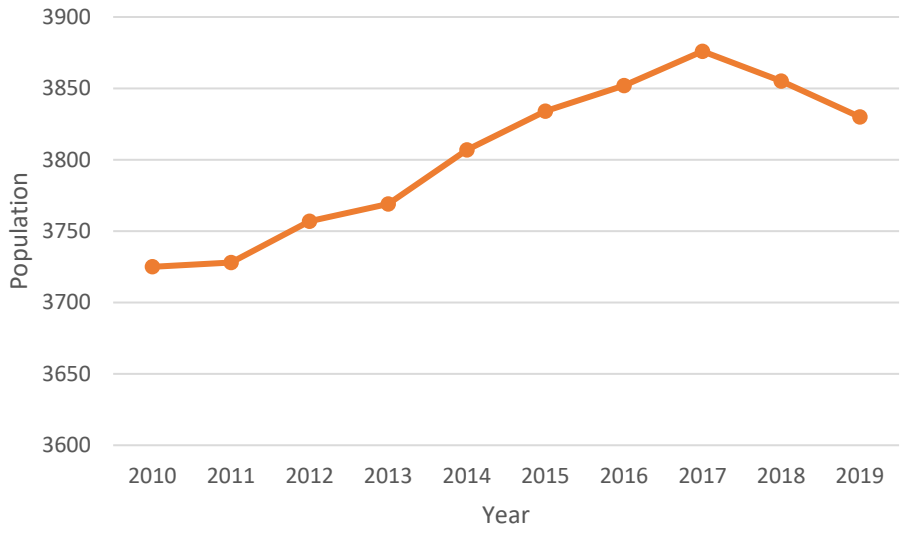
Jurisdictions	Population							Change 2015-2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	%
Monterey County	430,310	441,143	452,761	467,068	476,028	483,884	491,443	61,133	14%
Carmel-by-the-Sea	3,854	3,949	3,946	3,954	3,964	3,974	3,984	130	3%
Del Rey Oaks	1,663	1,662	1,693	1,734	1,859	2,330	2,650	987	59%
Pacific Grove	15,460	15,265	15,290	15,395	15,530	15,676	15,817	357	2%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

Figure A-2 illustrates population growth in Carmel-by-the-Sea between 2010-2019. Carmel-by-the-Sea's population increased by 2.8 percent from 2010 to 2019. The City's population steadily increased from 2010 to 2017 before experiencing a sharp decline through 2019.

[17] These two Cities have been chosen for comparison throughout the document based on having comparable population sizes to Carmel-by-the-Sea.

Figure A-2 Population Growth, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Age Characteristics

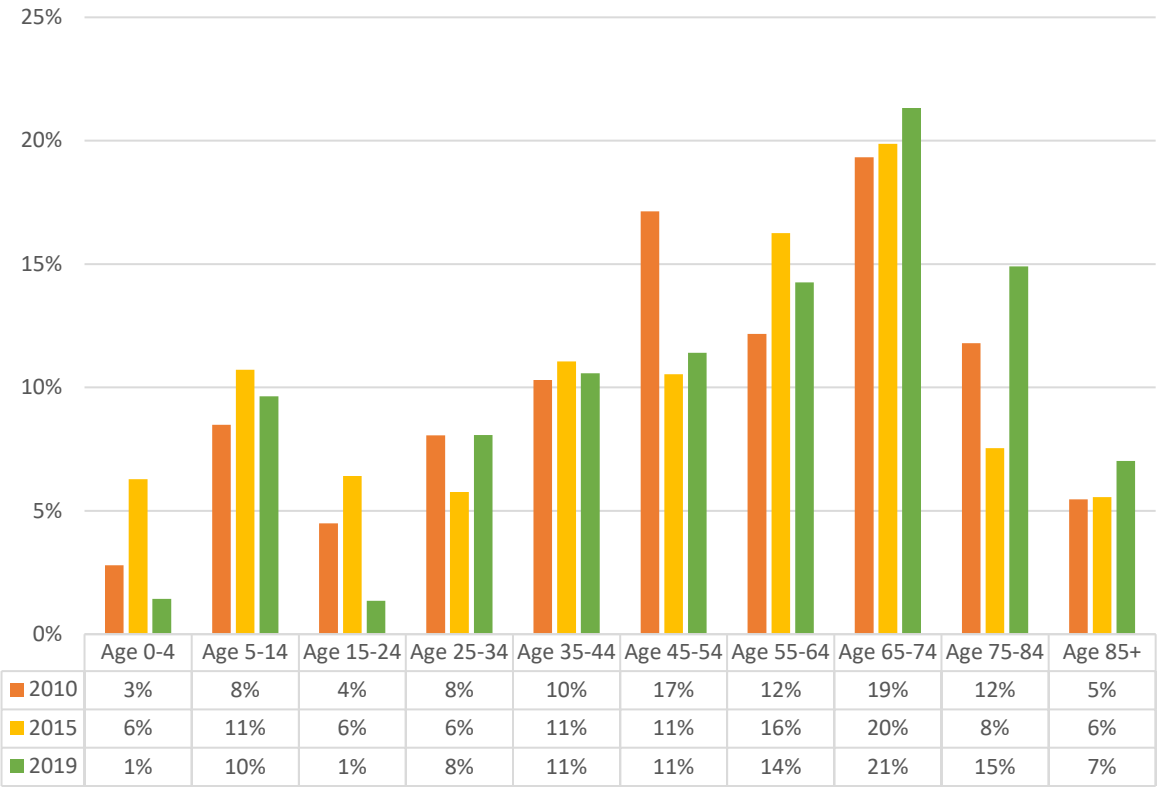
A community's housing needs are partly determined by preferences of age groups and household types (age, family/non-family~~, presence of children~~, female-headed, etc.). When seeking housing, households may prioritize factors such as size, accessibility, and price. For instance, younger and middle-aged households may seek homes that can accommodate a growing household size, whereas older adults may seek to downsize to an apartment with assistive care services or a smaller, more affordable single-family home. Disabled persons may seek homes that are accessible and include universal design or visitability features. Overall, the life stages of a population determine the housing stock that is needed in a community.

"When I grew up, this was a town of children. All the property owners were parents. All the employees in the stores were parents. So, everything in this town was about children, and we don't have children anymore."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

In 2010, Carmel-by-the-Sea's predominant age group was individuals between 65 and 74 years of age (19 percent). Figure A-3 shows that between 2010 and 2019, the general age of the population has been slowly increasing, with the most populous age groups in the City being individuals between 55 and 84 years of age. The City's median age has changed little since 2010, ranging from 56 in 2010, 54 in 2015, and 59 in 2019. Overall, the City's aging trend suggests a demand for housing geared toward middle-aged to senior groups.

Figure A-3 Population Distribution by Age, Carmel-by-the-Sea, 2010-2019



	Age 0-4	Age 5-14	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+
2010	3%	8%	4%	8%	10%	17%	12%	19%	12%	5%
2015	6%	11%	6%	6%	11%	11%	16%	20%	8%	6%
2019	1%	10%	1%	8%	11%	11%	14%	21%	15%	7%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

Table A-2 shows population age distribution revealing that Carmel-by-the-Sea's most populous age group in 2019 was individuals 65 to 74 years of age (21 percent). Compared to the County and ~~neighboring cities~~nearby cities, Carmel-by-the-Sea has the largest 55 to 85+ age group (43 percent) followed by Pacific Grove (27 percent), Del Rey Oaks (23 percent), and the County (13 percent). Since 2010, Carmel-by-the-Sea's smallest age demographic are those aged 0-14.

Table A-2 Population Age Distribution by Jurisdiction, 2019

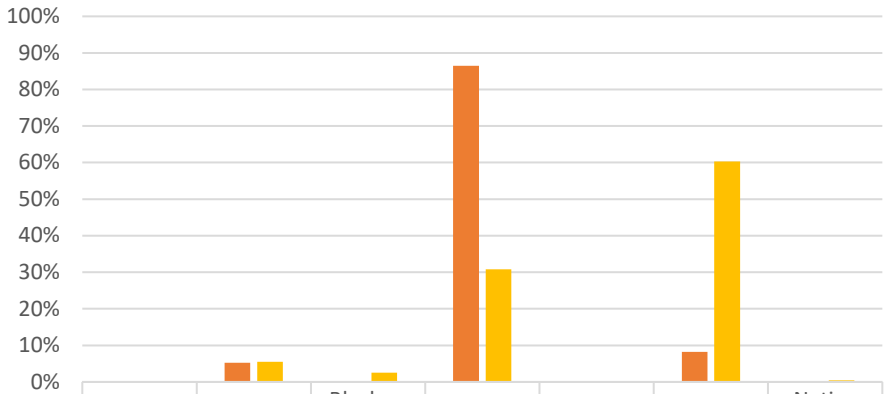
Jurisdiction	Population Age									
	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Monterey County	7.3%	14.8%	14.3%	14.4%	13.0%	11.8%	11.1%	7.7%	3.6%	1.9%
Carmel-by-the-Sea	1.4%	9.7%	1.4%	8.1%	10.6%	11.4%	14.3%	21.3%	14.9%	7%
Del Rey Oaks	5.7%	8.3%	5.7%	12.6%	12.5%	13%	18.9%	15.9%	4.4%	2.9%
Pacific Grove	3.5%	12.2%	8.5%	10.0%	10.4%	13.3%	14.7%	16.5%	6.6%	4.3%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Race and Ethnicity Characteristics

Understanding the racial and ethnic composition of a city is vital to ensuring equal opportunity to housing for all groups, inclusive of cultural norms and preferences. An in-depth analysis of race and ethnicity is provided in the Fair Housing Report in Appendix A. Figure A-4 illustrates the racial and ethnic composition of Carmel-by-the-Sea compared to the County.

Figure A-4 Population by Race Compared to the County, 2019



	American Indian or Alaska Native	Asian	Black or African American, Non-Hispanic	White, Non-Hispanic	Some other race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Carmel-by-the-Sea	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%
Monterey County	0.2%	5.5%	2.5%	30.8%	0.1%	60.3%	0.5%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

When comparing the City and the County, non-Hispanic White and Hispanic or Latino populations are the most represented; however, the County presents more diversity than Carmel-by-the-Sea. Non-Hispanic White individuals comprise 87 percent of Carmel-by-the-Sea's population followed by Hispanic or Latino (8 percent) and Asian populations (5 percent). In contrast, the County's largest population is Hispanic or Latino individuals (60 percent) followed by non-Hispanic White (31 percent). The City has no populations identifying as American Indian or Alaska Native or Native Hawaiian or Other Pacific Islander. Black or African American non-Hispanic individuals represent less than 1 percent of the City's population.

Table A-3 provides a comparison of racial and ethnic composition by jurisdiction. In 2019, Carmel-by-the-Sea (87 percent) and the neighboring City of Pacific Grove (83 percent) had the largest non-Hispanic White populations compared to Del Rey Oaks (75.5 percent) and the County (30.8 percent). Compared to surrounding cities and the County, Carmel-by-the-Sea had the lowest Asian population (5 percent). Overall, Carmel-by-the-Sea is one of the least diverse when compared to the County and the ~~neighboring cities~~nearby cities of Del Rey Oaks and Pacific Grove.

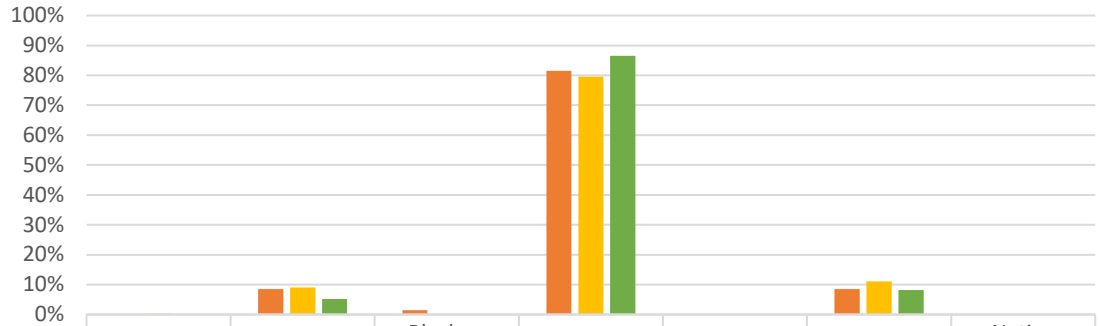
Table A-3 Population by Race by Jurisdiction, 2019

Jurisdiction	American Indian or Alaska Native	Asian, alone	Black or African American, Non-Hispanic	White, Non-Hispanic	Some Other Race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Monterey County	0.2%	5.5%	2.5%	30.8%	0.1%	60.3%	0.5%
Carmel-by-the-Sea	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%
Del Rey Oaks	0.0%	7.1%	2.5%	75.5%	0.0%	13%	0.3%
Pacific Grove	0.2%	5.8%	1.0%	82.8%	0.0%	10.3%	0.1%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

When analyzing race and ethnicity in a city, it's important to understand how demographics have changed over time. Figure A-4 illustrates changes in population by race between 2010-2019 in Carmel-by-the-Sea. During this time frame, Carmel-by-the-Sea's population composition experienced fluctuations in nearly all populations, and by 2019 saw a decline in each population except non-Hispanic White. In 2015, the non-Hispanic White population experienced a 2 percent decrease in size, while the Asian and Hispanic or Latino populations increased 2 percent and 3 percent, respectively. In 2019, Carmel-by-the-Sea experienced a 7 percent increase in the non-Hispanic White population, and a decline in both the Asian and Hispanic or Latino populations by 4 percent and 3 percent, respectively. Since 2015, population levels have remained less than 1 percent for Black or African American, American Indian or Alaska Native, Native Hawaiian, and Other Pacific Islander populations in Carmel-by-the-Sea.

Figure A-5 Population by Race, Carmel-by-the-Sea, 2010-2019



	American Indian or Alaska Native	Asian	Black or African American, Non-Hispanic	White, Non-Hispanic	Some other race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
2010	0.0%	8.6%	1.4%	81.5%	0.0%	8.5%	0.0%
2015	0.3%	9.0%	0.0%	79.6%	0.0%	11.1%	0.0%
2019	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

Demographic characteristics such as the racial and ethnic composition of a city are necessary to inform the housing needs of a community inclusive of cultural norms and preferences.

Diversity Index

The Diversity Index measures the degree to which the five major ethnic populations (non-Hispanic White, non-Hispanic Black, Asian and Pacific Islander, Hispanic, and Two or more races) are evenly distributed across a geographic area. The index ranges from 0 to 1 – where 0 is low diversity, meaning only one group is present and 1 is high diversity, meaning an equal proportion of all five groups is present).

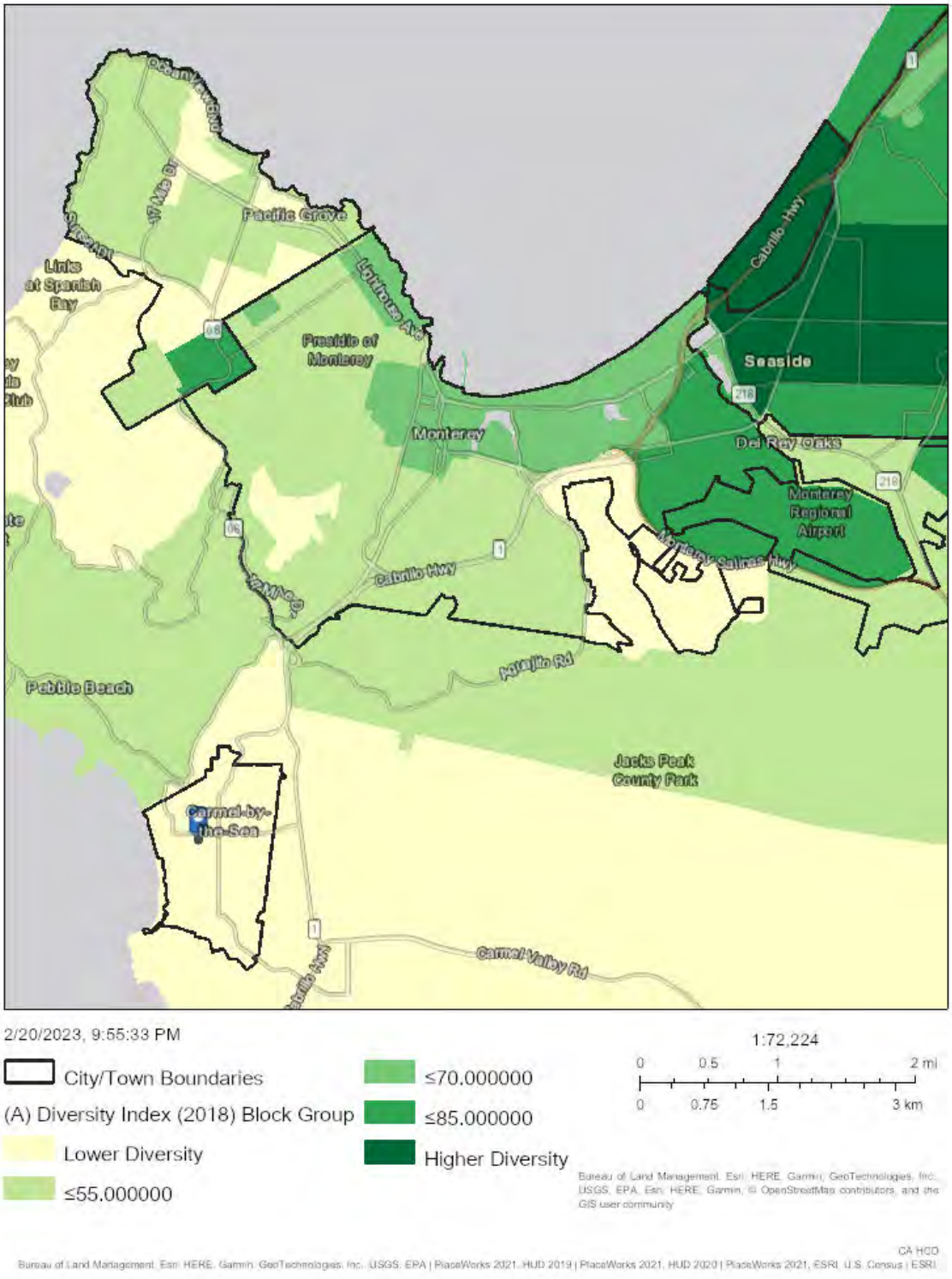
Integration and Segregation

"Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. **Segregation** generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area."

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 31.

Figure A-6 below depicts the level of diversity within the City. Carmel-by-the-Sea, along with neighboring jurisdictions have the lowest levels of diversity within the region. Carmel-by-the-Sea has a low level of diversity with 86.5 percent of the population identifying as non-Hispanic White.

Figure A-6 Diversity Index, Carmel-by-the-Sea, 2018



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Racially or Ethnically Concentrated Areas of Poverty and Affluence

A Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and a Racially Concentrated Area of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.[18]

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is: A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR A census tract that has a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

SOURCE: California Department of Housing and Community Development Guidance, 2021.

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

RCAAs

HCD and HUD's definition of an RCAA is a census tract 1) with a percentage of its total White population that is 1.25 times higher than the average percentage of the COG region's White population; and 2) has a median income that is 2 times higher than the COG Area Median Income (AMI). Generally, these are understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates.

SOURCE: California Department of Housing and Community Development Guidance, 2023

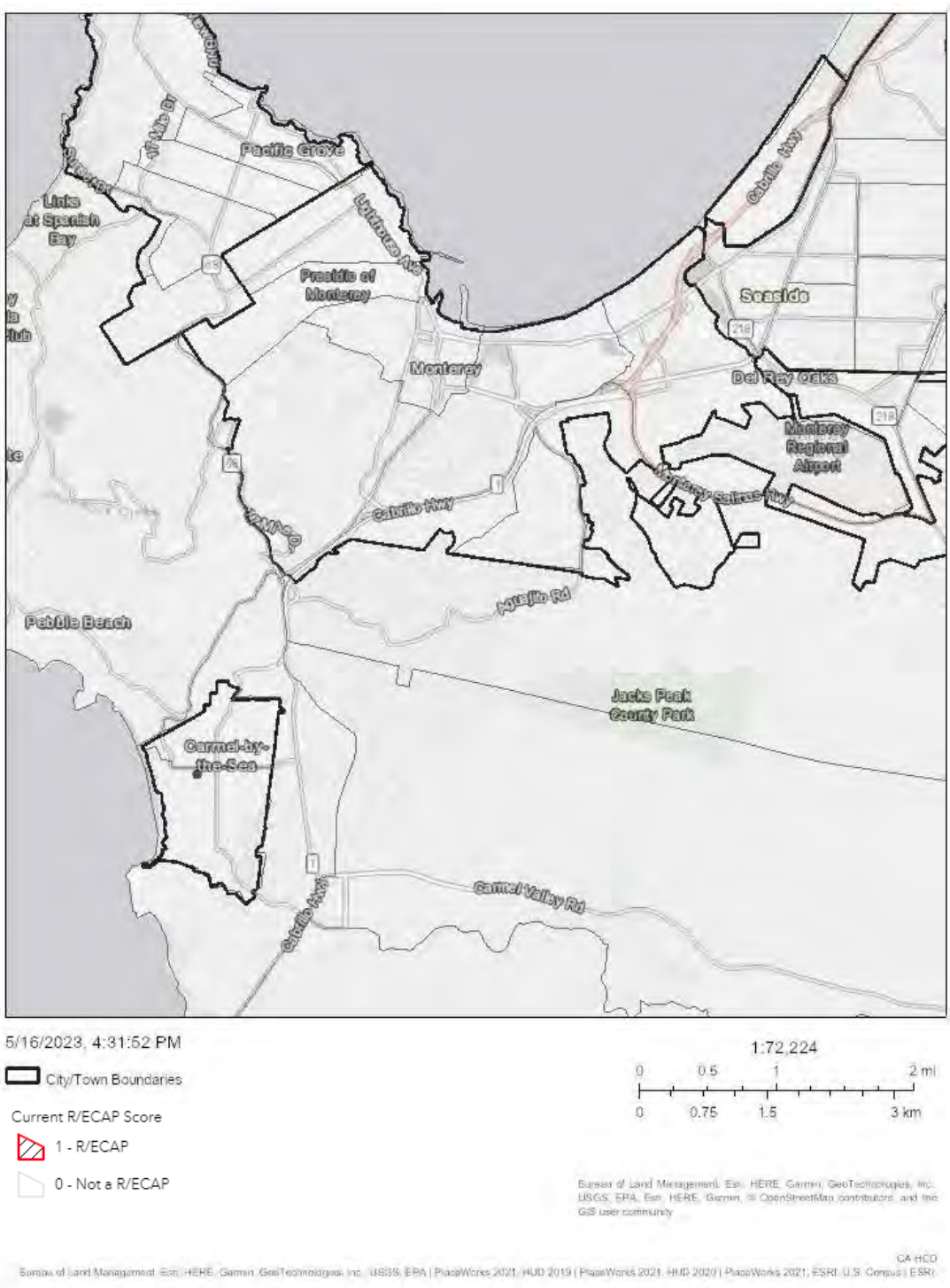
As can be seen in the Figure A-7 and Figure A-8, the City of Carmel-by-the-Sea is not considered a R/ECAP; nor, is the City considered an RCAA. As highlighted previously, Carmel-by-the-Sea does not have a majority-minority population and thus cannot be labelled as a R/ECAP. Figure A-9

[18] From Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124

shows that less than or equal to 20 percent of the City's population is non-White. Though Carmel-by-the-Sea's percentage of exclusively White population and AMI are higher than the Ceounty-wide average, the median income in the City is not high enough for the jurisdiction to be considered an RCAA[19]. ~~This could be a reflection of the high vacancy rate (over 50%) which could be explained by the high rate of second home (seasonal use) homeownership in the City.~~

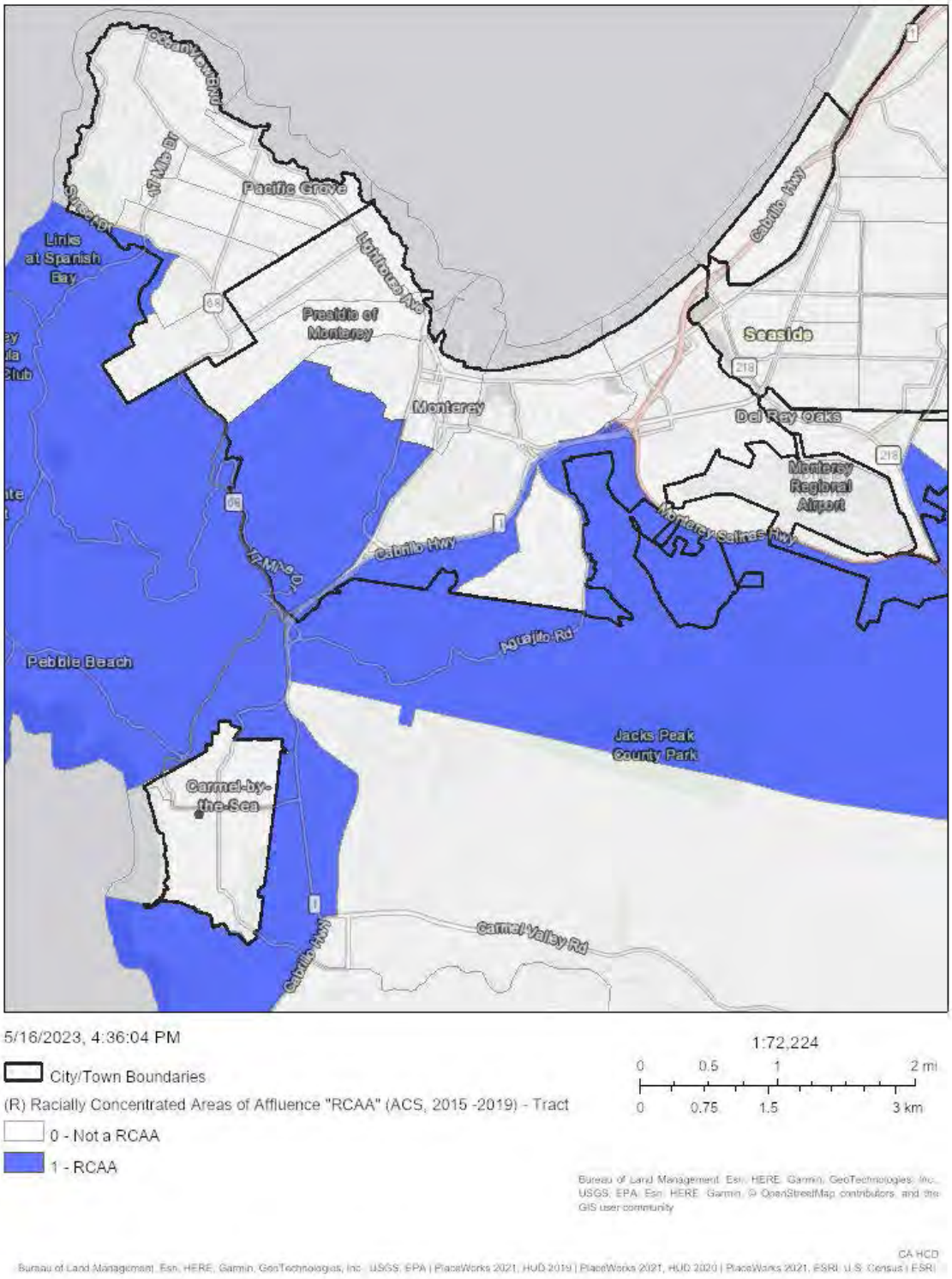
[19] To be considered an RCAA, census tracts must have a Location Quotient (LQ) of more than 1.25 and a median income 1.5 times higher than the COG AMI or 1.5 times higher than the State AMI, whichever is lower. In this case, Carmel's median income would need to be 1.5 times greater than the State AMI of $69,021.

Figure A-7 R/ECAP by Census Tract, Carmel-by-the-Sea, 2009-2013



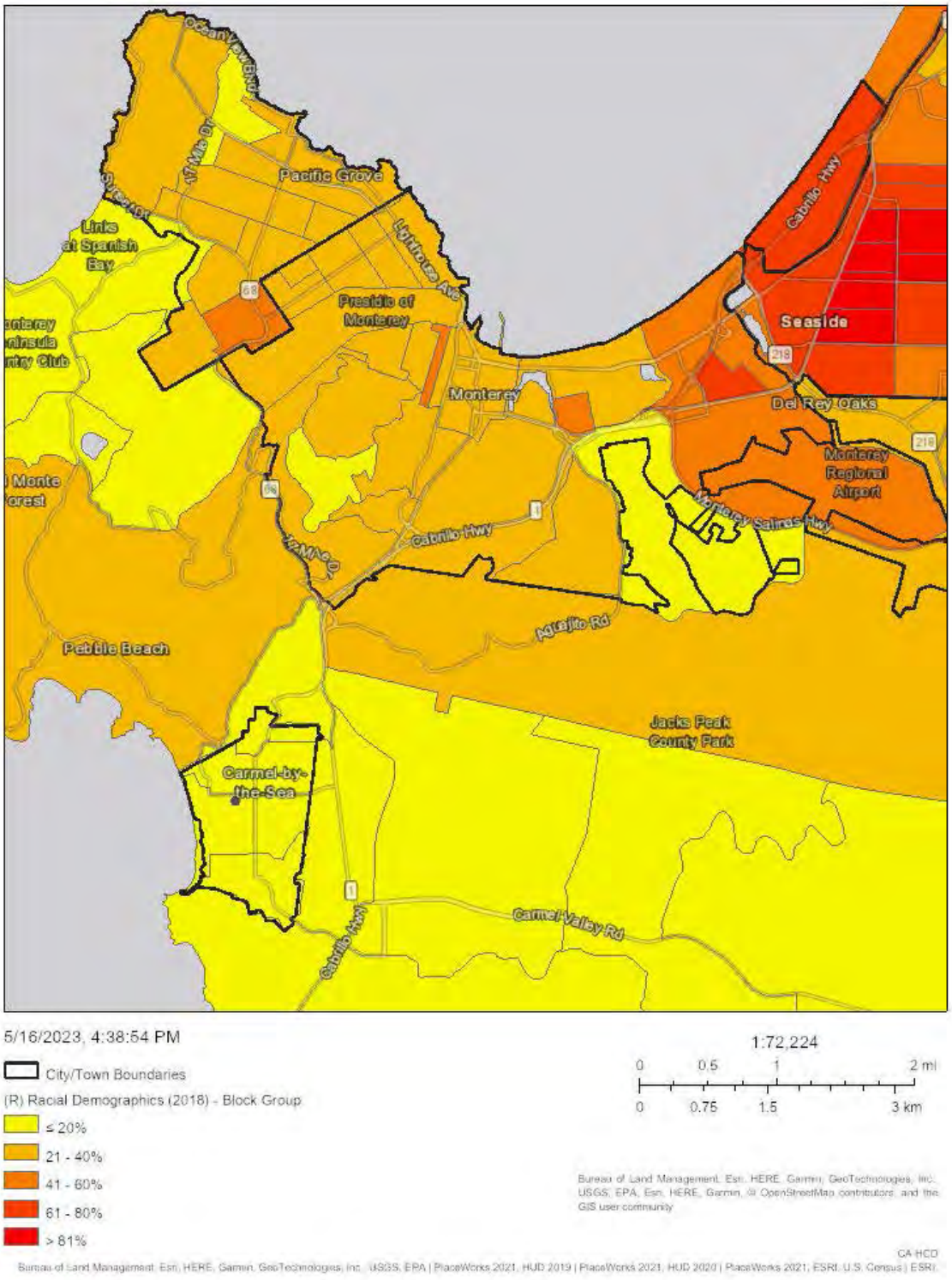
SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-8 RCAAs by Census Tract, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-9 Percent Non-White by Block Group, Carmel-by-the-Sea, 2018



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Employment

Employment characteristics can significantly impact the housing needs and trends of a community from income and wage scale to job location and industry. Employment and income are determinates of a population's ability to purchase housing including the type of housing and size, both of which can induce negative effects such as overpayment and overcrowding. Table A-4 summarizes projected employment growth for Carmel-by-the-Sea, the County, and ~~neighboring~~ nearby cities from 2015-2045.

According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea was projected to experience an employment growth of 17 percent (562 new jobs) between 2015-2045. This projected employment growth mirrors the County (17 percent) and is 4 percent higher than Pacific Grove (13 percent), but reflects 1 percent lower than Del Rey Oaks (18 percent). This projected increase in job growth presents an opportunity for cities to construct additional housing options for the existing and future workforce.

Table A-4 Employment Growth Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015 - 2045	
	2015	2020	2025*	2030	2035*	2040*	2045*	Numeric	Percent
Monterey County	225,268	243,015	245,054	249,613	253,918	258,553	263,437	38,169	17%
Carmel-by-the-Sea	3,353	3,566	3,593	3,674	3,752	3,833	3,915	562	17%
Del Rey Oaks	705	748	753	774	794	815	834	129	18%
Pacific Grove	7,470	8,016	8,061	8,152	8,244	8,343	8,445	975	13%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

Table A-5 shows 2010 and 2019 employment data for Carmel-by-the-Sea by sector. Key findings in employment data include the following:

- Education services, healthcare, and social assistance industries were the largest employers of Carmel-by-the-Sea (28 percent) in both 2010 and 2019, followed by arts, entertainment, recreation, accommodation, and food services (19 percent and 15 percent, respectively);
- Information industries experienced the greatest increase between 2010 and 2019 (585 percent), followed by construction (276 percent);
- Five sectors experienced drastic declines in employment between 2010 and 2019 including finance and insurance, real estate, and rental leasing (137 percent), professional, scientific, management, and administrative services (61 percent), public administration (54 percent), arts,

entertainment, recreation, accommodation, and food services (35 percent), and education services, healthcare, and social assistance (20 percent);

- Wholesale trade (2 percent) and agriculture, forestry, fishing and hunting, and mining (0 percent) industries experienced the least amount of growth; and
- Overall, there was a 19 percent decrease in employment for Carmel-by-the-Sea residents between 2010 and 2019.

Table A-5 Employment by Sector, Carmel-by-the-Sea, 2010 and 2019

Industry Sector	2010		2019		Percent Change 2010-2019
	People Employed	Percent of City Employment	People Employed	Percent of City Employed	
Agriculture, forestry, fishing and hunting, and mining	0	0%	0	0%	0%
Construction	25	1%	94	7%	276%
Manufacturing	40	2%	67	5%	68%
Wholesale Trade	0	0%	26	2%	2%
Retail Trade	247	14%	213	15%	14%
Transportation and warehousing, and utilities	63	4%	95	7%	51%
Information	14	1%	96	7%	585%
Finance and insurance, real estate, and rental leasing	172	10%	73	5%	-137%
Professional, scientific, management, and administrative services	273	15%	106	7%	-61%
Education services, healthcare, and social assistance	493	28%	394	28%	-20%
Arts, entertainment, recreation, accommodation, and food services	330	19%	216	15%	-35%
Public Administration	112	6%	52	4%	-54%
Total Employment	1,769	100%	1,432	100%	-19%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2019

Balance of Jobs to Workers

A city houses employed residents who either work in the community where they live, or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city but more often employ workers commuting from outside of it. One measure of local imbalance is the relationship between workers and jobs. A city with a surplus of workers, "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them.

Smaller cities will typically have more employed residents than jobs and will export workers as a result, while larger cities tend to have a surplus of jobs and will import workers. To some extent, the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

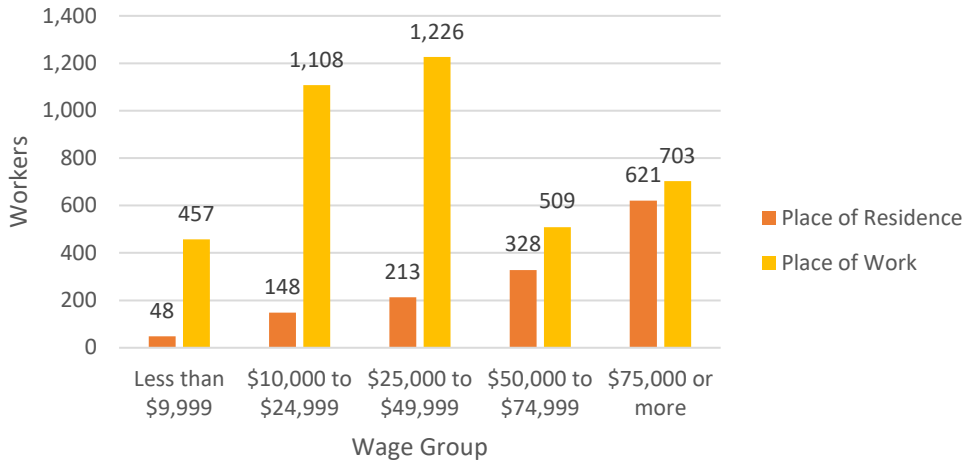
~~One measure of local imbalance is the relationship between workers and jobs. A city with a surplus of workers, "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them.~~

A community may offer employment for relatively low-income workers but have relatively few housing options for those workers. Conversely, it may house residents who are low-wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers mean the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Figure A-10 illustrates earnings of workers in comparison to worker place of residence and place of work in Carmel-by-the-Sea. In 2019, Carmel-by-the-Sea had more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than $25,000). At the high end of the wage spectrum (i.e., wages over $75,000 per year), the City had more high-wage jobs than high-wage residents.[20] This indicates the City is a net-importer of workers for both low- and high-wage jobs. It should be noted that the minimum wage has increased since 2019, from $12 to $15.50, thus increasing the annual incomes of full-time workers as well.

[20] The source table is top-coded at $75,000, precluding more fine-grained analysis at the higher end of the wage spectrum.

Figure A-10 Worker Earnings by Place of Residence & Place of Work, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

According to U.S. Census Bureau data reported in a Housing Feasibility Study for the City of Carmel-by-the-Sea by ECONorthwest,[21] a mere 2.6 percent of workers live and work in Carmel-by-the-Sea, while approximately half of all workers live within 10 miles of the City and 26 percent commute from more than 25 miles away.[22] Concentrations in hospitality and leisure services may create obstacles for local workers that earn lower-incomes and cannot afford to live in the community. Such imbalances of jobs to housing impacts an individual's ability to integrate into the community due to long distance travel, excessive costs of travel, and reduced personal time.

Unemployment rates[23] are essential to understanding the affordability needs of a community when determining housing options. Table A-6 provides a breakdown of unemployment rates for Carmel-by-the-Sea, the County, and ~~neighboring~~ nearby cities. Compared to the County and ~~neighboring~~ nearby cities, Carmel-by-the-Sea has the lowest unemployment rate with less than 1 percent of unemployed residents. This indicates an approximate 4.8 percent less than the County, 5 percent less than the Del Rey Oaks, and 3.8 percent less than Pacific Grove.

Table A-6 Unemployment Rate, Carmel-by-the-Sea, 2019

Jurisdictions	Unemployment Rate
Monterey County	4.9%
Carmel-by-the-Sea	0.1%
Del Rey Oaks	5.1%

[21] From ECONorthwest, Housing Feasibility Study, 2023
[22] From U.S. Census Bureau Longitudinal Employer-Household Dynamics Data
[23] The term unemployment refers to a person who is actively searching for employment but is not able to find work.

Pacific Grove	3.9%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

The Monterey Bay Area approved Regional Housing Needs Assessment (RHNA) Methodology is broken down into four income levels:

- Very Low Income (50 percent or less of the County's median income);
- Low Income (50-80 percent of the County's median income);
- Moderate Income (80-120 percent of the County's median income); and
- Above moderate Income (120 and above the County's median income).

Carmel-by-the-Sea's RHNA allocation is presented below in Table A-7.

Table A-7 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Extremely Low-Income[24]	<30	57
Very Low-Income	<50	56
Low-Income	50-80	74
Moderate-Income	80-120	44
Above Moderate-Income	120+	118
Total		349

SOURCE: City of Carmel-by-the-Sea, 2023

In Monterey County, the median household income in 2019 was an estimated $71,015 compared to Carmel-by-the-Sea at $98,188. Table A-8 lists occupations by mean salary in Monterey County. According to Table A-8, the occupations that fall below 50 percent of the median income are Food Preparation and Serving-Related Occupations; Personal Care and Services Occupations; and Farming, Fishing, and Forestry Occupations. The majority of occupations in Monterey County have an average income that is low (50-80 percent AMI) or very low (<50 percent AMI). If applied to Carmel-by-the-Sea, it should be anticipated that affordable housing is needed to accommodate potential low- and very low-income households.

Table A-8 Occupations by Mean Salary, Monterey County, 2019

Occupation	Salary

[24] Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document.

Management Occupations	$117,738
Business and Financial Operations Occupations	$78,900
Computer and Mathematical Occupations	$96,980
Architecture and Engineering Occupations	$92,554
Life, Physical, and Social Science Occupations	$84,516
Community and Social Services Occupations	$59,549
Legal Occupations	$103,094
Education, Training, and Library Occupations	$69,296
Arts, Design, Entertainment, Sports, and Media Occupations	$56,599
Healthcare Practitioners and Technical Occupations	$115,486
Healthcare Support Occupations	$42,625
Protective Service Occupations	$70,161
Food Preparation and Serving-Related Occupations	$30,127
Building and Grounds Cleaning and Maintenance Occupations	$36,330
Personal Care and Service Occupations	$31,984
Sales and Related Occupations	$42,099
Office and Administrative Support Occupations	$44,239
Farming, Fishing, and Forestry Occupations	$29,901
Construction and Extraction Occupations	$60,870
Installation, Maintenance, and Repair Occupations	$54,180
Production Occupations	$41,905
Transportation and Material Moving Occupations	$37,144

SOURCE: California Employment Development Division, Occupational Wage data, 2019

Household Characteristics

Characteristics of a household include household type and size, income, affordability, and special needs groups. According to HCD, a household is defined as "All persons who occupy a housing unit. The occupants may be a single family, on person living alone, two or more families living together, or any groups of related or unrelated persons who share living arrangements." Large families, single parent households, female-headed households, or extremely low- and low-income households may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. The following section examines household characteristics trends in Carmel-by-the-Sea and the region.

Table A-9 provides an overview of the projected housing units needed in Monterey County, Carmel-by-the-Sea, and ~~neighboring~~ nearby cities, Del Rey Oaks and Pacific Grove.[25] Carmel-by-the-Sea is forecast to have a household growth of approximately 1 percent by 2045 – an increase of 42 housing units. Compared to the County, this reflects 18 percent less projected growth and 2 percent less growth than Pacific Grove. Of the ~~neighboring~~ nearby cities, the City of Del Rey Oaks has the highest projected increase in housing unit growth at 61 percent.

Table A-9 Housing Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015 - 2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	Percent
Monterey County	139,177	141,764	146,716	153,852	159,100	162,612	165,328	26,151	19%
Carmel-by-the-Sea	3,417	3,437	3,437	3,442	3,450	3,453	3,459	42	1%
Del Rey Oaks	741	741	762	809	848	1,052	1,195	454	61%
Pacific Grove	8,184	8,201	8,214	8,267	8,336	8,400	8,463	279	3%

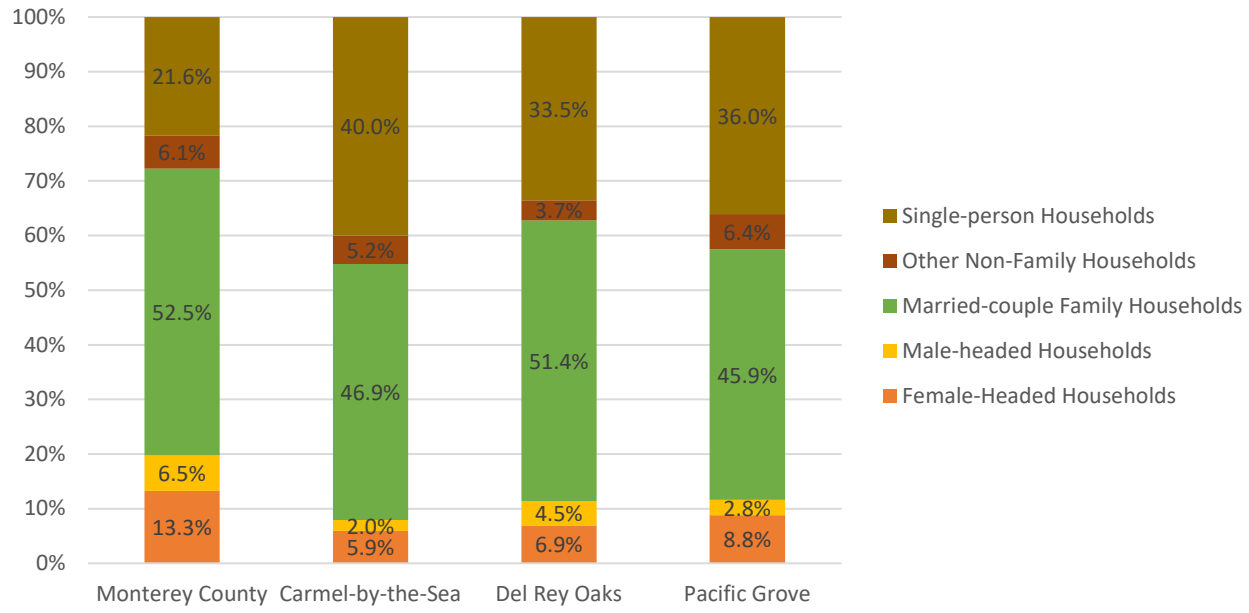
SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

Household Type and Size

Figure A-11 illustrates household characteristics by type in 2019 for Carmel-by-the-Sea, the County, and ~~neighboring~~ nearby cities, Del Rey Oaks and Pacific Grove. In Carmel-by-the-Sea, the largest household type was married-couple family households (47 percent) followed by single-person households (40 percent). This is consistent with the County and ~~neighboring~~ nearby cities. Carmel-by-the-Sea has the lowest percentage of female-headed households (6 percent) compared to the County (13 percent), Del Rey Oaks (7 percent), and Pacific Grove (9 percent).

[25] ~~Source:~~From AMBAG Regional Growth Forecast, 2022

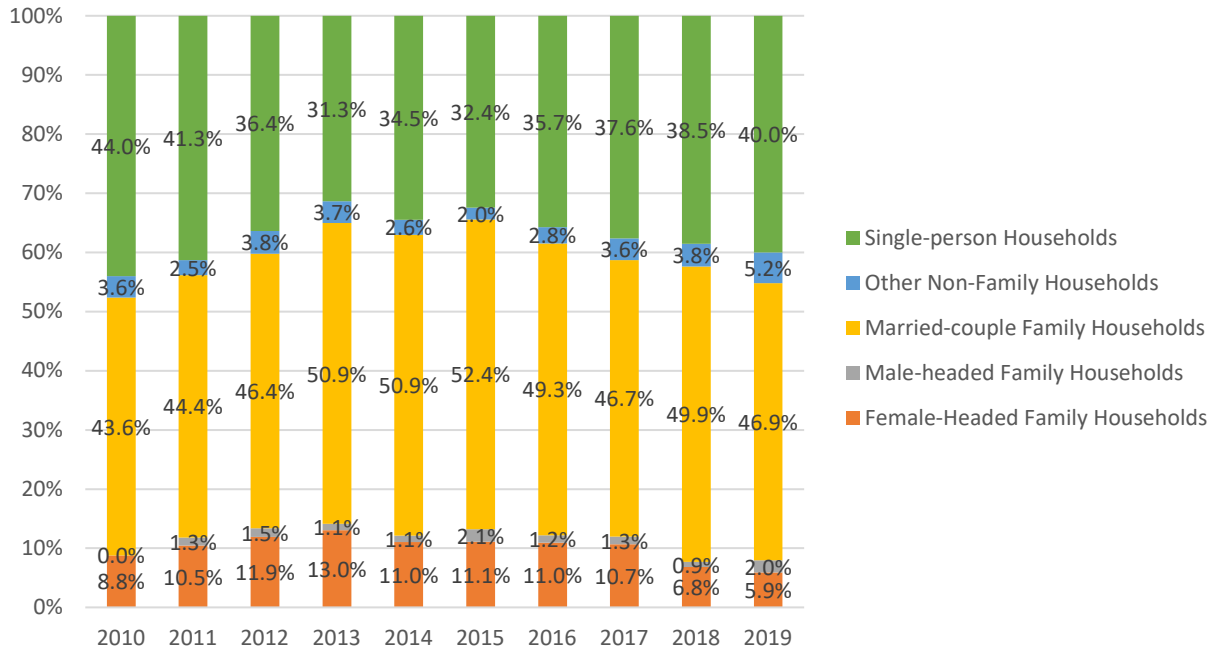
Figure A-11 Household by Type by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-12 illustrates household changes between 2010-2019 in Carmel-by-the-Sea. Over the last decade, married-couple family households have remained the largest household type in the City followed by single-person households. Since 2015, married-couple family households have begun declining, while single-person households have increased. Female-headed households experienced the most fluctuation between 2010-2019, showing a steady increase between 2010-2013, then slowly decreasing through 2019 to 6 percent (7 percent decrease between 2013-2019). Male-headed households have slightly increased since 2010 from zero to 2 percent in 2019. These changes in household type over time indicate a need for housing options that appeal to both family-sized and smaller-sized households (keeping affordability in mind).

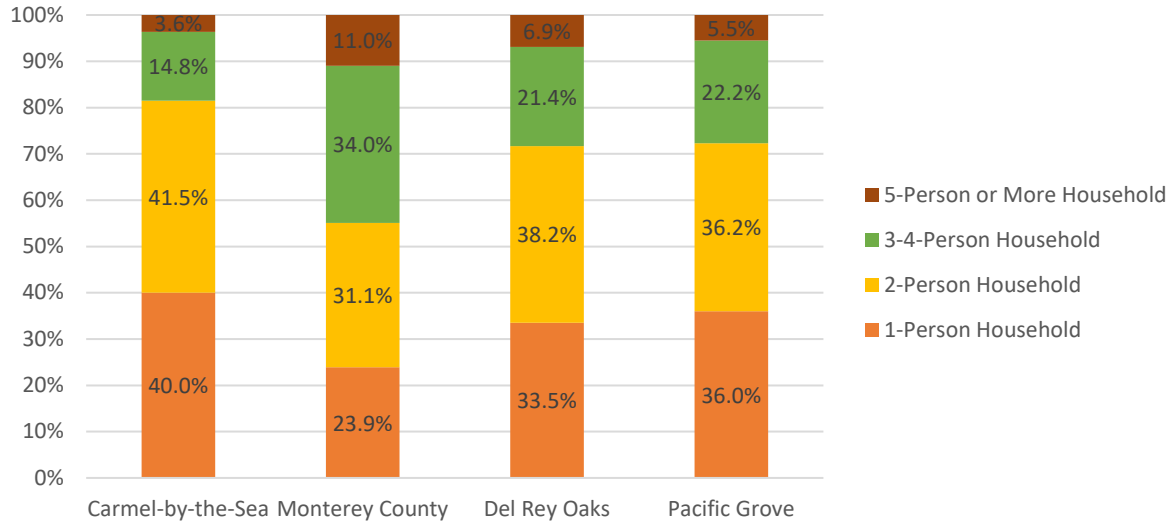
Figure A-12 Changes in Household Type, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010-2019
NOTE: Non-family households include unrelated persons living in one housing unit.

Figure A-13 illustrates households by household size for Carmel-by-the-Sea, the County, and ~~neighboring~~ nearby cities. Carmel-by-the-Sea's largest household type according to size is 2-person households (42 percent) followed by 1-person households (40 percent). This is consistent with findings in Figure A-12, with married-couple family households remaining the largest household type since 2010 followed by single-person households. This reflects a demand for affordable housing units appealing to married-couple and single-person households.

Figure A-13 Households by Household Size by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Household Income

Affordability is a key component in determining the housing needs of a community. Household income determines the ability of a household to purchase or rent a housing unit. However, fluctuating household incomes may result in the need to spend disproportionate amounts of income on housing costs, referred to as overpayment or cost burden. As a result, this may also lead to overcrowding and/or substandard living conditions.

The following are income categories based on area median income (AMI) according to HCD:

- Extremely low-income: households earning 0-30 percent of AMI;
- Very low-income: households earning 30-50 percent of AMI;
- Low-income: households earning 50-80 percent of AMI;
- Moderate-income: households earning 80-100 percent of AMI; and
- Above-moderate income: households earning 100-120 percent of AMI.

Government Code Section 65583(a) defines extremely low-income households as earning 30 percent or below area median income, and considers them as a subset of the very low-income category. The extremely low-, very low-, and low-income groups are referred to as lower-income. In Carmel-by-the-Sea 28 percent of households are considered lower-income.

Table A-10 summarizes households by income category in Carmel-by-the-Sea in 2019. Above moderate-income households make up the majority of households in the City (62 percent) followed by lower-income households (28 percent). Approximately 7 percent of households in Carmel-by-the-Sea identify as extremely low-income. This reflects a need for more affordable housing in the

City, and in tandem with Figure A-12 and Figure A-13 findings, it is likely the demand for single-person households is accompanied by a need for affordable options.

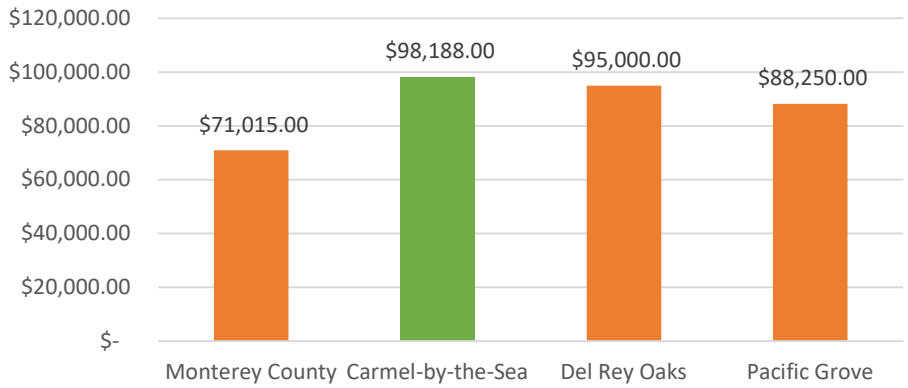
Table A-10 Households by Income Category, Carmel-by-the-Sea, 2019

Income Category (% of County MFI)	Households	Percent
Extremely Low-Income (30% MFI or less)	140	7%
Very Low-Income (30-50% MFI)	170	9%
Low-Income (50-80% MFI)	235	12%
Moderate-Income (80-100% MFI)	185	10%
Above Moderate-Income (>100% MFI)	1,200	62%
Total	1,930	100%

SOURCE: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2015-2019

Figure A-14 illustrates the median household income in Carmel-by-the-Sea, the County, and ~~neighboring~~ nearby cities in 2019. Carmel-by-the-Sea's median household income was $98,188 – approximately $27,173 higher than the County ($71,015). The City of Del Rey Oaks had the second highest median household income at $95,000 followed by Pacific Grove at $88,250. Understanding Carmel-by-the-Sea's median household income determines what income category households identify with and what affordability levels look like for the community.

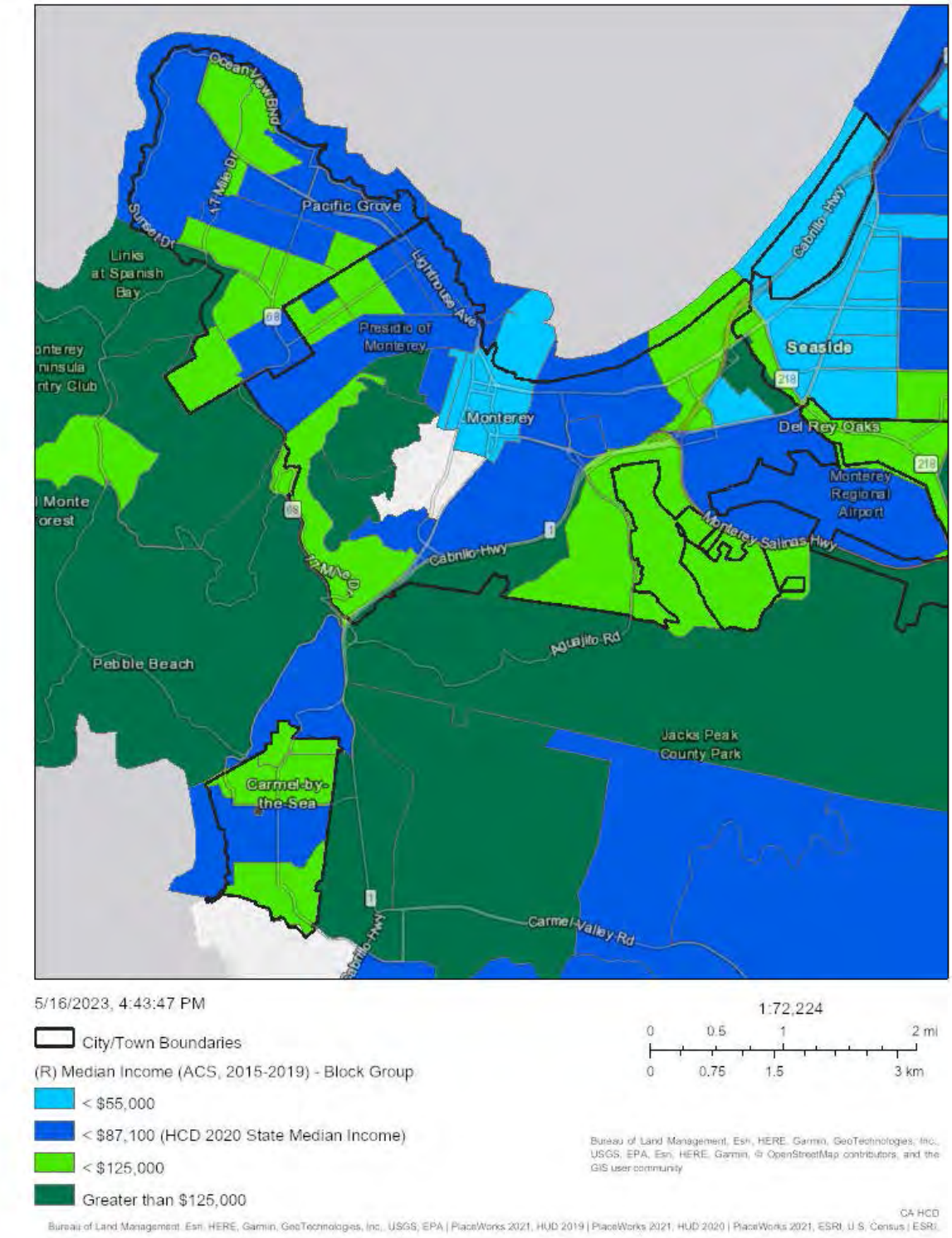
Figure A-14 Median Household Income by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-15 illustrates median household income across Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, Carmel-by-the-Sea households experience variation in median household income based on location. Households located in the center of the City reportedly earn less than the City's annual median income ($98,188) and households located in the north and south earn more (>$87,100 - <125,000).

Figure A-15 Median Income by Block Group, Carmel-by-the-Sea, 2015-2019

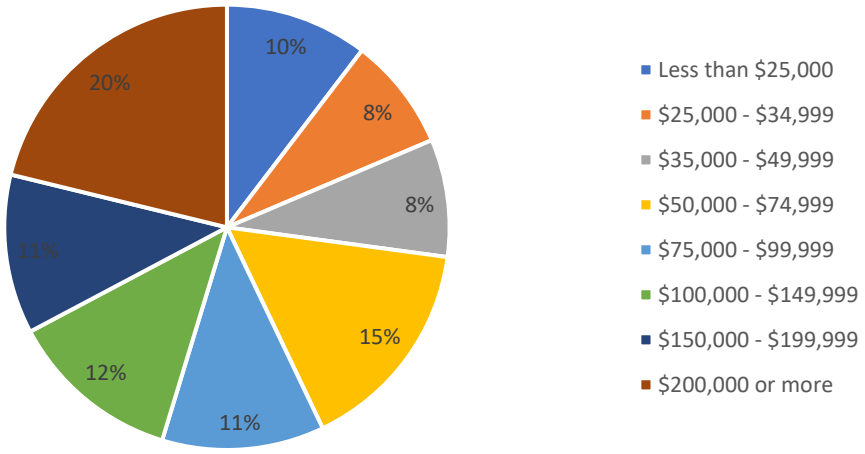


SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-16 provides a breakdown of 2019 incomes by category in Carmel-by-the-Sea. Approximately 43 percent of households are earning $100,000 or more (more than the City's annual

median income). Conversely, 26 percent households earn an annual income less than $50,000 ($48,188 less than the City's annual median income). Approximately 41 percent of households are earning below the City's annual median income, of which 10 percent earn less than $25,000.

Figure A-16 Income by Category, Carmel-by-the-Sea, 2019

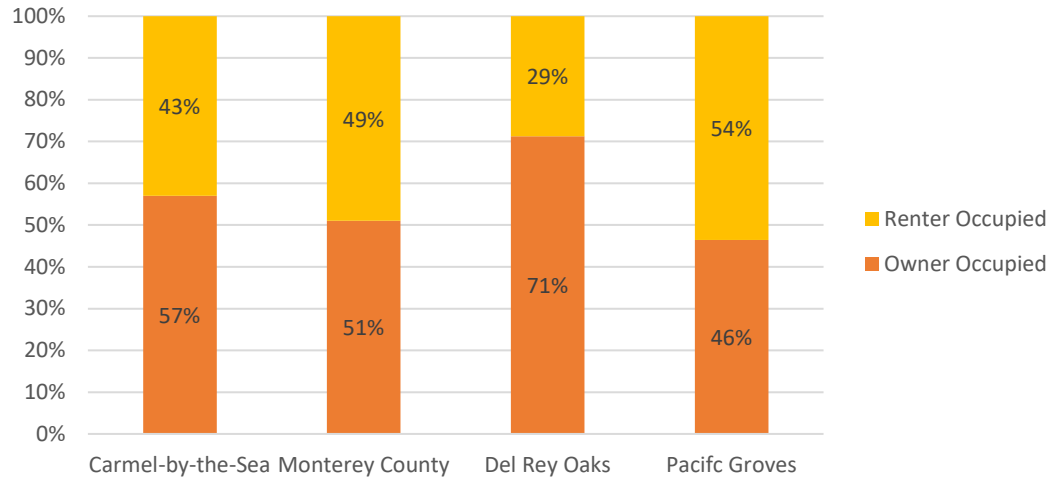


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

The household income characteristics in Carmel-by-the-Sea reveal a demand for the development of more affordable housing options that appeal to both lower-income and above-moderate households. Carmel-by-the-Sea is comprised primarily of above moderate-income households (62 percent), most of which identify as married-couple families (47 percent). Nonetheless, 28 percent of households are lower-income and 40 percent of households identify as single-persons. Affordable housing in Carmel-by-the-Sea must accommodate these households as well despite their non-majority makeup.

Figure A-17 illustrates housing by tenure in Carmel-by-the-Sea, the County, and ~~neighboring~~ nearby cities. Fifty-seven (57) percent of households in Carmel-by-the-Sea are owners and 43 percent are renters. This reflects an approximate 6 percent higher owner household population than the County (51 percent), 11 percent higher than Pacific Grove (46 percent), and 14 percent lower than Del Rey Oaks (71 percent).

Figure A-17 Housing Tenure by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

A.3 Disproportionate Housing Needs

Housing Problems and Severe Housing Problems

The following section details housing problems and severe housing problems in Carmel-by-the-Sea according to the Census Bureau Comprehensive Housing Affordability Strategy (CHAS).

Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 39.

The CHAS data set provides in-depth analysis on housing needs by income level according to types of households. According the CHAS, housing problems are defined as having one or more of the following variables:

- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than one person per room; and

- Cost burden greater than 30 percent.

Severe housing problems are defined as having one or more of the following variables:

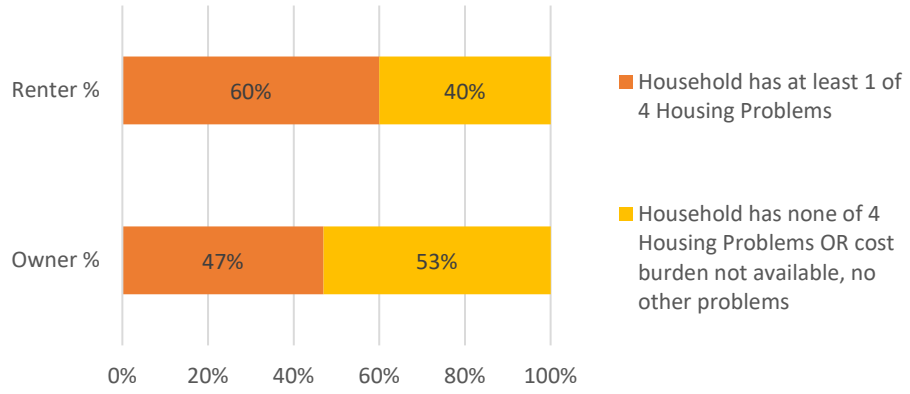
- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than 1.5 persons per room; and
- Cost burden greater than 50 percent.

Additionally, CHAS defines cost burden as the ratio of housing costs to household income. The following defines cost burden by renter and owner:

- Renter Cost Burden: gross rent (contract rent plus utilities); and
- Owner Cost Burden: select monthly owner costs including mortgage payment, utilities, association fees, insurance, and real estate taxes.

Figure A-18 and Figure A-19 illustrate housing problems by tenure and severe housing problems by tenure in Carmel-by-the-Sea during 2019. Approximately 60 percent of renter households have at least one of four housing problems and 36 percent have at least one of four severe housing problems. In contrast, 47 percent of owner households experience at least one housing problem and 25 percent have at least one severe housing problem.

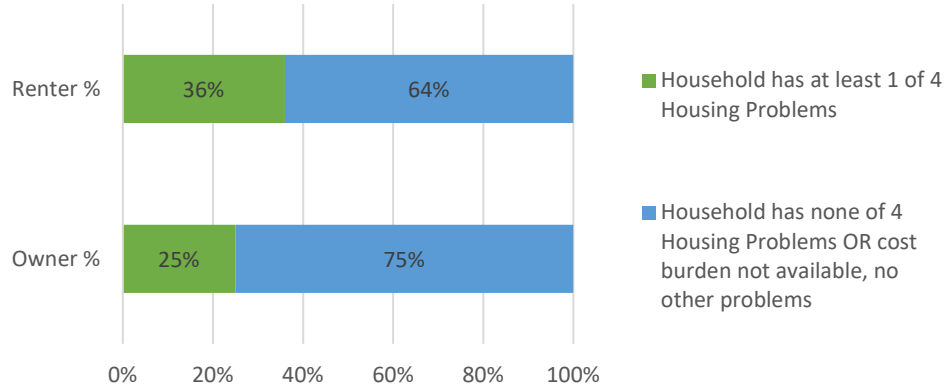
Figure A-18 Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

NOTE: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

Figure A-19 Severe Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019



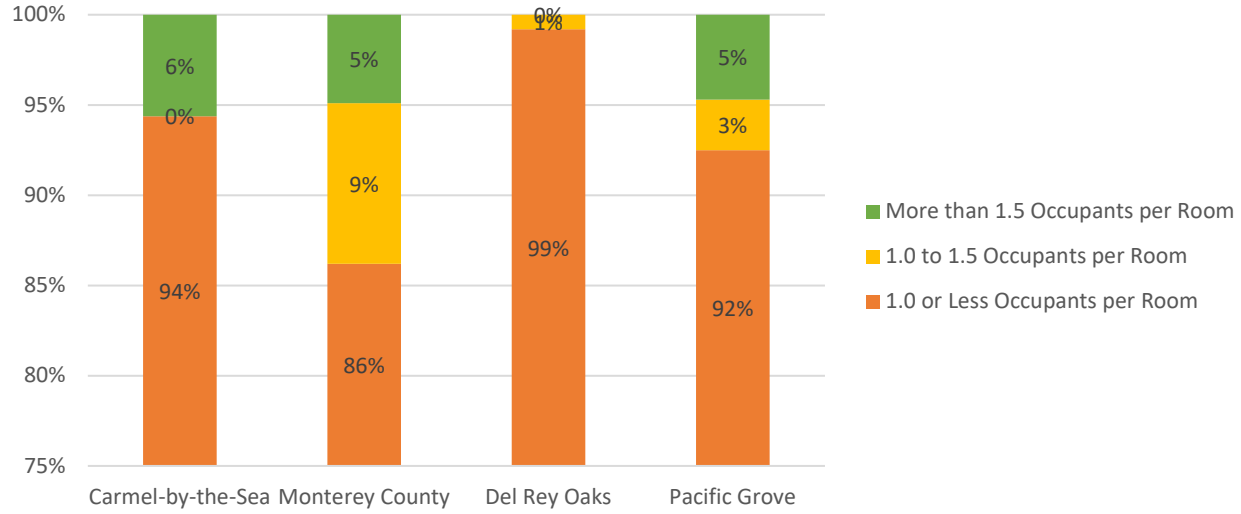
SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019
NOTE: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 person per room, and cost burden greater than 50%.

Overcrowding

Understanding the prevalence of overcrowded households within a community helps determine the need for affordable and adequately sized housing units for the community. Overcrowding is defined as a household with more than one occupant per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding may occur due to a lack of available affordable and/or adequately sized housing units. Cultural norms and customs combined with low-income or lack of adequately size housing units can result in overcrowding too. For example, in Asian culture, households are often comprised of multi-generations. If this custom is also compounded by low-income or lack of adequately sized housing units overcrowding may occur.

Figure A-20 illustrates overcrowding by severity in Carmel-by-the-Sea, the County, and ~~neighboring~~ nearby cities in 2019. The City of Del Rey Oaks households experience the least amount of overcrowding (0.8 percent) and no severe overcrowding, compared to Carmel-by-the-Sea households that experience zero percent moderate overcrowding, but 6 percent severe overcrowding. Monterey County has a higher overall percentage of households that experience overcrowding (9 percent) and severe overcrowding (5 percent) compared to Carmel-by-the-Sea.

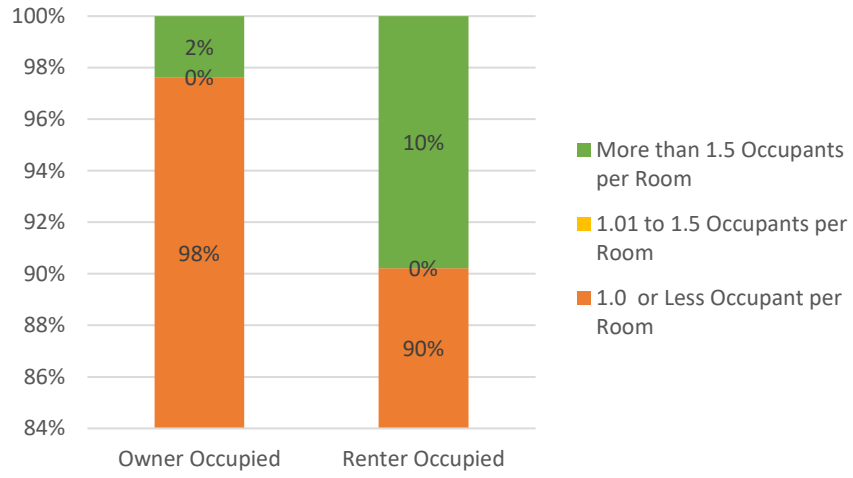
Figure A-20 Overcrowding by Severity by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-21 illustrates overcrowding by tenure and severity in Carmel-by-the-Sea during 2019. Renter households in Carmel-by-the-Sea experience 8 percent more overcrowding than owner households. While renter households do not experience overcrowding (more than 1-person per room), 10 percent experience severe overcrowding (more 1.5-persons per room). Similarly, owner households in Carmel-by-the-Sea do not experience overcrowding, but 2 percent do experience severe overcrowding.

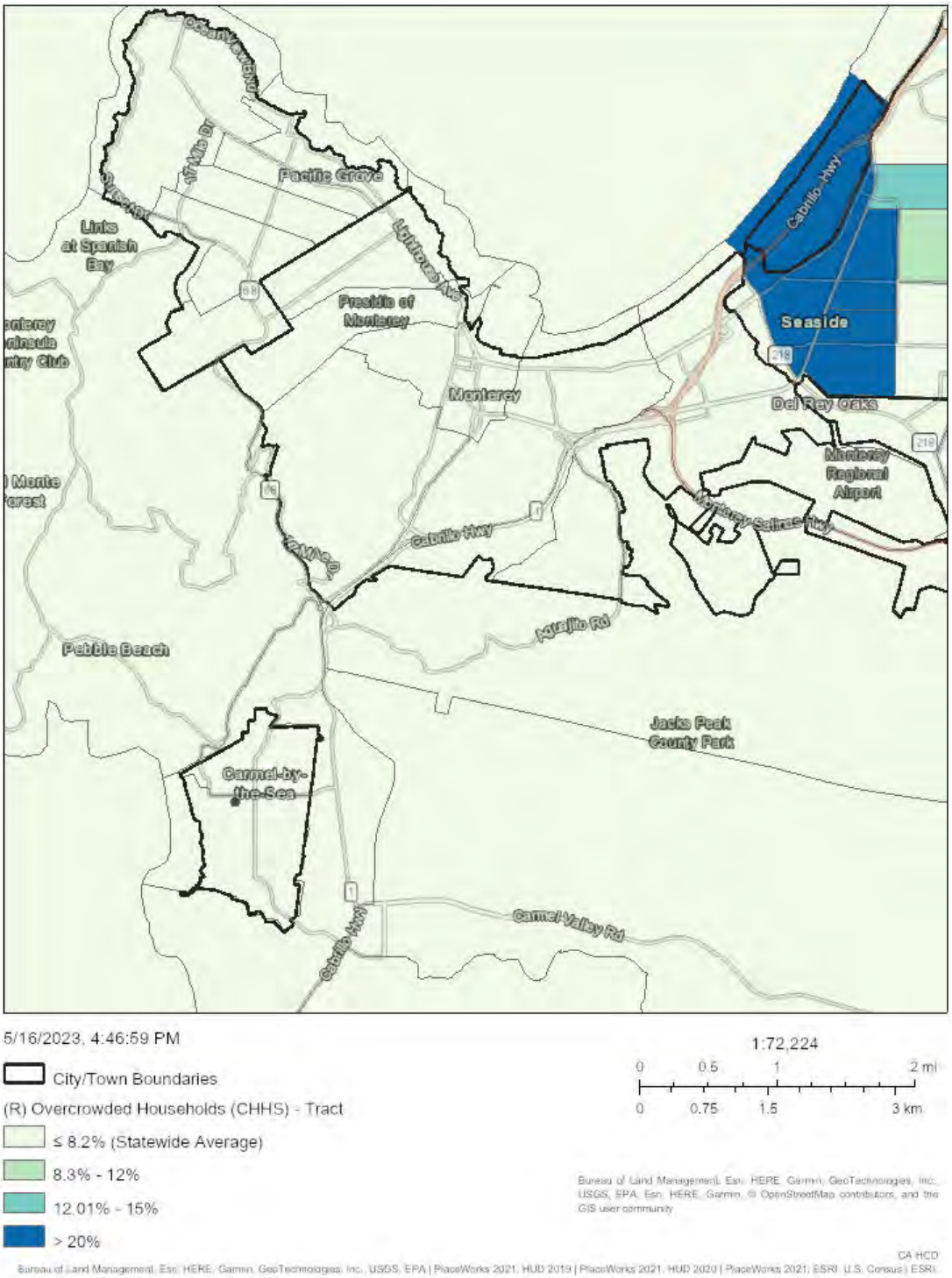
Figure A-21 Overcrowding by Tenure and Severity, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-22 illustrates overcrowded households in Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, Carmel-by-the-Sea households experience no variation in overcrowding based on location. In the City, overcrowding rates are less than 8.2 percent.

Figure A-22 Overcrowded Households, Carmel-by-the-Sea



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Cost Burden

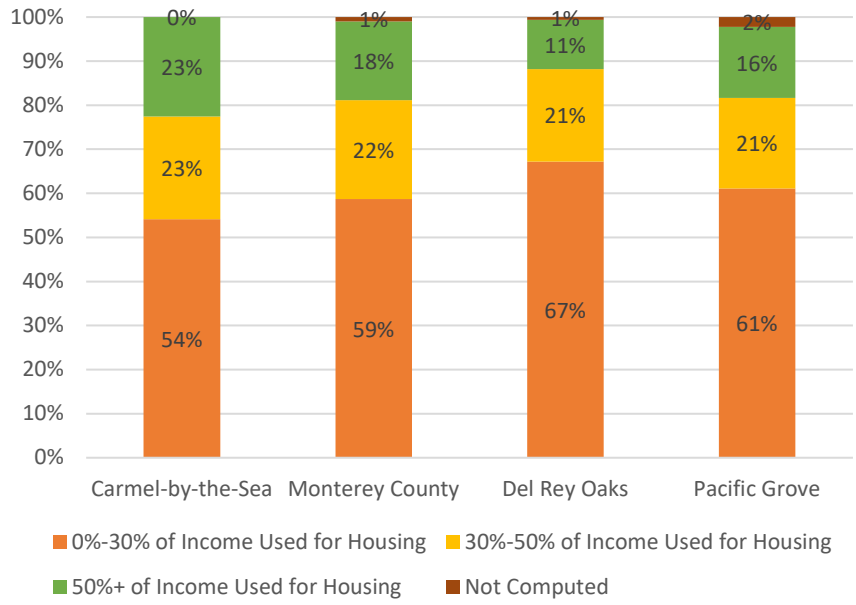
According to HCD, overpayment or cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing; severe overpayment or severe cost

burden is measured as households spending 50 percent or more of their gross income for housing. For the duration of this report, overpayment will be referred to as cost burden.

The cost burden rates of owners and renters in a community provide insight to housing needs such as, the affordability of the local housing market and the availability of housing units that accommodate household needs like size and housing type. Additionally, federal and state agencies examine cost burden to determine a community's need for housing assistance.

Figure A-23 illustrates cost burden severity in Carmel-by-the-Sea, the County, and ~~neighboring~~ nearby cities. Carmel-by-the-Sea household cost burden rates are similar to the County. In Carmel-by-the-Sea, 46 percent of households experience some level of cost burdened, of which 23 percent are severely cost burdened, while the County has a cost burden rate of 22 percent and a severe cost burden rate of 18 percent. The cities of Del Rey Oaks and Pacific Grove have slightly lower rates of cost burden overall with 67 percent and 61 percent of households experiencing no cost burden, respectively. Overall, the City of Del Rey Oaks has the lowest percent of households experiencing any type of cost burden. It is important to relate Carmel-by-the-Sea's approximate 46 percent cost burden with its 10 percent population of overcrowded renter households, as these may be indicators of an unaffordable and homogenous- local housing market.

Figure A-23 Cost Burden Severity by Jurisdiction, 2015-2019

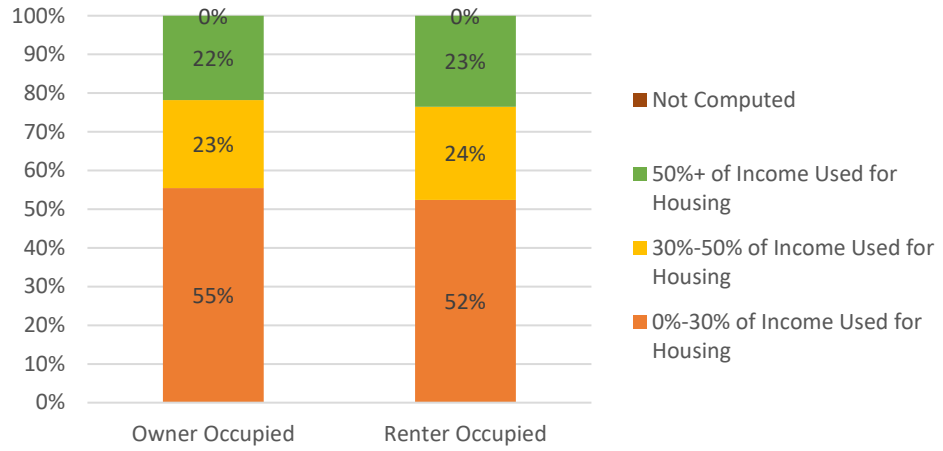


SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-24 illustrates cost burden by tenure in Carmel-by-the-Sea. Renter and owner households experience similar levels of cost burden. Renter households experience 24 percent cost burden and 23 percent severe cost burden (47 percent total), whereas owner households experience 23 percent

cost burden and 22 percent severe cost burden (45 percent total). This reflects a 1 percent difference between cost burden and severe cost burden for renter and owner households, respectively.

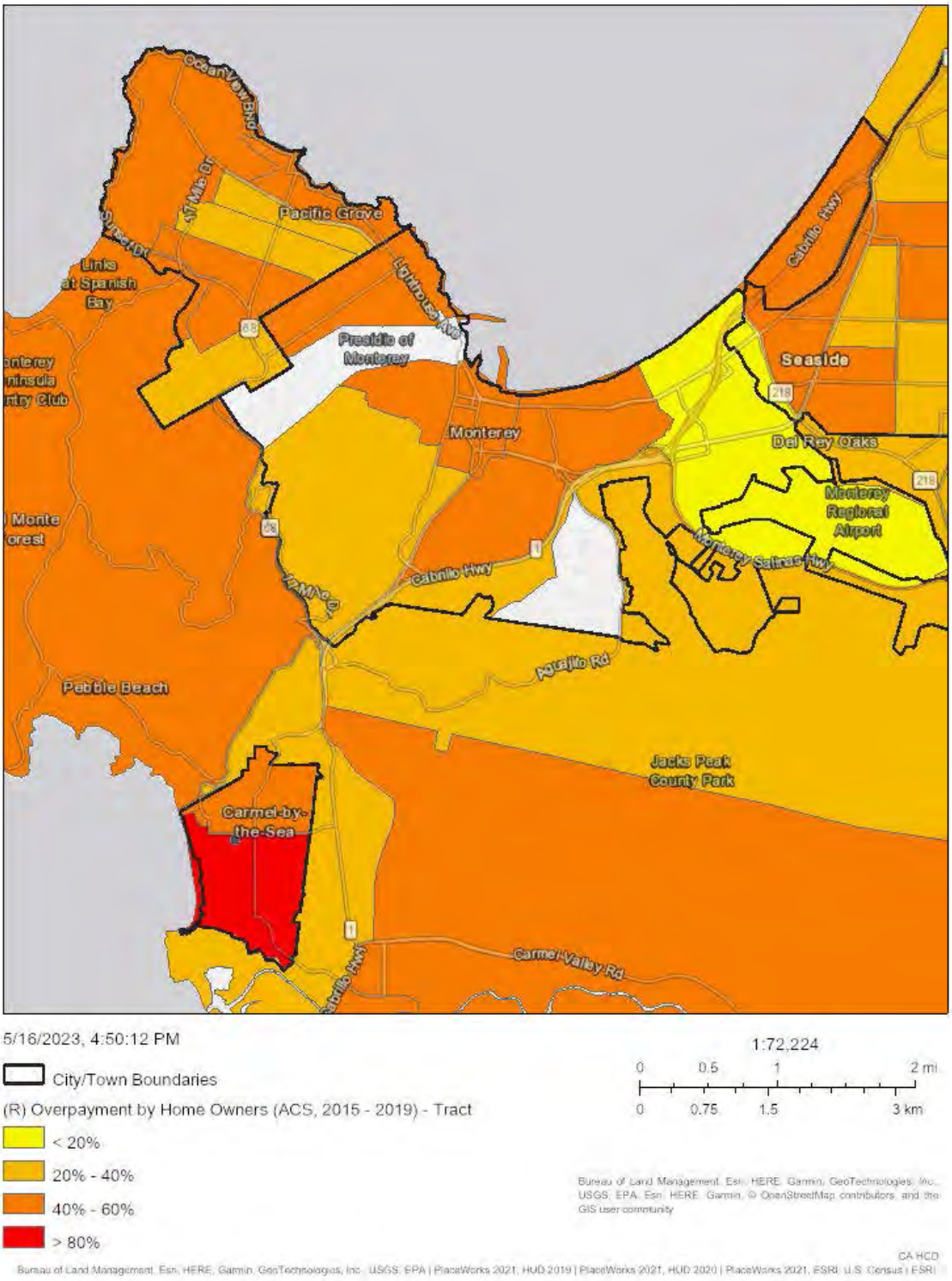
Figure A-24 Cost Burden by Tenure, Carmel-by-the-Sea, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-25 illustrates cost burden of home owners in Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, the highest rates of cost burden among home owners in Carmel-by-the-Sea are concentrated in the central and southern regions of the City. In these regions, 80 percent of owner households experience cost burden. In the northern region of the City, 40-60 percent of owner households experience cost burden.

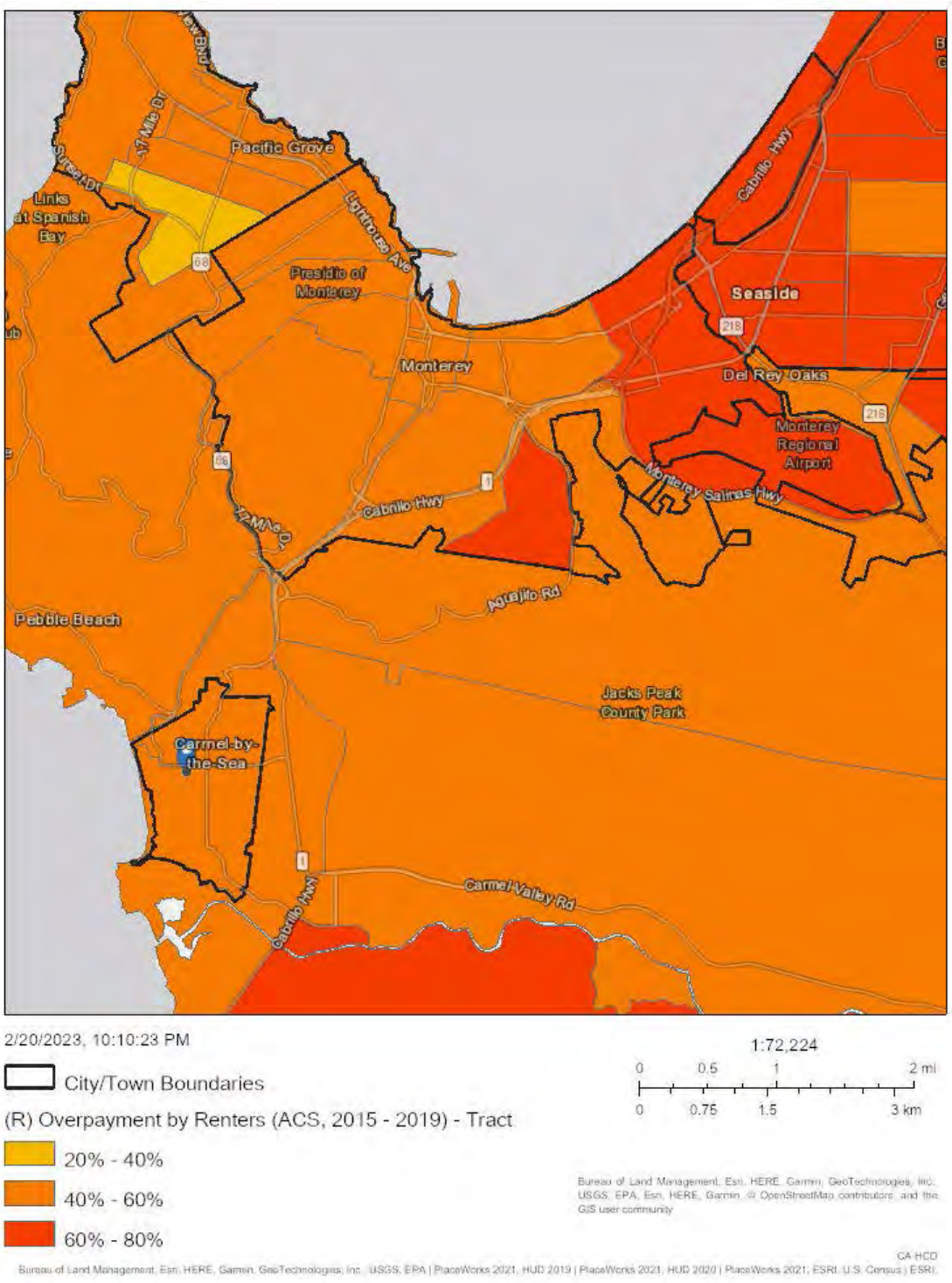
Figure A-25 Cost Burden by Home Owners, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-26 illustrates cost burden of renters in Carmel-by-the-Sea. When analyzing concentrations of cost burden among renter-occupied households in Carmel-by-the-Sea, there is no variation based on location. Between 40-60 percent of renter-households experience cost burden across the City.

Figure A-26 Cost Burden by Renter Households, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

A.4 Special Needs Groups

Special needs groups are those that may face particular challenges in obtaining adequate housing due to inherent circumstances such as age, disabilities, household size, income level, age, and occupation. Large families, single parent households, female-headed households, or extremely low- and low-income households, and homeless persons may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. Table A-11 provides a summary of special needs groups in Carmel-by-the-Sea.

Table A-11 Overview of Special Needs Groups

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Total population	3,830	--	100%
Total occupied units (households)	1,925	100%	--
Extremely Low-income (0-30% of HAMFI) households	140 households	7%	--
Total Senior Population	1,657 persons	--	43%
Senior Owner-Households	763 households	40%	--
Senior Renter-Households	283 households	15%	--
Persons with Disabilities[26]	406 persons	--	12%
Persons with Developmental Disabilities[1]	<70 persons	--	--
Large Households	70 households	4%	--
Single-Parent Households	153 households	8%	--
Single-Parent, Female Headed Households with Children (under 18) below poverty line	0 households	--	--
People Living in Poverty	111 persons	--	3%
Farmworkers[2]	26,929 persons	--	--
Migrant Farmworkers	4,972 persons	--	--
Seasonal Farmworkers	12,123 persons	--	--
Permanent Farmworkers	14,806 persons	--	--
Persons Experiencing Homelessness[3]	1 person	--	--

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019; U.S. Census Bureau CHAS 2015-2019 Data; USDA Statistics Services; California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).
NOTE: 1. Data provided by California Department of Developmental Services and taken at the ZIP code level.
2. Agriculture, forestry, fishing and hunting and mining industry. Farmworker data is taken of the population 16 years and older. Data provided by USDA Statistics Services and taken at the County level for 2017; includes permanent and seasonal farmworkers.

[26] This estimate uses U.S. Census Bureau ACS 5-Year Estimates for 2021.

3. Total results from 2022 Monterey County Homeless County and Survey Comprehensive Report.

Extremely Low-Income Households and Poverty Status

Extremely low-income (ELI) households are those that earn less than 30 percent of the median family income (MFI). Very low-income households are those that earn 50 percent of less of the MFI. Extremely low-income households typically face a combination of housing challenges related to income status, family size/type, disability status, access to housing opportunities, and other household characteristics. Additionally, ELI households are more likely to experience overcrowding, cost burden, and substandard housing conditions. Extremely low-income households are typically minimum-wage workers, disabled persons, farmworkers, and seniors on fixed incomes.

It seemed really scary when we first looked at the [RHNA numbers] and the idea of trying to squeeze more into this beautiful place that's so unique [but] I really like the idea of coming at this from a compassionate and creative perspective. I really resonate with that.

November 17, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Table A-11 provides a breakdown of extremely low-income households in Carmel-by-the-Sea. The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 140 ELI households (7 percent of total households) in Carmel-by-the-Sea. Of the extremely low-income households in Carmel-by-the-Sea, 29 percent are renter-occupied households and 71 percent are owner-occupied households, or 2 percent and 5 percent of all households, respectively.

Table A-12 Extremely Low-Income Households, Carmel-by-the-Sea, 2015-2019

Households	Number	Percentage of Total Households
Total occupied units (households)	1,925	100%
Total Lower-income (0-80% of HAMFI) households	545	28%
Extremely Low-income (0-30% of HAMFI) households	140	7%
Extremely Low-income renters	40	2%
Extremely Low-income owners	100	5%
Lower-income households paying more than 50%	270	14%
Extremely Low-income paying more than 50%	120	6%
ELI Renter HH severely cost burdened	20	1%
ELI Owner HH severely cost burdened	100	5%
Lower-income households paying more than 30%	430	22%
Extremely Low-income paying more than 30%	140	7%

ELI Renter HH moderately cost burdened	40	2%
ELI Owner HH moderately cost burdened	100	5%
Lower-income households experiencing 1 of 4 Housing Problems	450	23%
Extremely Low-income households experiencing 1 of 4 Housing Problems	140	7%
ELI Renter HH experiencing 1 of 4 Housing Problems	40	2%
ELI Owner HH experiencing 1 of 4 Housing Problems	100	5%

SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.
NOTE: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as Census number), due to a series of adjustments that are made.
The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
***Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

When analyzing cost burden of ELI households, approximately 120 ELI households experience severe cost burden (paying more than 50 percent of median gross income on housing) and 140 experience moderate cost burden (paying more than 30 percent of median gross income on housing). Of the ELI households experiencing some form of cost burden, the majority are owner-occupied households.

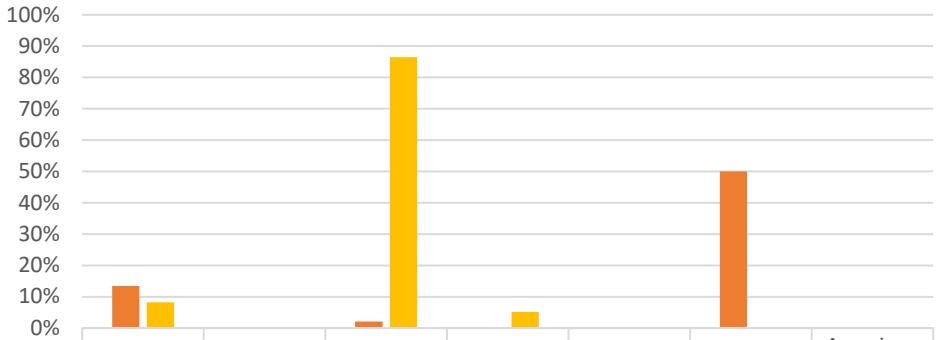
Data for overcrowding by income level is not available for Carmel-by-the-Sea. However, because owner-occupied households represent the majority of ELI households and experience higher rates of cost burden, overcrowding, substandard housing issues it may be assumed that ELI households experience overcrowding.

The projected RHNA for ELI households was based on the assumption that 50 percent of very low-income households qualify as extremely low-income households. The very low-income housing need is 113 housing units, of which the City estimates 57 housing units will accommodate the extremely low-income housing need.

In 2019, approximately 111 persons were identified as living below the poverty line.[27] Figure A-27 illustrates the percent of the population in Carmel-by-the-Sea living below the poverty line in 2019 by race and ethnicity. Despite being the smallest population in the City (comprising .1 percent of the population), the Black or African American population is estimated to have the highest rate of poverty (50 percent); however, the low sample size makes it difficult to draw conclusions about this population. In contrast, the non-Hispanic White population represents 87 percent of the total population and only 2 percent is living below the poverty line. The Hispanic or Latinx population experiences the second highest rate of poverty with 13 percent living below the poverty line.

[27] From U.S. Census Bureau ACS 5-Year Estimate, 2019, Table S1701

Figure A-27 Percent Living Below the Poverty Line by Race and Ethnicity, Carmel-by-the-Sea, 2019



	Hispanic or Latinx	Other Race or Multiple Races (Hispanic and Non-Hispanic)	White, Non-Hispanic	Asian alone	Native Hawaiian and Other Pacific Islander	Black or African American (Hispanic and Non-Hispanic)	American Indian or Alaska Native (Hispanic and Non-Hispanic)
Below Poverty Line	13.4%	0.0%	2.1%	0.0%	0.0%	50.0%	0.0%
Race/Ethnicity*	8.2%	0.0%	86.5%	5.2%	0.0%	0.1%	0.0%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Race/Ethnicity represents percentage of the total population*

To address the needs of ELI households, the City will adopt housing programs to facilitate the construction of affordable and supportive housing for ELI households. P~~r~~oliciesgrams that will directly impact ELI households in Carmel-by-the-Sea include:

- Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely Low-Income residents. Encourage the private sector to produce affordable housing;
- Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.
- Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

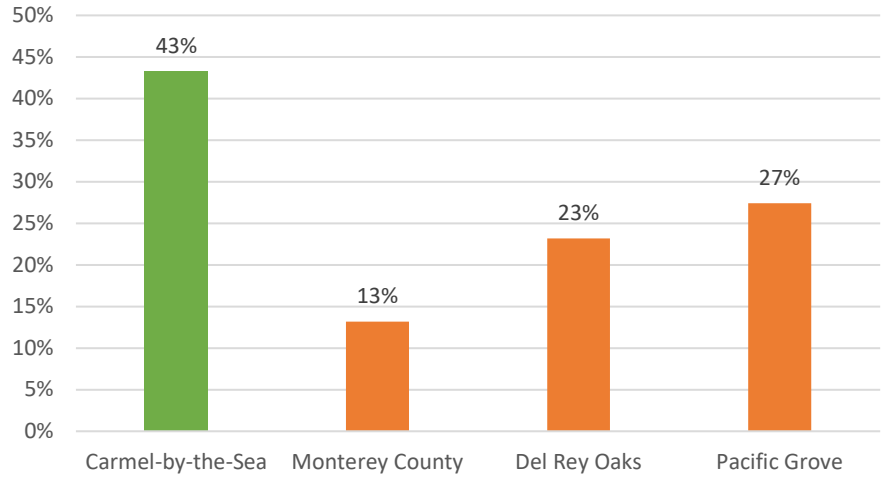
All housing policies and programs can be found in full detail in Chapter 2 of the Housing Element.

Seniors

Seniors are identified as individuals 65 years and older. Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

Figure A-28 illustrates the senior population in Carmel-by-the-Sea, the County, and ~~neighboring cities~~nearby cities. Compared to the County and ~~neighboring cities~~nearby cities, Carmel-by-the-Sea has the highest senior population (43 percent), approximately 30 percent more than the County and 16 percent more than Pacific Grove.

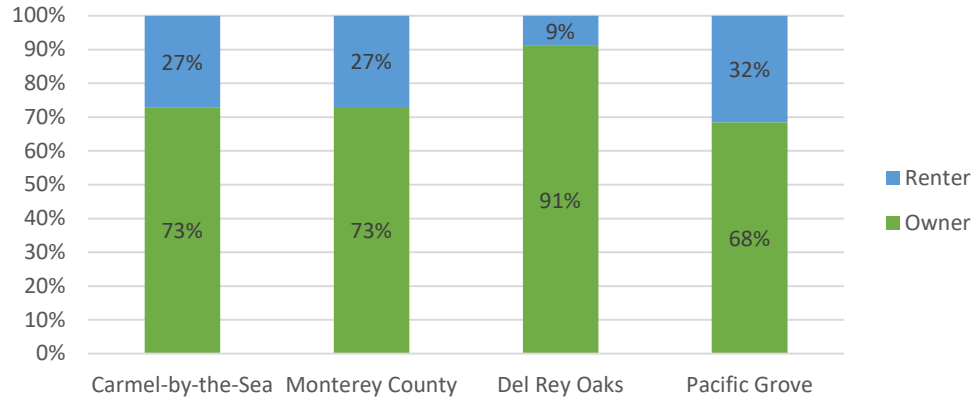
Figure A-28 Senior Population by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is defined as persons 65 years and older.

Figure A-29 illustrates senior housing by tenure in Carmel-by-the-Sea during 2019. Senior households in Carmel-by-the-Sea are primarily owners (73 percent). Similarly, the senior households of the County (73 percent) and ~~neighboring cities~~nearby cities of Del Rey Oaks (91 percent) and Pacific Grove (68 percent) are majority owners.

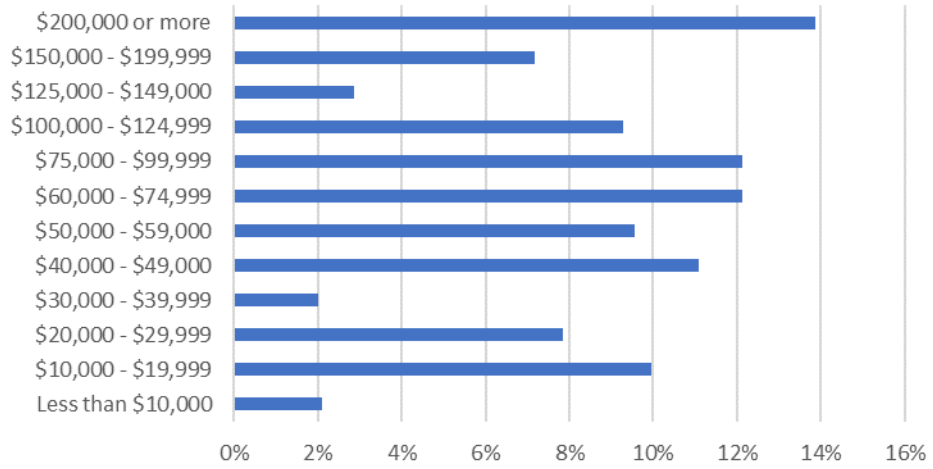
Figure A-29 Senior Housing by Tenure, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is identified as persons 65 years and older.

Figure A-30 illustrates senior households by their income. ~~The majority~~14 percent of Carmel-by-the-Sea's senior households earn a yearly income of $200,000 or more ~~(14 percent~~). However, an estimated 61 percent of senior households earn less than the City's median household income ($98,188).

Figure A-30 Senior Households by Income, Carmel-by-the-Sea, 2019



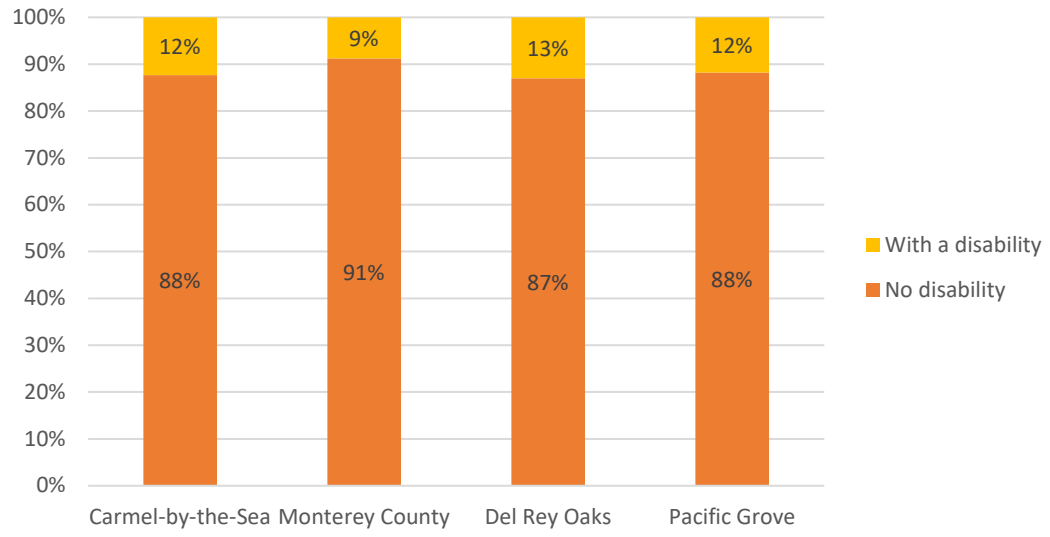
SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is identified as persons 65 years and older.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

Figure A-31 illustrates population by disability status in Carmel-by-the-Sea, the County, and ~~neighboring cities~~nearby cities in 2021. Twelve (12) percent of the population in Carmel-by-the-Sea has some form of disability, which is on par with ~~neighboring cities~~nearby cities. The cities of Del Rey Oaks and Pacific Grove each have a population of 13 percent and 12 percent, respectively, with a disability. The County has the lowest percentage of persons with a disability at 9 percent.

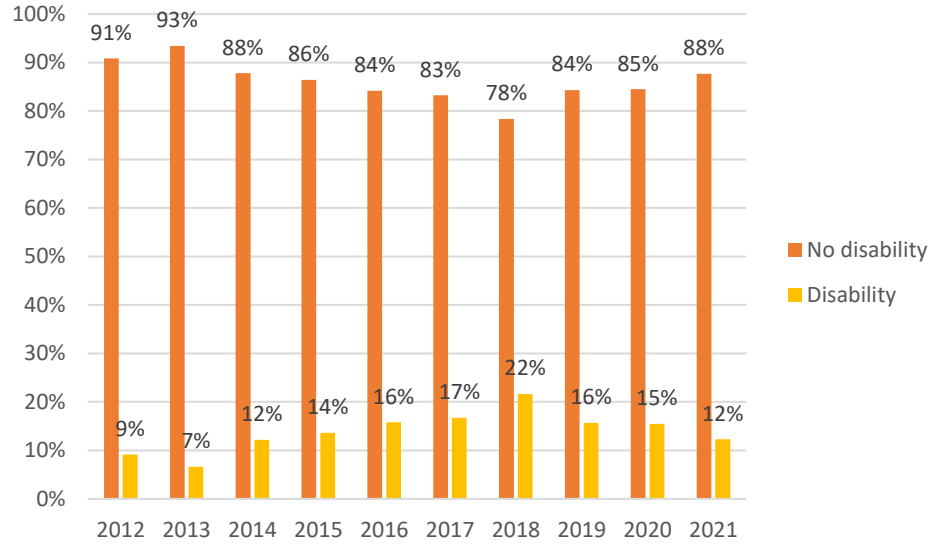
Figure A-31 Population by Disability Status by Jurisdiction, 2021



SOURCE: U.S. Census Bureau, 2021

Over the last decade, the population of persons with disabilities has increased in Carmel-by-the-Sea. Figure A-32 illustrates trends in persons with disabilities in Carmel-by-the-Sea between 2012-2021. In 2014, the population of persons with disabilities began to steadily increase from 12 percent to its highest point at 22 percent in 2018. In 2019, the upward trend in persons with disabilities began to decline reaching 16 percent, and eventually hitting 12 percent in 2021. Overall, the population of persons with disabilities has increased 3 percent since 2012.

Figure A-32 Trends in Persons with Disabilities, Carmel-by-the-Sea, 2012-2021



SOURCE: U.S. Census Bureau, 2012-2021

Table A-12 provides an overview of disability by type and age in Carmel-by-the-Sea during 2021. Hearing difficulty is the most widespread disability in Carmel-by-the-Sea (41 percent) with the highest concentration in persons 65 years of age and older. Self-care difficulty is the least common disability with 7~~2~~ percent experiencing this in Carmel-by-the-Sea. Overall, seniors (persons aged 65+) makeup the largest demographic with a disability (50 percent).

Table A-13 Disability Status by Age, Carmel-by-the-Sea, 2021

Disability Type	Under 18	18-64	65 and Over	Total	Percent of Population with a Disability
Hearing Difficulty	20	0	305	325	41%
Vision Difficulty	20	0	50	70	9%
Cognitive Difficulty	0	29	46	75	9%
Ambulatory Difficulty	0	0	142	142	18%
Self-care Difficulty	0	0	56	56	7%
Independent Living Difficulty	0	0	130	130	16%
Total	40	29	729	798	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2021
NOTE: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

Table A-13 shows the population with developmental disabilities by age in Carmel-by-the-Sea. In Carmel-by-the-Sea, of the 798 persons with a disability, approximately less than 70 have a developmental disability. Of these, less than 31 are children/young adults (i~~I~~.e., under the age of 18) and less than 36 are adults.

Table A-14 Population with Developmental Disabilities by Age, Carmel-by-the-Sea, 2021

Age Group	Number
Age Under 18	<31
Age 18+	<36

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2021).

NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Table A-14 shows the population with developmental disabilities by residence in Carmel-by-the-Sea. The most common living arrangement for individuals with developmental disabilities in Carmel-by-the-Sea is the home of parent/family/guardian.

Table A-15 Population with Developmental Disabilities by Residence, Carmel-by-the-Sea, 2021

Residence Type	Number
Home of Parent/Family/Guardian	<38
Foster/Family Home	0
Independent/Supported Living	<11
Other	0
Community Care Facility	<11
Intermediate Care Facility	0

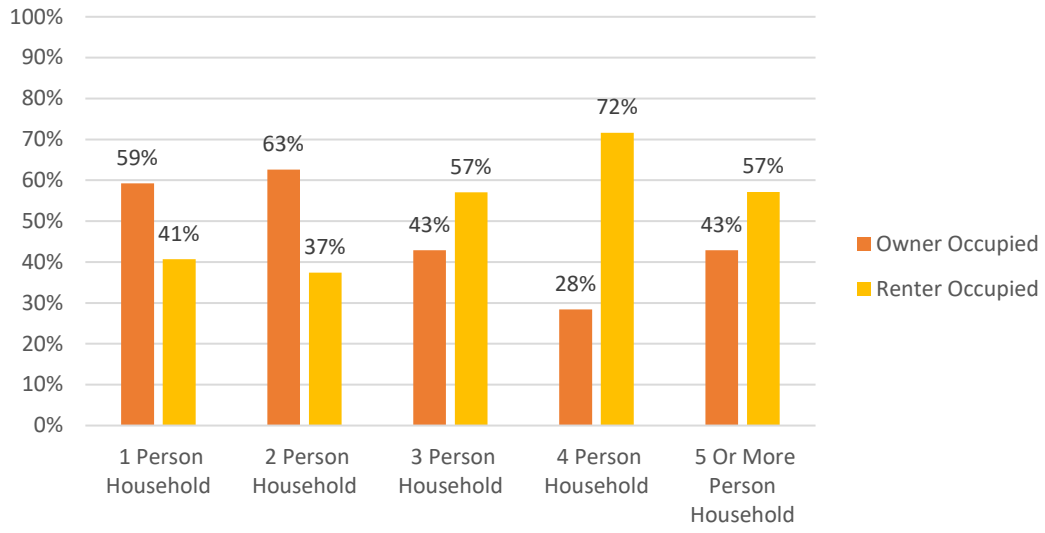
SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).
NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Large Households

Large households are defined as households of five or more individuals. Large households often have different housing needs than smaller households. Household income and local housing markets can greatly impact a household's ability to afford adequately sized housing. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. Similarly, large households may experience overpayment as a result of a high housing market and limited availability.

Figure B-32 illustrates 2019 households by size and tenure in Carmel-by-the-Sea. The City has 70 large households, of which 57 percent are renter-occupied households. Owner-occupied households makeup the majority of 1-person and 2-person households, whereas renter-occupied households makeup the majority of all 3-5 person households. This combined with a total cost burden rate of 46 percent for renter households (Figure A-24), suggests it is likely that large households in Carmel-by-the-Sea may experience overcrowding and/or overpayment.

Figure A-33 Households by Size and Tenure, Carmel-by-the-Sea, 2019



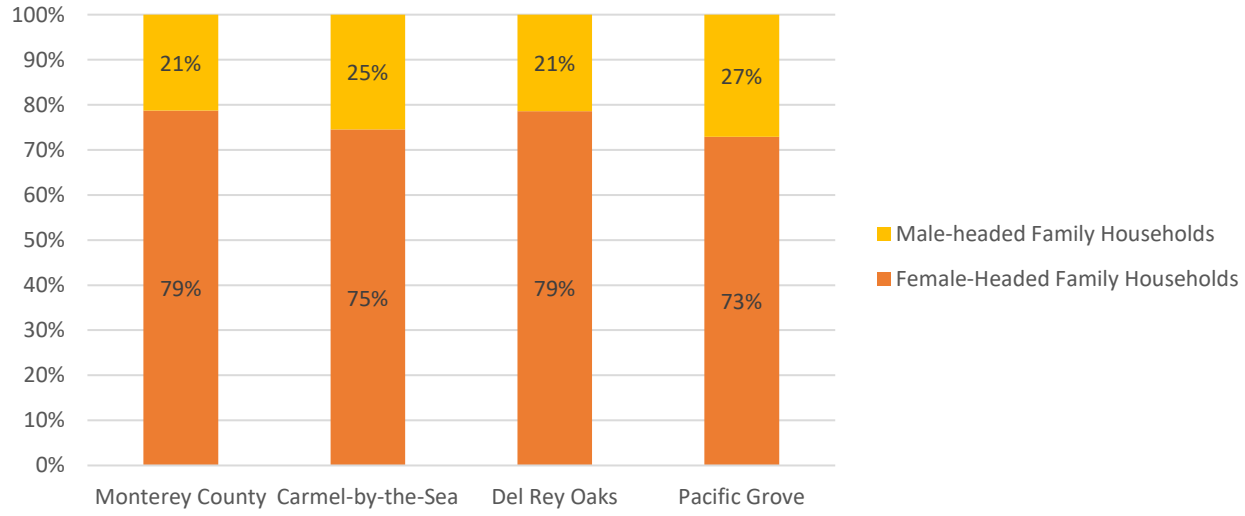
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Single-Parent Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income.

In Carmel-by-the-Sea, the largest proportion of households are married-couple family households at 47 percent, while female-headed households make up 6 percent, and male-headed households make up 2 percent of all households (Figure A-11). Figure A-33 shows single-parent households in Carmel-by-the-Sea, the County, and ~~neighboring cities~~nearby cities. Compared to the County and ~~neighboring cities~~nearby cities, Carmel-by-the-Sea's ratio of single-parent households is on par. Carmel-by-the-Sea's single-parent households are predominantly female-headed family households (75 percent). Male-headed family households makeup 25 percent.

Figure A-34 Single-Parent Households by Jurisdiction, 2019



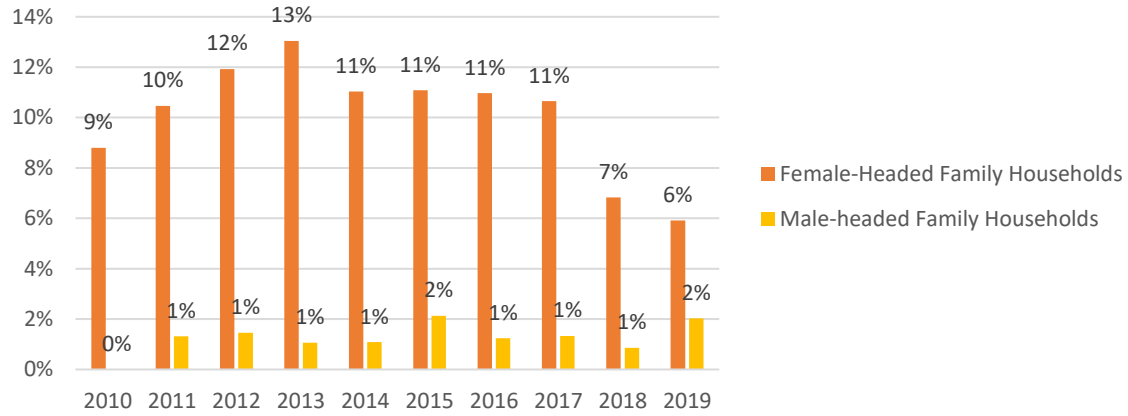
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Over the last decade, male-headed family households have slightly increased in Carmel-by-the-Sea, while female-headed family households have decreased. Figure A-35 illustrates trends in single-parent households in Carmel-by-the-Sea between 2010-2019.[28]

During this period, male-headed households increased from zero percent in 2010 up to 2 percent by 2015. From 2016-2018, the male-headed family households remained at 1 percent until increasing to 2 percent by 2019. Comparatively, female-headed family households decreased a total of 3 percent between 2010-2019. From 2010-2013, female-headed family households steadily increased reaching its highest point at 13 percent in 2013. By 2014, the group experienced a 2 percent decrease and remained constant until 2018 when it began to decline, reaching 6 percent in 2019.

[28] The data reports female- and male-headed family household as a percentage of total households in Carmel-by-the-Sea.

Figure A-35 Trends in Single-Parent Households, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019
NOTE: This table reports female- and male-headed family households as a percentage of total households in Carmel-by-the-Sea.

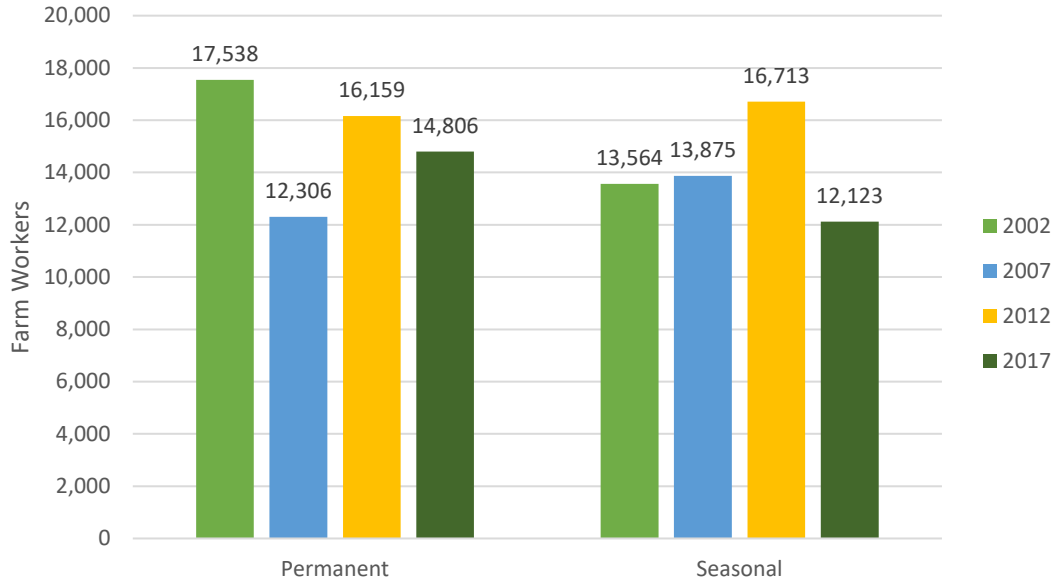
Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In 2019, there were no single-parent households that fell in the Below Poverty Level category in Carmel-by-the-Sea.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Monterey County has decreased since 2002, totaling 14,806 in 2017, and the number of seasonal farm workers has also decreased, totaling 12,123 in 2017. Figure A-34 shows hired farm labor in Monterey County between 2002-2017.

Figure A-36 Hired Farm Labor, Monterey County, 2002-2017



SOURCE: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.
NOTES: Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors). Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

There are no agriculture uses within the City of Carmel-by-the-Sea. However, Carmel-by-the-Sea shares the responsibility for farmworker housing as farmworkers may work within 75 miles of agricultural land uses (including dairy, vineyards, and produce) and the City is within 75 miles of these uses.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

Table A-15 show changes in the homeless population between 2017-2022 in Carmel-by-the-Sea, the County and neighboring jurisdictions. According to the 2022 Monterey Homeless Count and Survey Comprehensive Report, Carmel-by-the-Sea has seen a decrease in homeless persons since 2017, totaling one person in 2022~~19~~. Similarly, the Monterey Bay Area overall has seen a decrease in homeless populations with the exception of Seaside.

Table A-16 Homeless Population by Jurisdiction, 2017-2022

Jurisdiction	Unsheltered	Sheltered	Total	2019-2022 % Change

	2017	2019	2022	2017	2019	2022	2017	2019	2022	
Monterey (~~city~~City)	292	167	74	46	37	27	338	204	101	-50%
Carmel-by-the-Sea	16	6	1	0	0	0	16	6	1	*
Del Rey Oaks	111	0	2	0	0	0	111	0	2	*
Seaside	40	126	90	58	56	62	98	182	152	-16%
Pacific Grove	35	14	29	0	0	0	35	14	29	*
Total	509	315	198	104	93	89	613	408	287	-66%

SOURCE: 2022 Monterey Homeless Count and Survey Comprehensive Report
NOTE: % change was not calculated when jurisdiction was below 25 individuals.

Table A-16, shows household type and shelter status in Monterey County in 2019. In Monterey County, the most common type of household experiencing homelessness are those without children in their care. Among households experiencing homelessness that do not have children, 83 percent are unsheltered. Similarly, the majority of homeless households with children are unsheltered (45 percent).

Table A-17 Homelessness by Household Type and Shelter Status, Monterey County, 2019

Jurisdiction	People in Households Composed Solely of Children Under 18		People in Households with Adults and Children		People in Households without Children Under 18		Total
	Count	Percent	Count	Percent	Count	Percent	
Sheltered – Emergency Shelter	0	0%	146	22%	218	11%	364
Sheltered – Transitional Housing	0	0%	218	33%	124	6%	342
Unsheltered	10	100%	303	45%	1,685	83%	2,340
Total	10	100%	667	100%	2,027	100%	2,704

SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.
NOTES: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area County is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

A.5 Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment. The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents.

These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

Access to Opportunity

"Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions)."

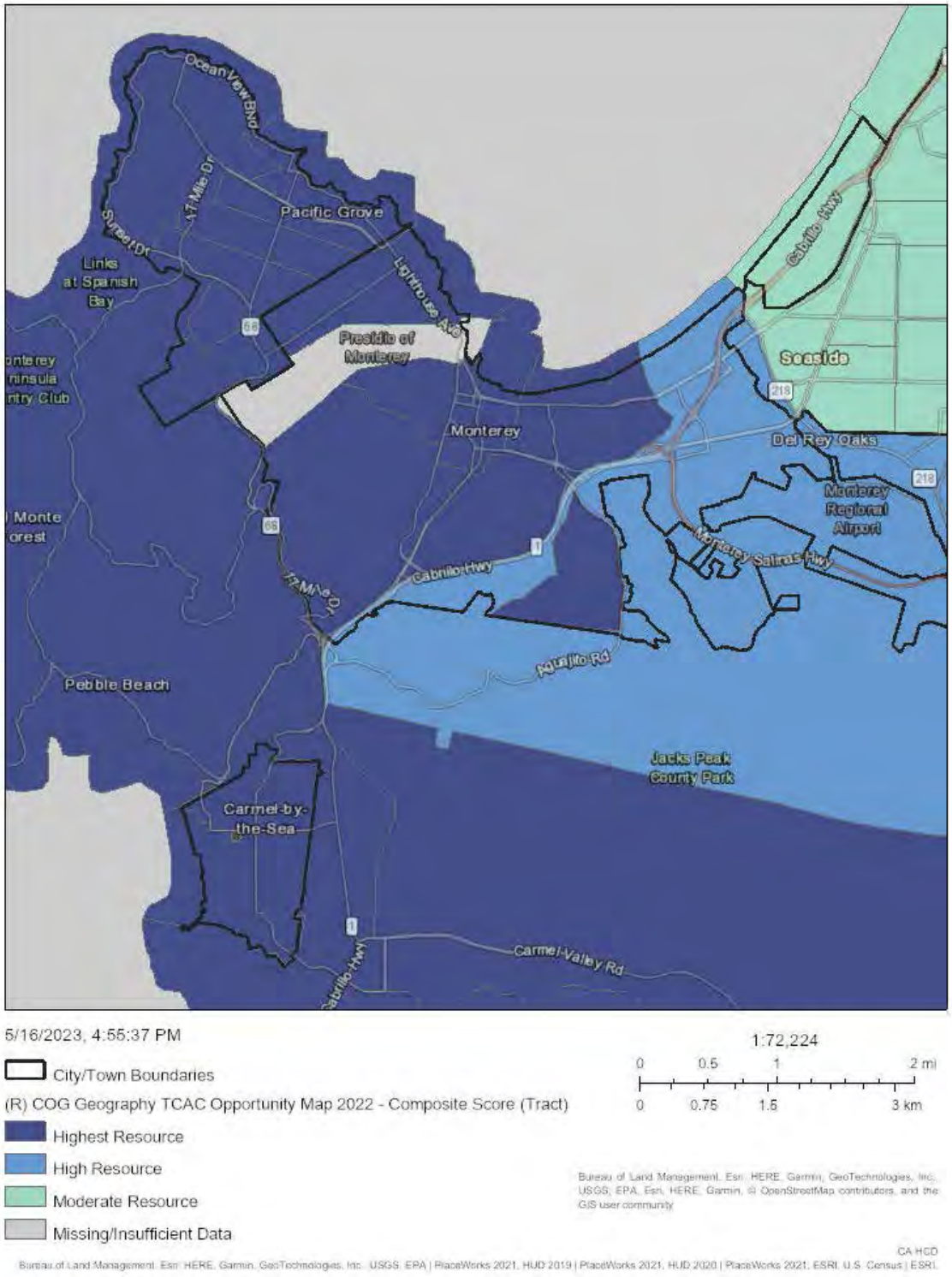
SOURCE: California Department of Housing and Community Development Guidance, 2021, page 34.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Disparities in Access to Opportunity

As can be seen in Figure A-35, TCAC Opportunity Composite Score, Carmel-by-the-Sea is considered a highest resource area as is much of western Monterey County. According to the HCD AFFH Data Viewer TCAC Opportunity Map, there are no areas of variation in access to opportunity across the City.

Figure A-37 TCAC Opportunity Composite Score, Carmel-by-the-Sea, 2022

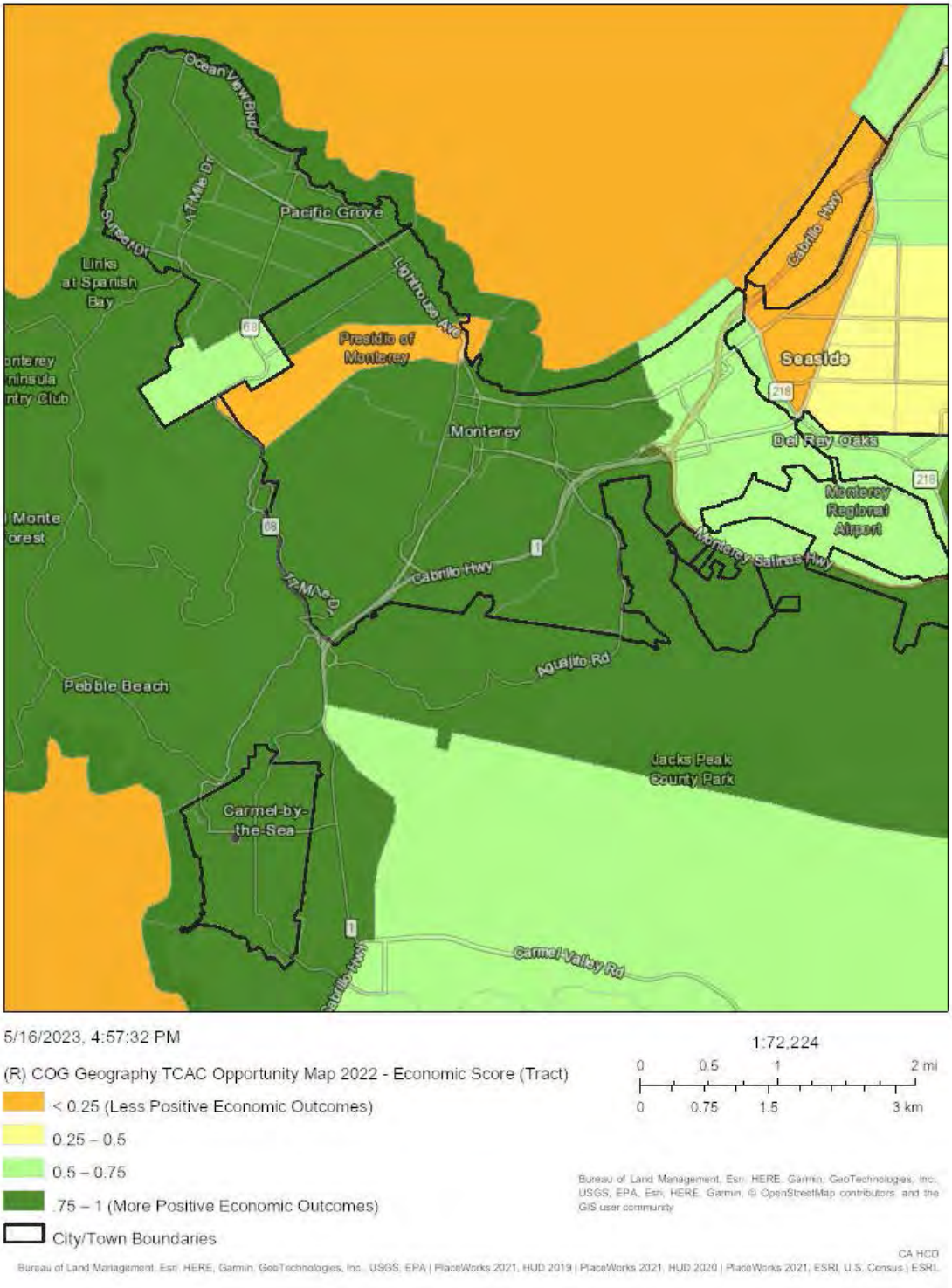


SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Economic

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. Figure A-36 shows concentrations of economic outcomes in Carmel-by-the-Sea. According the HCD AFFH Data Viewer TCAC Economic Opportunity Map, all areas of Carmel-by-the-Sea have a high economic opportunity score of 0.75-1.0. This reflects a high level of opportunity for economic advancement for residents in Carmel-by-the-Sea.

Figure A-38 TCAC Opportunity Economic Score, Carmel-by-the-Sea, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Education

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

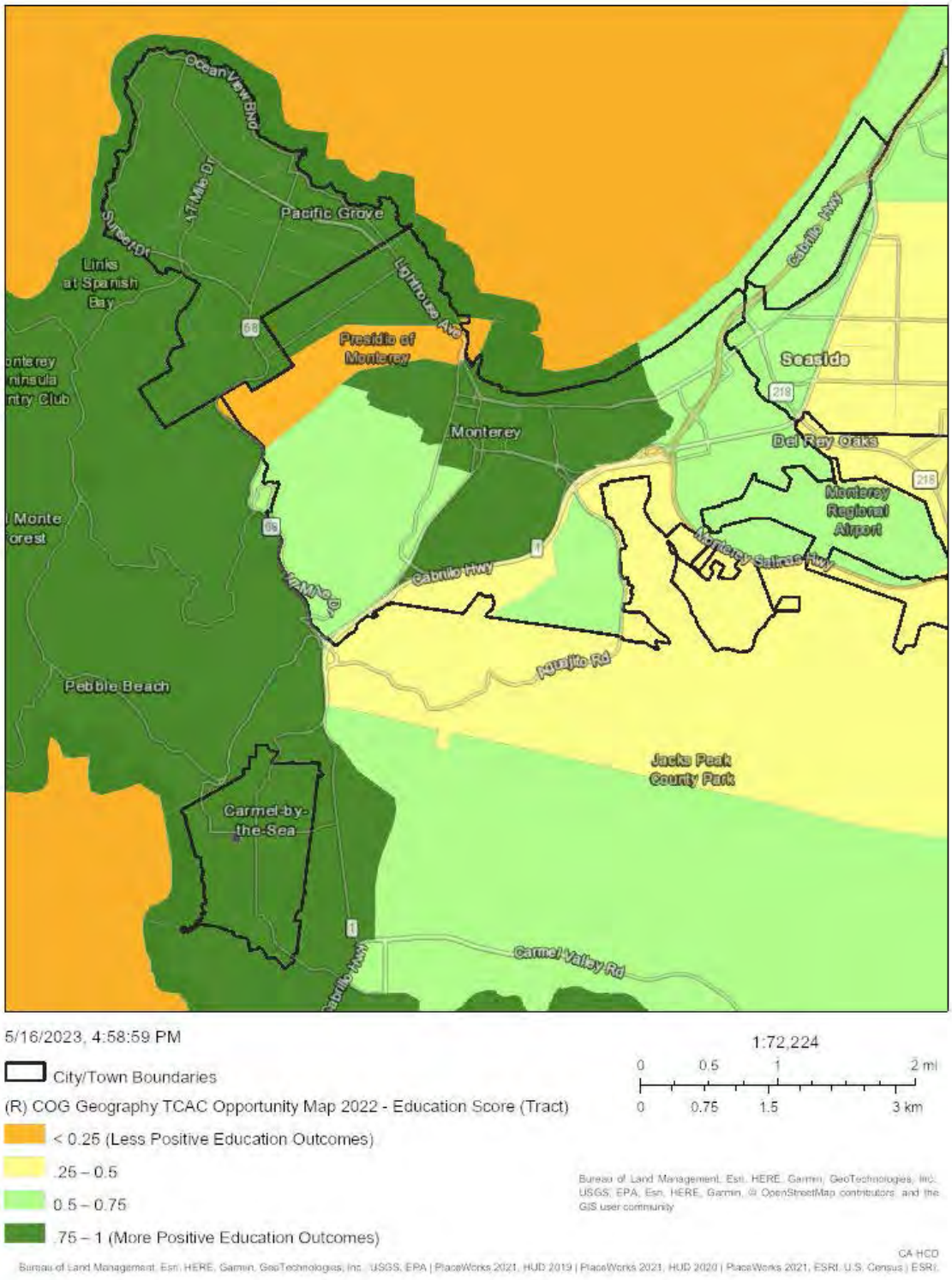
Figure A-37 shows the level of TCAC educational opportunity across Carmel-by-the-Sea. According to TCAC's Educational Opportunity Map, Carmel-by-the-Sea scores between 0.75-1.0 indicating a high level of positive educational outcomes for residents in Carmel-by-the-Sea.

Carmel-by-the-Sea is served by the Carmel Unified School District (CUSD), along with elementary, middle, and high schools within the City and school district. As of 2022, the State of California School Dashboard highlights a 97.9 percent graduation rate among all students enrolled in Carmel High School, which is higher than the statewide average (87.4 percent) and County average (88.5 percent).

When broken down by race/ethnicity, Hispanic and White students graduated at a high rate (97.4 percent for both groups). There is no performance data available for the graduation rates of African American, Asian, Filipino, and American Indian students at Carmel High.

Additionally, there is no performance data available for the graduation rates of students with a disability within Carmel High.

Figure A-39 TCAC Opportunity Education Score, Carmel-by-the-Sea, 2022



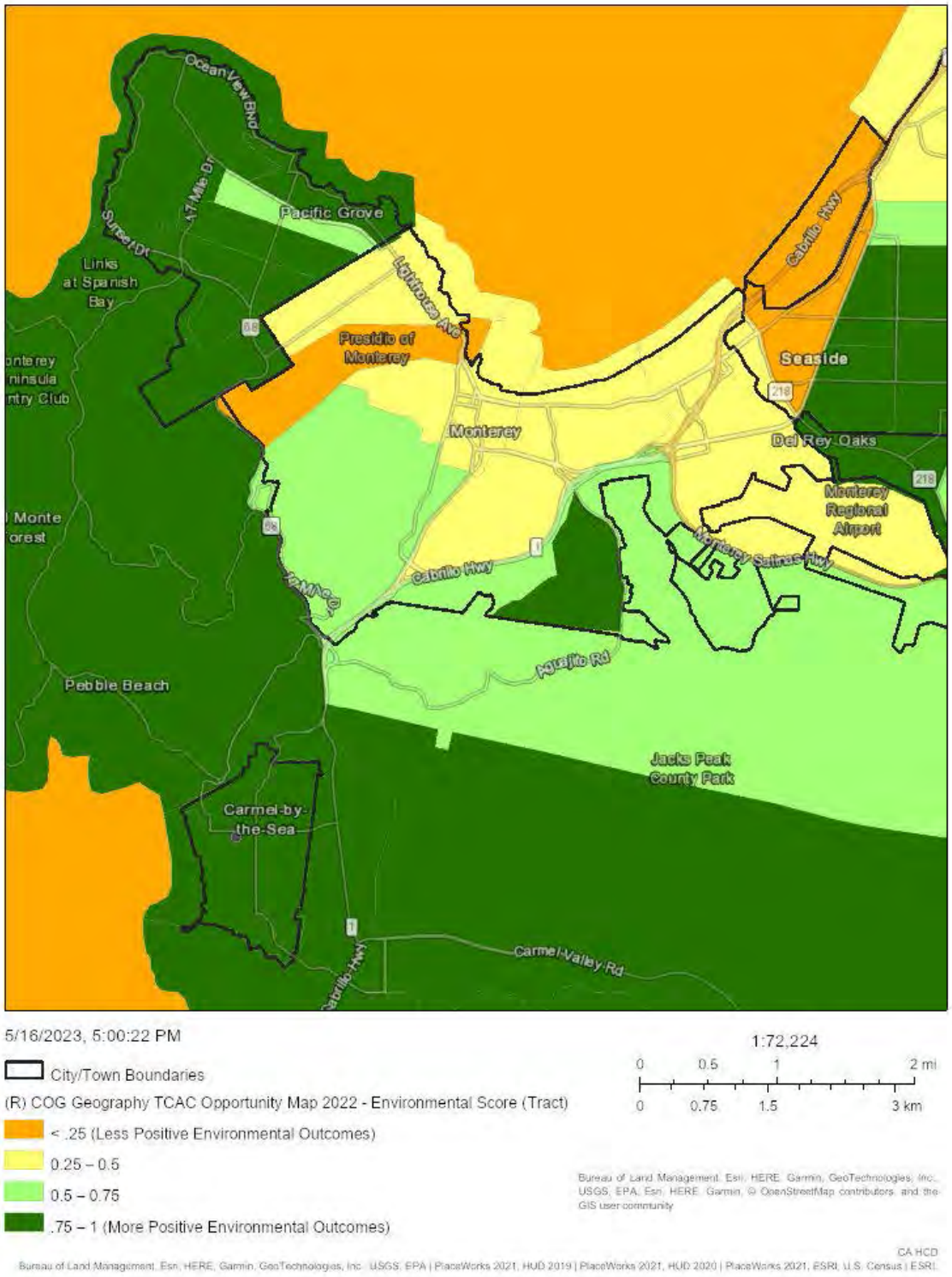
SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Environment

TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 4.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Figure A-38 shows TCAC environmental outcomes across Carmel-by-the-Sea. According to the HCD AFFH Data Viewer TCAC Environmental Opportunity Map, Carmel-by-the-Sea scores between 0.75-1.0 indicating a low level of environmental pollution burden and positive outcomes for residents in Carmel-by-the-Sea.

Figure A-40 TCAC Opportunity Environmental Score, Carmel-by-the-Sea, 2022

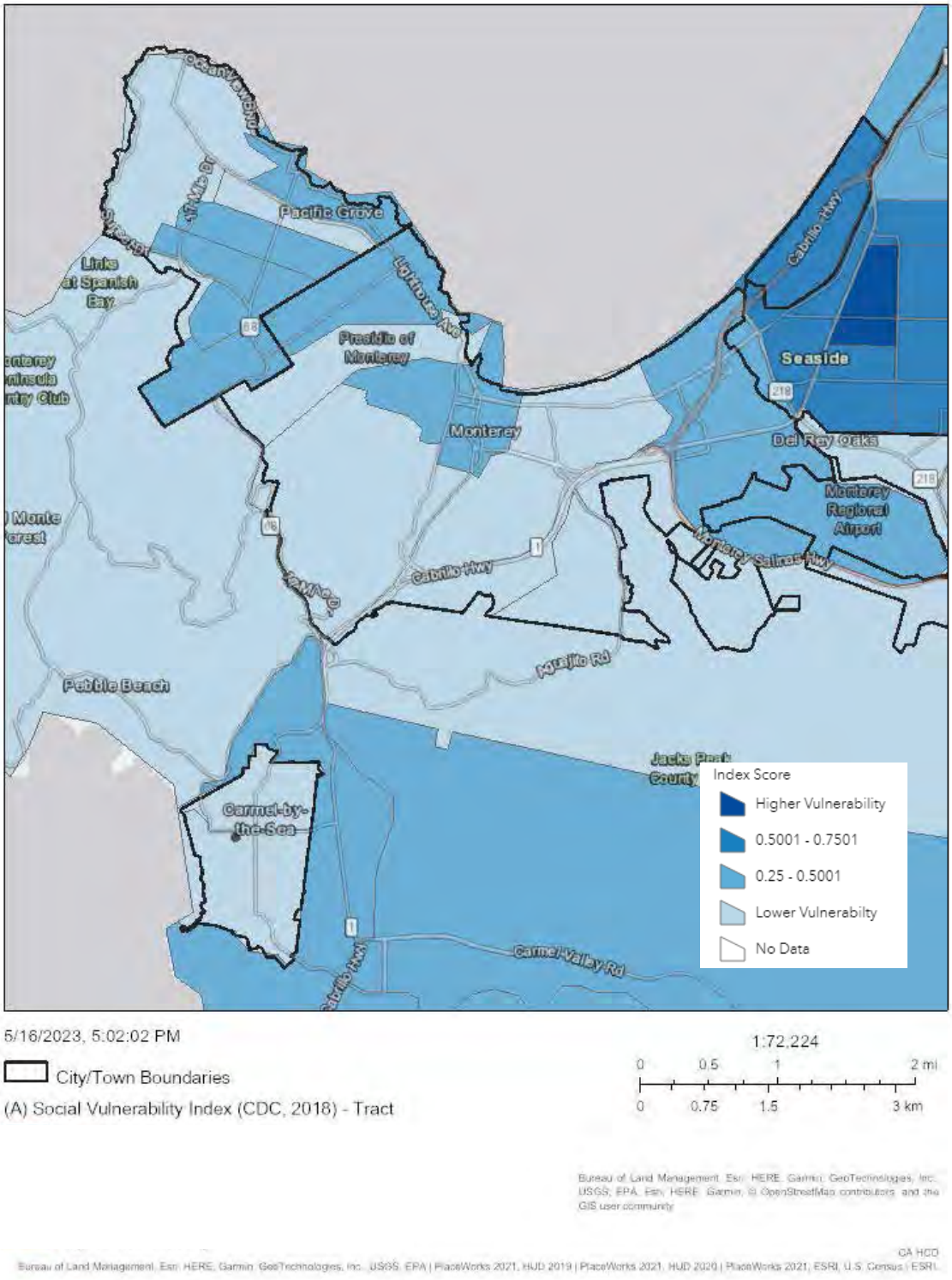


SOURCE: California Department of Housing and Community Development AFFH Data Viewer

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster and —includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation.

Figure A-39 shows SVI levels across Carmel-by-the-Sea. Carmel-by-the-Sea scores low on the SVI (less than 0.25) indicating that the City is slightly vulnerable to disasters, but highly equipped to respond to them. Just outside of the City's borders however, vulnerability levels increase to 0.25-0.5. This is likely due to a difference in jurisdictional resources.

Figure A-41 Social Vulnerability Index, Carmel-by-the-Sea, 2018



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Disparities Specific to the Population Living with a Disability

In Carmel-by-the-Sea, 12.3 percent of the population is living with at least one disability, compared to 8.8 percent in Monterey County. The most common disabilities in the City are: hearing difficulty

(9.9 percent), ambulatory difficulty (4.4 percent), and independent living difficulty (4.3 percent). For the population 65 and over, the share of the population with hearing difficulties increases to 19.3 percent.

A.6 Housing Stock Characteristics

Carmel-by-the-Sea's housing stock is defined as all housing units within its jurisdiction. Characteristics of housing stock include housing type, age, condition, tenure, vacancy rates, costs, affordability, and growth. The following section provides an in-depth analysis of the housing stock in Carmel-by-the-Sea to determine how/if the current the housing stock meets the needs of existing and future residents.

Housing Growth

Table A-17 provides an overview of housing growth trends between 2010-2019 in Carmel-by-the-Sea, the County, and ~~neighboring cities~~nearby cities. Between 2010-2019, Carmel-by-the-Sea housing unit estimates grew approximately 6 percent, more than the County and Del Rey Oaks, but 2 percent less than Pacific Grove. These estimates show the majority of housing growth in Carmel-by-the-Sea occurred between 2015-2019 (8 percent).

Table A-18 Housing Unit Growth Trends by Jurisdiction, 2010-2019

Jurisdiction	2010	2015	2019	Percent Change 2010-2015	Percent Change 2015-2019
Monterey County	138,833	139,794	141,820	1%	1%
Carmel-by-the-Sea	3,606	3,532	3,832	-2%	8%
Del Rey Oaks	752	733	745	-3%	2%
Pacific Grove	7,723	8,411	8,347	9%	-1%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Housing Type

Table A-18 provides a comparison of housing unit types in Carmel-by-the-Sea, the County, and ~~neighboring cities~~nearby cities. In Carmel-by-the-Sea, single-family detached units are the most common housing type (87 percent). This aligns with the County (63 percent), Del Rey Oaks (76 percent), and Pacific Grove (60 percent) having majority single-family detached units. Overall, Carmel-by-the-Sea has the highest percentage of single-family detached units compared to the County and ~~neighboring cities~~nearby cities, but the lowest percentage of multifamily housing units (10 percent).

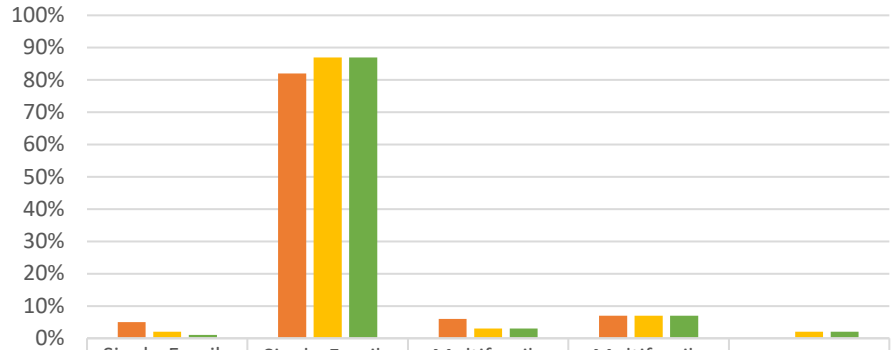
Table A-19 Housing Units by Type by Jurisdiction, 2019

Jurisdiction	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Monterey County	88,721	63%	8,796	6%	37,734	27%	6,529	5%	141,820
Carmel-by-the-Sea	3,319	87%	54	1%	367	10%	92	2%	3,832
Del Rey Oaks	567	76%	49	7%	118	16%	11	2%	745
Pacific Grove	5,023	60%	497	6%	2,668	32%	159	2%	8,347

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Table indicates total housing units.

Figure A-40 illustrates housing type trends in Carmel-by-the-Sea between 2010-2019. In 2010, the majority of housing types were single-family detached homes (82 percent); this has since increased to 87 percent in 2019. Multifamily housing (2+ units) has decreased by 3 percent since 2010 accounting for only 10 percent of housing types in 2019. In 2010, mobile homes comprised the smallest percentage of housing type in Carmel-by-the-Sea, and have since slightly increased to 2 percent in 2019.

Figure A-42 Housing by Type in Carmel-by-the-Sea, 2010-2019



	Single-Family Home: Attached	Single-Family Home: Detached	Multifamily Housing: Two to Four Units	Multifamily Housing: Five-plus Units	Mobile Homes
2010	5%	82%	6%	7%	0%
2015	2%	87%	3%	7%	2%
2019	1%	87%	3%	7%	2%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Housing Availability and Tenure

Housing tenure refers to individuals who own or rent a housing unit. The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters

may be displaced more quickly if prices increase. Additionally, housing tenure may be an indicator of housing affordability (i.e., if the local housing market has high barriers to entry, there may be more renter households than owner households).

In Carmel-by-the-Sea, the housing stock includes 828 renter-occupied housing units and 1,099 owner-occupied housing units (Table A-19). When analyzing housing unit type in tandem with tenure, the majority of all housing units are single-family detached (87 percent), of which 17 percent are renter-occupied and 32 percent are owner-occupied (Figure A-17; Table A-19).

Table A-20 Housing Units by Type and Tenure, Carmel-by-the-Sea, 2019

Tenure	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Renter-Occupied	568	69%	19	2%	221	27%	20	2%	828
Owner-Occupied	1,076	98%	0	0%	23	2%	0	0%	1,099

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Table indicates total occupied housing units.

Table A-20 provides an overview of household size by tenure for Carmel-by-the-Sea, the County, and ~~neighboring cities~~nearby cities. In Carmel-by-the-Sea, the average household size is 2.04, of which the majority of larger households are comprised of renter-occupied units (2.13 persons/unit). An average household size of 2.04 suggests a need for more small~~er~~ housing units. This aligns with 82 percent of Carmel-by-the-Sea's population being comprised of 1-2 person households (Figure A-13). Compared to the County and ~~neighboring cities~~nearby cities, Carmel-by-the-Sea has the lowest average household size (2.04 persons/unit). The County has a high average household size of 3.27 suggesting a need for large housing units and even a need for smaller independent units such as ADUs/JADUs for extended family, etc.

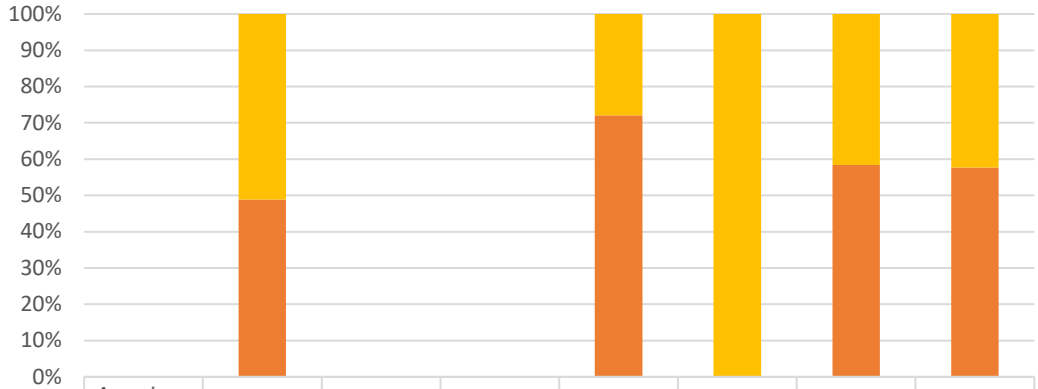
Table A-21 Household Size by Tenure by Jurisdiction, 2019

Jurisdiction	Owner-Occupied	Renter-Occupied	Average Household Size
Monterey County	3.13	3.41	3.27
Carmel-by-the-Sea	1.97	2.13	2.04
Del Rey Oaks	2.29	2.49	2.35
Pacific Grove	2.34	2.15	2.23

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-41 illustrates 2019 household tenure by race in Carmel-by-the-Sea. Tenure by race varies some in Carmel-by-the-Sea as the majority of all households are non-Hispanic White (87 percent), of which 58 percent are owner-households and 42 percent are renter-households (Figure A-4; Figure A-41). Hispanic or Latino households (8 percent) makeup the second largest population in Carmel-by-the-Sea, of which 72 percent are owner-households and 28 percent are renter-households. Less than 1 percent of Black or African American, Native Hawaiian or Other Pacific Islander, and American Indian or Alaska Native households are represented in the City's housing market.

Figure A-43 Household Tenure by Race, Carmel-by-the-Sea, 2019

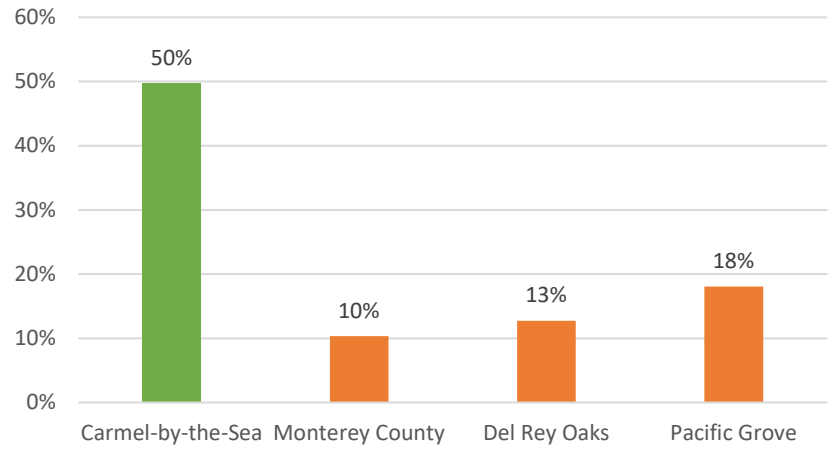


	American Indian or Alaska Native (Hispanic and Non-Hispanic)	Asian alone	Native Hawaian and Other Pacific Islander	Black or African American (Hispanic and Non-Hispanic)	Hispanic or Latinx	Some Other Race/Multiple Races	White (Hispanic and Non-Hispanic)	White, Non-Hispanic
Renter Occupied	0%	51%	0%	0%	28%	100%	42%	42%
Owner Occupied	0%	49%	0%	0%	72%	0%	58%	58%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-42 illustrates vacancy rates in Carmel-by-the-Sea, the County, and ~~neighboring~~ nearby cities. Carmel-by-the-Sea has a vacancy rate of 50 percent. This reflects a 40 percent higher vacancy rate than the County (10 percent) and 32 percent higher than Pacific Grove (18 percent). ~~The City of Seaside has the lowest vacancy rate at 8 percent (9 percent below Sand City).~~

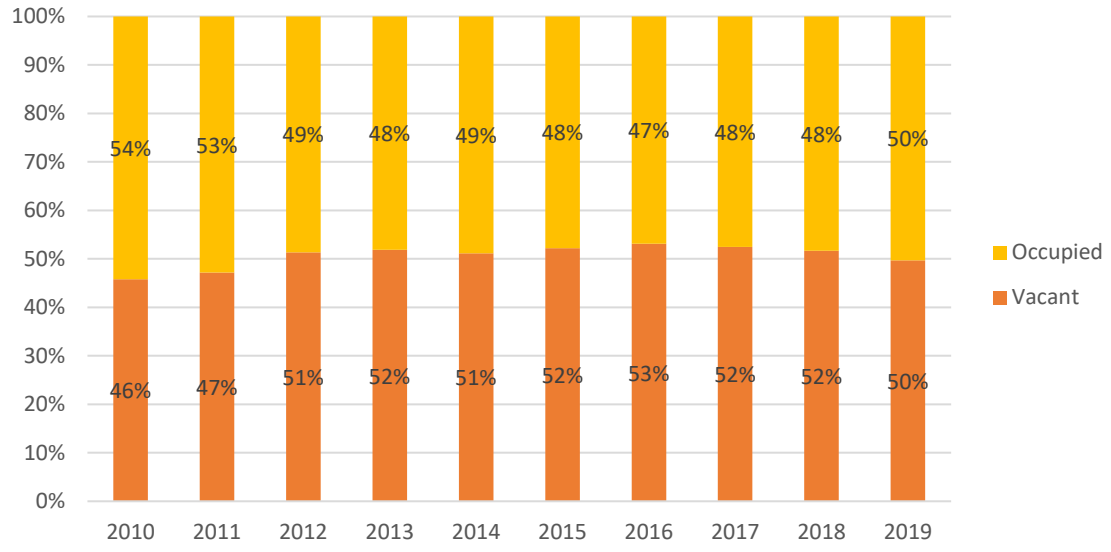
Figure A-44 Vacancy Rates by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-43 illustrates vacancy trends in Carmel-by-the-Sea from 2010-2019. Over the course of nearly a decade, the City has experienced a stable vacancy average of 51 percent. This is staggeringly high considering the current housing crisis. Additionally, this affects the accuracy of data reporting for the ~~city~~City, as the majority of homeowners do not live in Carmel-by-the-Sea full time, thus resulting in skewed data collection.

Figure A-45 Vacancy Trends, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-21 shows vacant housing units by type, revealing 80 percent of Carmel-by-the-Sea's vacant units are for seasonal, recreational, or occasional use, aligning with the 51 percent average vacancy trends (Figure A-43). The high percentage of vacant housing units is largely impacted by tourism

and second-home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and ~~squanders~~ hinders opportunities to correct the housing crisis, address diversity, and provide inclusive housing options to promote a vibrant and active community.

Table A-22 Vacant Housing Units by Type, Carmel-by-the-Sea, 2019

Housing Unit Type	Estimate	Percentage
For rent	96	5%
Rented, not occupied	12	1%
For sale only	11	1%
Sold, not occupied	49	3%
For seasonal, recreational, or occasional use	1,522	80%
For migrant workers	0	0%
Other vacant	215	11%
Total	1,905	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-22 shows housing permits issued by the City of Carmel-by-the-Sea by income group. Between 2015 and 2022, 18 housing units were issued permits in Carmel-by-the-Sea which represents 58 percent of the RHNA number of 31 units assigned in the 5th Cycle Housing Element. Table 3-9 shows housing permits by income group in Carmel-by-the-Sea. Of the 18 housing units permitted, all were for above moderate-income.

Table A-23 Housing Permits by Income Group, Carmel-by-the-Sea, 2015-2021

Income Group	Number	Percent
Very Low-Income Permits	0	0.0%
Low-Income Permits	0	0.0%
Moderate-Income Permits	0	0.0%
Above Moderate-Income Permits	18	58.0%
Total	18	58.0%

SOURCE: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2022).
NOTE: Universe: Housing permits issued between 2015 and 2021. Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50 percent of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50 percent and 80 percent of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80 percent and 120 percent of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120 percent of the Area Median Income for the county in which the jurisdiction is located.

Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The California Housing Partnership Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.[29] According to the database, there are no federal or state assisted units in Carmel-by-the-Sea. ~~Currently, there are no affordable housing units at risk of conversion to market rate.~~

A variety of affordable housing projects provided through an assortment of local programs serves the Carmel-by-the-Sea. Each of the following projects serves as an example of the methods and incentives used by the City to achieve production of affordable housing units.

Oliver White Building and Viejo Carmel

The mixed-use Oliver White building contains four residential units, one of which is a Moderate-Income unit in perpetuity. Originally this site was developed with a single-story commercial building. The owner and City worked together to achieve a second story of residential apartments at a density of 44 units per acre.

The Viejo Carmel project is a larger example of infill development that provides affordable housing. The 20,000 square-foot site was occupied by semi-industrial uses and offices. The site was razed and redeveloped with ten condominiums and ten apartments at a density of 44 units per acre. Without density bonuses, the site could only achieve 15 residential units. With density bonuses, an additional two Low-Income rental apartments in perpetuity were approved. Additionally, the parking requirement for the low-income units was reduced.

Norton Court Apartments

The Norton Court Apartments for seniors is operated by the Carmel Foundation. As part of this 24-unit project, the City entered into a 50-year agreement to lease the property for one dollar per yar to the Carmel Foundation. This amounts to a substantial land subsidy provided by the City that offsets a large part of the cost of developing housing. The units are restricted as Low- and Moderate-Income. Rents are maintained as affordable to lower-income seniors strictly through private donations raised by the Carmel Foundation.

[29] This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured.

Trevett and Hazeltine Courts

Trevett and Hazeltine Courts were developed with funding from the Carmel Foundation. Rents for the 26 rental apartments are maintained as affordable to lower-income seniors with private donations raised by the Foundation.

San Carlos Lodge

This site was granted a major addition and allowed the conversion of some existing apartments to transient overnight visitor accommodation units. As a condition, the project retained two of the existing apartments as affordable housing for Moderate-Income households in perpetuity.

The City's inventory of affordable units is listed below in Table A-XX

Table A-XX: Inventory of Assisted Rental Housing

Development Name	Total Units	Household Type	Provided By	Expiration of Affordability
Oliver White	1	Moderate	Density Bonus	In perpetuity
Viejo Carmel	2	Low	Density Bonus	In perpetuity
Norton Court	24	Senior Low	Lease Subsidy	Not defined
San Carlos Lodge	2	Moderate	Condition of Approval	In perpetuity
Trevett Court	14	Senior	Private non-profit	Not applicable
Hazeltine Court	12	Senior	Private non-profit	Not applicable
Hasegawa	1	Low	Inclusionary	In perpetuity
Carl	1	Senior	Inclusionary	2027
Mandurrago	2	Senior	Inclusionary	In perpetuity
Gonzales	1	Low	Inclusionary	In perpetuity
Ravel Corporation	1	Low	Inclusionary	In perpetuity
Trini Iye	1	Moderate	Inclusionary	In perpetuity
Total	62			

Source: City of Carmel-by-the-Sea Community Planning and Building Department, 2023

Potential Loss of Assisted Housing Units

Housing units developed with public subsidies are an important source of affordable housing to lower-income households. Preserving the long-term affordability of such housing units is the most cost-effective means for providing decent and affordable housing in a community. Recognized this important resource, State Housing Element law requires that a jurisdiction examine the potential loss of publicly subsidized multi-family rental housing for lower-income household due to expiration of deed restrictions, affordability covenants, and /or subsidy contracts.

Norton Court, Trevett Court, and Hazeltine Court are owned and operated by the Carmel Foundation, a non-profit organization which does not intend to convert the units to market rate housing within this Housing Element cycle. The Foundation currently has a 5-7 year wait list units on these properties. Trevett Court and Hazeltine Court did not receive any public assistance and have no deed restrictions or affordability covenants. While Norton Court receives a subsidized property lease, no restriction was ever placed on the property to maintain the units as affordable housing. Units in the Oliver White Building, Viejo Carmel, and Sand Carlos Lodge are restricted as affordable housing in perpetuity.

One unit in the Carl development is listed with an expiration date of 2027. City staff are further researching the terms of this affordable unit. To maintain the existing affordable housing stock, the City can either preserve the existing affordable units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) construction of replacement units; 2) provision of rental assistance to tenants 3) transfer of the project to nonprofit ownership; and 4) purchase of affordability covenants. These options are described below and the City's focus is on construction of replacement units and rental assistance.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, labor, materials and land costs, and type of construction. The City is implementing a number of programs to encourage development of new affordable units to increase the City's affordable housing stock.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of at-risk units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what

tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. Housing Choice Vouchers are available through the Housing Authority of Monterey County.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization whose mission includes affordable housing, the risk of losing the low-income restrictions is minimized, and the project would become potentially eligible for a greater range of governments assistance.

Purchase of Affordability Covenants

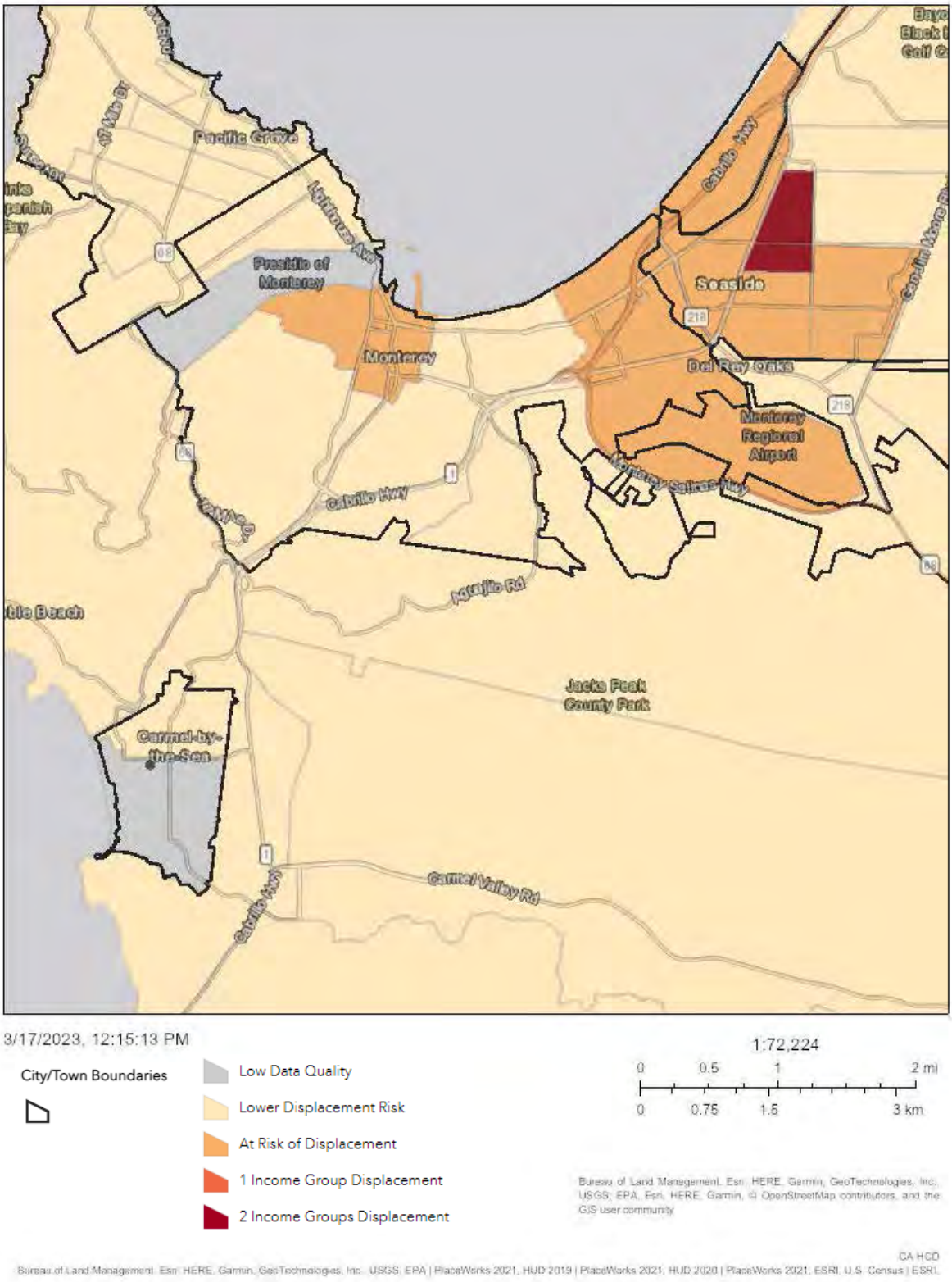
Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include bringing down the interest rate on the remaining loan balance, providing loans for capital improvements, and/or supplementing subsidies. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some of all of the units remain affordable.

Displacement

Because of increasing housing prices, displacement is a major concern in the Monterey Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

According to the California Department of Housing and Community Development (HCD) AFFH Data Viewer and the Urban Displacement Project 2022 estimates, Carmel-by-the-Sea renter-occupied households earning between 0-80 percent AMI are at low risk of potential displacement or gentrification in the northern region of the City. Mapping of the central and southern regions of the City show sufficient data was not captured to definitively report displacement risk. Figure A-44 illustrates displacement risk in Carmel-by-the-Sea.

Figure A-46 Displacement Risk, Carmel-by-the-Sea, 2022



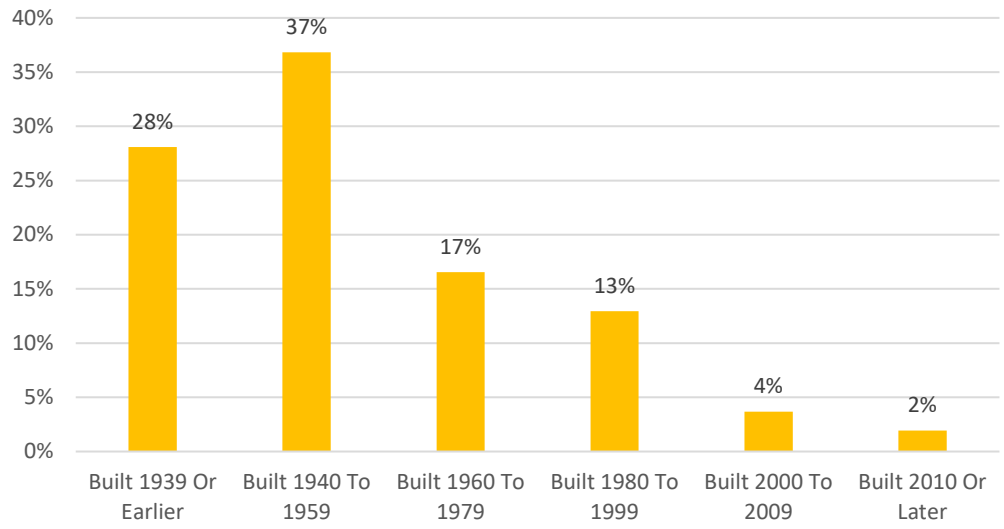
SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Housing Age and Condition

Housing age and condition are factors considered in overall housing quality as they may affect the structural integrity and ability to adequately function for a household. Thus, the age and condition of a house may indicate the need for major repairs to the foundation, plumbing, or roof.

Figure A-45 illustrates housing stock by age in Carmel-by-the-Sea. In Carmel-by-the-Sea, 95 percent of the housing stock was built prior to 1999 and is over 20 years old. Thirty-seven (37) percent of the housing stock was built between 1940-1959 and 2 percent was built in 2010 or later.

Figure A-47 Housing Stock by Age, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

According to historical data from Carmel-by-the-Sea's Code Enforcement Office and Housing Authority, the City estimates that there are approximately five (5) units in need of rehabilitation. This 6th Cycle Housing Element proposes the following policies and programs to address and facilitate the rehabilitation of these units.

- Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Commercial, R-1, and R-4 Districts;
- Policy 2.2: Preserve and protect the scale and character of established neighborhoods while encouraging property improvement;
- Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work; and
- Policy 2.4: Preserve the existing housing stock.

All programs and policies can be found in Chapter 2 of the Housing Element.

Housing Costs and Affordability

Identifying the cost of owning or renting a home in a city helps determine the affordability of housing at different income levels. Understanding housing affordability also informs what types and sizes of housing are needed by the community's households.

Home Prices and Rental Costs

Table A-24 show changes in median home values between 2019-2022 in Carmel-by-the-Sea, the County and ~~neighboring cities~~nearby cities. According to Zillow Home Value Index data, the median home value in Carmel-by-the-Sea was estimated at $1,299,387 in December 2019. By 2022, the median home value in Carmel-by-the-Sea increased approximately 59 percent due to market demand. By comparison, the median home value in the County was valued at $561,490 in December 2019 and experienced a 39 percent increase by 2022.

Table A-24 Median Home Value by Jurisdiction, 2019-2022

Jurisdiction	Median Home Value				Percent Change 2019-2022
	2019	2020	2021	2022	
Monterey County	$561,490	$632,834	$735,469	$778,164	39%
Carmel-by-the-Sea	$1,299,387	$1,450,127	$1,912,421	$2,070,835	59%
Del Rey Oaks	$630,204	$701,060	$779,099	$840,663	33%
Seaside	$550,015	$616,786	$690,126	$729,055	33%
Pacific Grove	$943,900	$1,032,675	$1,237,054	$1,294,881	37%

SOURCE: Zillow Home Value Index, 2019-2022
NOTE: Housing value estimates were taken from December for years 2019-2022.

Rental Affordability

Similar to home value prices, rental prices have also increased over the last decade. This significantly affects lower-income households as they are typically majority renters. High rental prices can exacerbate housing challenges such as overcrowding and cost burden if adequate rental stock is not available to suit household needs.

Table A-25 shows average rent estimates by unit size in Carmel-by-the-Sea based on 2023 Zillow rental market data. Included in the table is Housing and Urban Development's (HUD) Fair Market Rents (FMR) for 2023, which establishes rental subsidy limits for Section 8 housing voucher recipients.

Table A-25 Average Rent by Number of Bedrooms, Carmel-by-the-Sea, 2023

Unit Type	Average Rents	Fair Market Rents (HUD)
Studio	$2,200	$2,112

One bedroom	$2,500	$2,194
Two bedrooms	$4,000	$2,675
Three bedrooms	$5,459	$3,790
Four+ bedrooms	n/a	$4,144

SOURCE: Zillow, 2023; HUD, Fair Market Rent Documentation System, 2023
NOTES: Zillow rental value estimates were taken from March 2023. No rental units with four + bedrooms are listed as available within the Carmel-by-the-Sea City boundary. Fair Market Rent values are based on Salinas, CA MSA

Table A-26 reports the maximum monthly housing costs affordable to households according to income group in Monterey County. Income groups are based on the HCD 2022 State Income Limits Report, which considers housing affordable assuming a household can pay up to 30 percent of its monthly income toward housing. In Table A-26, maximum affordable sales prices are based on the following assumptions: 6.42 percent interest rate,[30] 30-year fixed loan, and a 5 percent down payment.

As mentioned in Table A-24, the median home price in Carmel-by-the-Sea in December 2022 was $2,070,835 which is only affordable to above moderate-income households earning approximately $495,000 or more annually (62 percent of Carmel-by-the-Sea households are categorized as above moderate-income).

Table A-26 Housing Affordability, Carmel-by-the-Sea, 2022

Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Extremely Low (0-30% AMI)			
One Person	$23,900	$598	$100,340
Two Person	$27,300	$683	$114,614
Three Person	$30,700	$768	$128,889
Four Person	$34,100	$853	$143,163
Very Low (30-50% AMI)			
One Person	$39,800	$995	$167,093
Two Person	$45,500	$1,138	$191,024
Three Person	$51,200	$1,280	$214,954
Four Person	$56,850	$1,421	$238,675
Low (50-80% AMI)			
One Person	$63,700	$1,593	$267,433
Two Person	$72,800	$1,820	$305,638
Three Person	$81,900	$2,048	$343,843

[30] Interest rate based on December 29, 2022 interest rate according to Freddie Mac Primary Mortgage Market Survey

Four Person	$91,000	$2,275	$382,048
Moderate (80-120% AMI)			
One Person	$75,650	$1,891	$317,603
Two Person	$86,500	$2,163	$363,155
Three Person	$97,300	$2,433	$408,497
Four Person	$108,100	$2,700	$453,839

SOURCE: California Department of Housing and Community Development, State Income Limits, 2022, Monterey County

A.7 Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH's mission is, "to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses), and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act".[31]

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.[32] Fair housing complaints can also be submitted to HUD for investigation.

Additionally, Monterey County has a number of local resource and enforcement organizations:

- **The Housing Authority of the County of Monterey**: A public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County, California;

[31] ~~https://www.dfeh.ca.gov/aboutdfeh/~~ From State of California Civil Rights Department
[32] From State of California, Civil Rights Department Complaint Process

- **South County Housing:** A non-profit community development corporation. The organization's mission is to promote viable neighborhoods that enhance healthy, sustainable communities by collaboratively providing affordable housing and promoting neighborhood services;
- **Public Interest Law Project:** a nonprofit support center for California legal services and other public interest law programs. The California Affordable Housing Law Project (CAHLP) is a project of the Public Interest Law Project. CAHLP concentrates primarily on the enforcement of California's ~~h~~Housing E~~e~~lement and redevelopment statutes and of state and federal relocation assistance and fair housing laws;
- **Coalition of Homeless Service Providers:** Advocate on the subject of homelessness with policy makers, public funders, and those with lived experience; and
- **California Rural Legal Assistance (CRLA):** a nonprofit legal service program created to help California's low-income individuals and communities. CRLA provides low-income rural Californians with free legal assistance and a variety of community education and outreach programs. Half of its resources are committed to multi-client cases that grapple with the root causes of poverty, with the goal of improving conditions for farmworkers, single parents, school children, the elderly, people with disabilities, and entire communities.

Between 2012 and 2017, 53 fair housing complaints in Monterey County had been filed with the California Department of Fair Employment and Housing (DFEH). Among the complaints countywide, most were related to physical disabilities (23 instances) and familial/marital status (ten instances). Discrimination based on race was also common (seven instances). A complaint may involve multiple acts of discrimination and vice versa. A total of 57 acts of discrimination were recorded in Monterey County. Refusal to rent (17 instances), discriminatory statements (12 instances), and denial of reasonable accommodation/modifications (12 instances) were the most common discriminatory acts in the County.[33]

In 2020, a total of six (6) discrimination cases were found with the Office of Fair Housing and Equal Opportunity. Fifty percent of the cases were filed on the basis of disability bias. None of the complaints alleged racial bias. Figure A-46 illustrates that out of all of the FHEO cases filed in the state of California in 2020 (398), only between 1 and 2.5 percent of the cases were filed in Monterey County. None of the discrimination cases filed in Monterey County in 2020 took place in Carmel-by-the-Sea.[34]

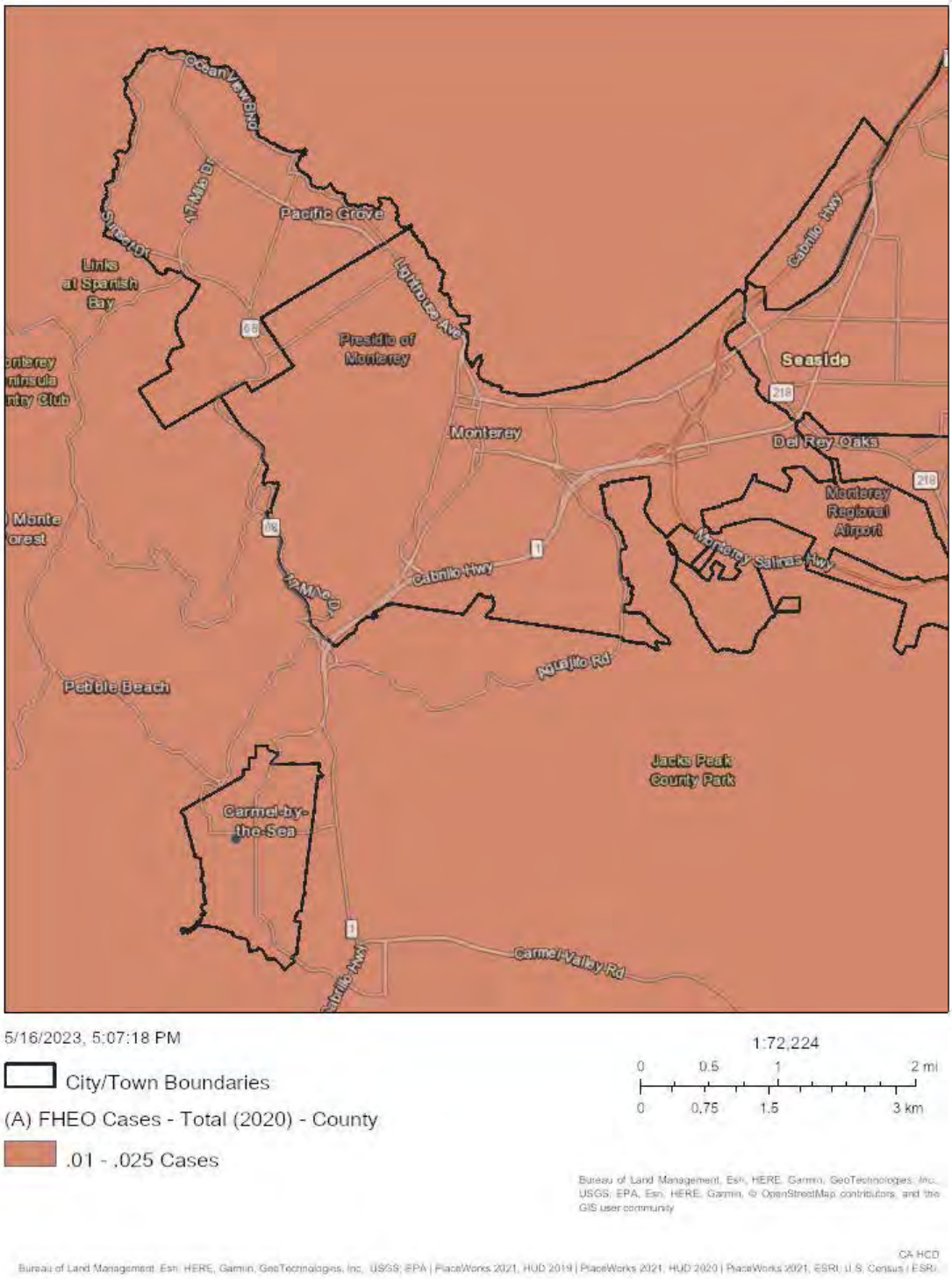
A total of six discrimination complaints were filed within Monterey County during 2020. Of those cases, three of them alleged discrimination based on disability. Figure A-47 illustrates this statistic by

[33] ~~Source:~~From California Department of Fair Employment & Housing, 2018; Monterey County Regional Analysis of Impediments to Fair Housing Choice, 2019

[34] City of Carmel-by-the-Sea, 2023

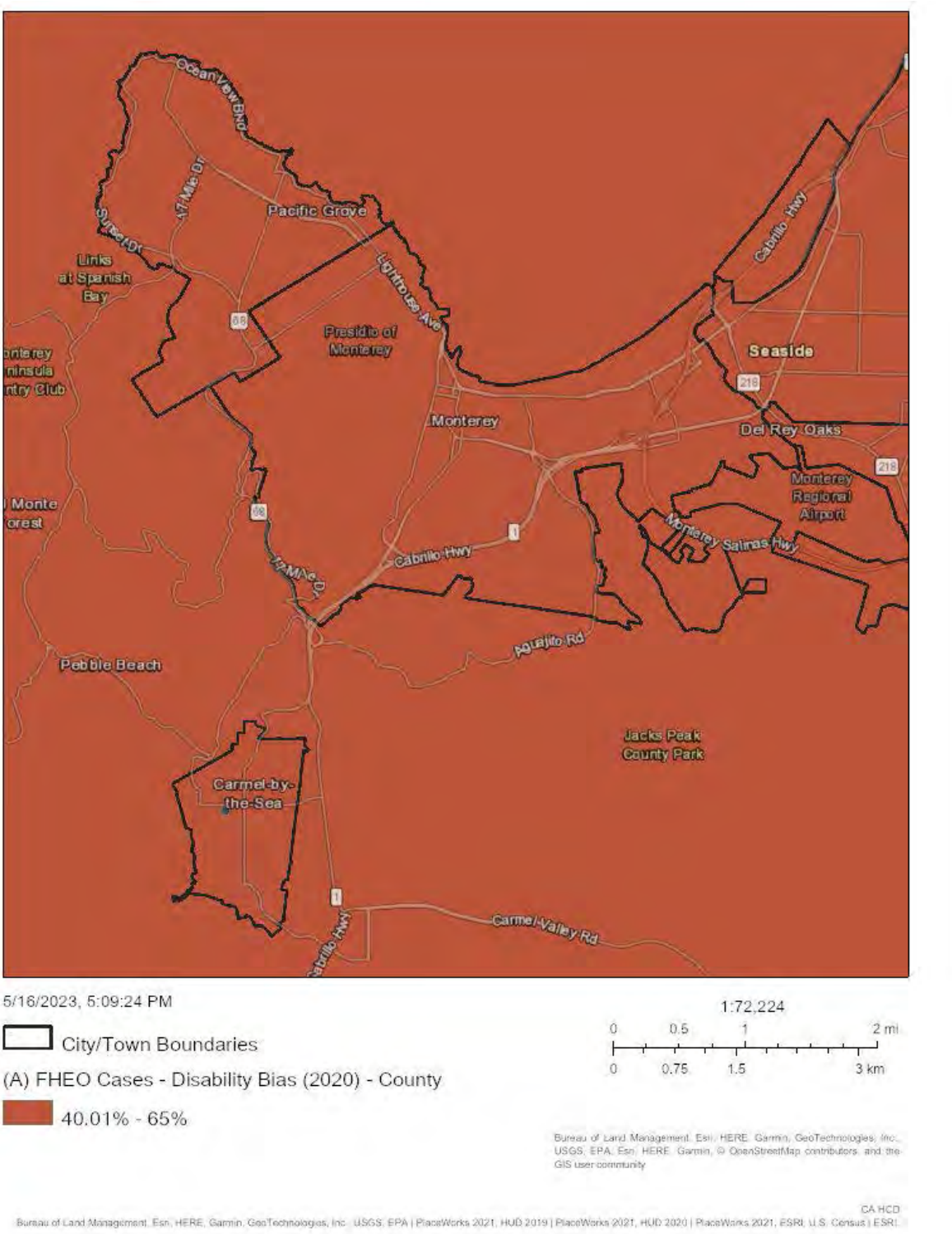
showing that 40.01 to 65 percent of the cases filed in Monterey County during 2020 reflected disability bias. None of the FHEO complaints occurred in the City of Carmel-by-the-Sea.

Figure A-48 FHEO Cases Total, Monterey County, 2020



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-49 FHEO Cases, Disability Bias, Monterey County, 2020



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

NFHA identifies three significant trends in 2020 that are relevant for this AFFH:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership;
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019; and
- Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.[35]

Outreach and Capacity

Currently, Carmel-by-the-Sea's website ~~is being updated to~~ contains ~~outright~~ information about local fair housing ordinances. The website ~~will transparently~~ describe the steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints (e.g., link to HUD's and State of California fair housing pages). The site ~~will~~ also references the organizations that provide fair housing services and assistance to City residents.

The following organizations offer fair housing services and assistance to the residents of Carmel-by-the-Sea:

- Conflict Resolution and Mediation Center;
- Legal Services for Seniors;
- California Rural Legal Assistance;
- ECHO Fair Housing Services
- HUD Housing Assistance;
- Central Coast Center for Independent Living; and
- Center for Community Advocacy.

Compliance with state law. Carmel-by-the-Sea is compliant with the following state laws that promote fair and affordable housing. The ~~e~~City has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;

[35] From Gentry, A. (2021, September 4). Annual fair housing report shows increase in housing harassment. NFHA. ~~https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/~~

- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations;
- Least Cost Zoning Law (Gov. Code. Section 65913.1);
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2); and
- Limits on Growth Controls Law (Gov. Code. Section 65302.8).

Housing Specific Policies Enacted Locally

The City of Carmel-by-the-Sea identified the following local policies that contribute to the regulatory environment for affordable housing development in the City:

Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Policy 2.4: Preserve the existing housing stock.

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

A.8 Fair Housing Recommendations

Contributing Factors and Fair Housing Action Plan

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, barriers to open housing choice, and until recently, very limited resources to respond to needs.

Local Knowledge of Contributing Factors to Fair Housing

In order to better inform this Housing Element to meet the needs of residents of Carmel-by-the-Sea, the City solicited ~~prompts~~ the input of the public with prompted questions. All responses were~~ill be~~ taken into consideration for incorporation into the Housing Element to guide policies and programs that address the housing needs of existing and future residents.

Question: How can the supply of affordable housing be increased to meet the needs of our community?

Community members offered the following solutions:

- Encourage ADUs
- Encourage second-story additions to single-story buildings downtown specifically for affordable housing.,
- Change the zoning code to allow 3-story buildings downtown specifically for affordable housing.,
- Set a maximum square footage limit on housing units in downtown to spur the creation of more small units rather than just a few large units.,
- Create objective (yes/no checklist-style) design standards for new housing projects that include affordable units.
- Less short-term rental places, more long-term rental options
- Build housing on the outskirts and empty parking lots
- Annex land outside ~~city~~City for affordable housing
- Continue to ensure the built environment is subordinate to the natural environment

Question: In your experience in Carmel-by-the-Sea, what has contributed to the fair housing issues? What solutions do you envision to address these issues?

- Information about affordable units.
- Down payment assistance.
- Tenant assistance resources.

Priority of Contributing Factors

The City of Carmel-by-the-Sea has prioritized the following contributing factors to the Fair Housing issues mentioned above. ~~:~~

~~The following are recommended policies that are intended to address the City's fair housing issues and contributing factors:~~

Figure A-27 presents prioritized fair housing issues and contributing factors, as well as the City's programs ~~actions~~ to support a solution-oriented approach to affirmatively furthering fair housing.

Table A-27 Fair Housing Issues, ~~&~~ Contributing Factors, and AFFH Programmatic Actions

Fair Housing Issue	Contributing Factor(s)	AFFH Programmatic Action	Priority
Household Characteristics Carmel-by-the-Sea has significantly lower proportions of racial and ethnic minorities compared to Monterey County and the AMBAG region. Lack of inclusionary housing may contribute to the lack of~~-~~ protected classes in the community.	▪ Lack of racial and ethnic diversity within the City; ▪ Lack of adequate affordable housing options.	Program 1.1.B: Underutilized Sites Program 3.1.C: Density Bonus Program 3.1.D: Reduced Entitlement and Development Fees Program 1.3.D: Employee Housing Program Program 2.1.A: Incentives for Mixed-Use Development	High
Disproportionate Housing Needs Forty-six (46) percent of Carmel-by-the-Sea households are cost burdened households, of which 24 percent are renter-occupied households and 23 percent are owner-occupied.	▪ Lack of affordable housing; ▪ Lack of adequate housing stock that meets the needs of residents; and ▪ Jobs-worker imbalance.	Program 1.1.B: Underutilized Sites Program 1.3.D: Employee Housing Program Program 2.4.A: Housing Rehabilitation and Maintenance Information Program 3.1.B: Housing for Extremely-Low Income Households Program 3.1.C: Density Bonus Program 3.1.G: Affordable Housing Overlay District	High
Special Needs Groups In Carmel-by-the-Sea, extremely low-income and special needs groups experience disproportionate impacts of poverty, increasing the challenge of obtaining adequate housing in the City.	▪ Lack of affordable housing; ▪ Jobs-worker imbalance; ▪ Lack of accessible units for individuals with disabilities; and ▪ Lack of Transitional and Supportive Housing/Emergency Shelters.	Program 1.3.E: Amend the A-2 Zoning District Program 3.1.B: Housing for Extremely-Low Income Households Program 3.2.A: Reasonable Accommodation Procedures Program 3.3.A: Zoning for Transitional and Supportive Housing Program 3.3.B: Low-Barrier Navigation Centers	High
Housing Stock Carmel-by-the-Sea's lack of affordable housing production, limited variety of housing types, and increasing housing costs create barriers to enter the local housing market.	▪ Since 2015, there have been 18 housing permits in the City for only above moderate-income households; and ▪ Lack of developable land, and the City is subject to coastal zon~~e~~ing ordinances.	Program 1.3.A: Condominium Conversions Program 1.3.B: Overnight Visitor Accommodation (Conversion) Development Transfer Rights Program 1.3.C: Accessory Dwelling Units	High

Fair Housing Issue	Contributing Factor(s)	AFFH Programmatic Action	Priority
		Program 1.4.A: Remove Use Permit Requirement for Multi-Family Development Program 1.4.B: Objective Design Standards Program 2.1.B: Permanent Housing Program 2.3.A: Preserve and Increase Upper Floor Residential Uses Program 3.1.E: Reduced Parking Requirements Program 3.1.F: Expedited Processing Procedures	
Access to Opportunity Low production of affordable housing in Carmel-by-the-Sea limits housing choices for low-income households, and has a disproportionate impact on Hispanic or Latino, Asian, and Black/African American households.	▪ Of the 18 housing permits issued in Carmel-by-the-Sea since 2015, zero were issued for lower-income households; and ▪ Costs of land, materials, and labor which limit profitability of affordable housing.	Program 1.2.A: Water Distribution Policy Program 1.3.A: Condominium Conversions Program 1.3.D: Employee Housing Program Program 2.1.D: Establish Affordable Housing Trust Fund Program 3.1.C: Density Bonus Program 4.1.A: Water Conservation	High
Fair Housing Enforcement No residents filed fair housing complaints in Carmel-by-the-Sea, indicating a lack of cause for complaint, or, alternatively, a potential lack of awareness about fair housing rights.	▪ Lack of access to information about fair housing rights; and ▪ Limited knowledge of fair housing by residents.	Program 2.1.C: Monitor Affordable Housing Stock Program 5.1.A: Fair Housing Services Program 5.1.B: Housing Choice Voucher Program Program 5.1.C: Shared Housing Information Program 5.2.A: Support Community Organizations	Medium

SOURCE: City of Carmel-by-the-Sea; EMC Planning Group

~~FAIR HOUSING ISSUE: Household Characteristics~~

~~Carmel-by-the-Sea has significantly lower proportions of racial and ethnic minorities compared to Monterey County and the AMBAG region. Lack of inclusionary housing may contribute to the lack of The absences of protected classes in the community. and housing options suitable to them may indicate exclusionary behavior.~~

~~CONTRIBUTING FACTORS~~

- ~~Lack of racial and ethnic diversity within the City;~~
- ~~Lack of adequate affordable housing options.~~

~~FAIR HOUSING ISSUE: Disproportionate Housing Needs~~

~~Forty-six (46) percent of Carmel-by-the-Sea households are cost burdened households, of which 24 percent are renter-occupied households and 23 percent are owner-occupied.~~

~~CONTRIBUTING FACTORS~~

- ~~Lack of affordable housing;~~
- ~~Lack of adequate housing stock that meets the needs of residents; and~~
- ~~Jobs-worker imbalance.~~

~~FAIR HOUSING ISSUE: Special Needs Groups~~

~~In Carmel-by-the-Sea, extremely low-income and special needs groups experience disproportionate impacts of poverty, increasing the challenge of obtaining adequate housing in the City.~~

~~CONTRIBUTING FACTORS~~

- ~~Lack of affordable housing;~~
- ~~Jobs-worker imbalance;~~
- ~~Lack of accessible units for individuals with disabilities; and~~
- ~~Lack of Transitional and Supportive Housing/Emergency Shelters.~~

~~FAIR HOUSING ISSUE: Housing Stock~~

~~Carmel-by-the-Sea's lack of affordable housing production, limited variety of housing types, and increasing housing costs create barriers to enter the local housing market.~~

~~CONTRIBUTING FACTORS~~

- ~~Since 2015, there have been 18 housing permits in the City for only above moderate-income households; and~~
- ~~Lack of developable land, due to coastal zoning ordinances.~~

~~FAIR HOUSING ISSUE: Access to Opportunity~~

~~Low production of affordable housing in Carmel-by-the-Sea limits housing choices for low-income households, and has a disproportionate impact on Hispanic or Latino, Asian, and Black/African American households.~~

~~CONTRIBUTING FACTORS~~

- ~~Of the 18 housing permits issued in Carmel-by-the-Sea since 2015, zero were issued for lower-income households; and~~
- ~~Costs of land, materials, and labor which limit profitability of affordable housing.~~

~~FAIR HOUSING ISSUE: Fair Housing Enforcement~~

~~No residents filed fair housing complaints in Carmel-by-the-Sea, indicating a lack of cause for complaint, or, alternatively, a potential lack of awareness about fair housing rights.~~

~~CONTRIBUTING FACTORS~~

- ~~Lack of access to information about fair housing rights; and~~
- ~~Limited knowledge of fair housing by residents.~~

~~Local Knowledge of Contributing Factors to Fair Housing~~

~~In order to better inform this Housing Element to meet the needs of residents of Carmel-by-the-Sea, the City prompts the input of the public. All responses will be taken into consideration for~~

incorporation into the Housing Element to guide policies and programs that address the housing needs of existing and future residents.

How can the supply of affordable housing be increased to meet the needs of our community?

Community members offered the following solutions:

- Encourage ADUs
- Encourage second story additions to single story buildings downtown specifically for affordable housing.,
- Change the zoning code to allow 3 story buildings downtown specifically for affordable housing.,
- Set a maximum square footage limit on housing units in downtown to spur the creation of more small units rather than just a few large units.,
- Create objective (yes/no checklist style) design standards for new housing projects that include affordable units.
- Less short term rental places, more long term rental options
- Build housing on the outskirts and empty parking lots
- Annex land outside city for affordable housing
- Continue to ensure the built environment is subordinate to the natural environment

In your experience in Carmel by the Sea, what has contributed to the fair housing issues? What solutions do you envision to address these issues?

- Information about affordable units.
- Down payment assistance.
- Tenant assistance resources.

Priority Contributing Factors

The City of Carmel-by-the-Sea has prioritized the following contributing factors to the Fair Housing issues mentioned above:

- Lack of diverse housing stock;
- Lack of affordable housing overall;

- Lack of access to information about Fair Housing rights;
- Lack of Transitional and Supportive Housing/Emergency Shelters; and
- Lack of accessible units for individuals with disabilities.

Recommended Fair Housing Programs and Policies

The following are recommended policies that are intended to address the City's fair housing issues and contributing factors:

- Lack of diverse housing stock
  - Program 1.3.A: Condominium Conversions;
  - Program 1.3.B: R-1 Motel Development Rights Transfer;
  - Program 1.3.C: Accessory Dwelling Units; and
  - Program 1.3.E: Amend the A-2 Zoning District.
- Lack of Affordable Housing overall
  - Program 3.1.B: Housing for Extremely Low Income Households;
  - Program 3.1.C: Density Bonus; and
  - Program 3.1.G: Affordable Housing Overlay Zoning District.
- Lack of accessible units for individuals with disabilities
  - Program 3.2.A: Reasonable Accommodation Procedures.
- Lack of Transitional and Supportive Housing/Emergency Shelters
  - Program 3.3.A: Zoning for Transitional and Supportive Housing; and
  - Program 3.3.B: Low-Barrier Navigation Centers.
- Lack of access to information about Fair Housing rights
  - Program 5.1.A: Fair Housing Services;
  - Program 5.1.B: Section 8 Rental Assistance; and
  - Program 5.2.A: Shared Housing Information.

A.9 Conclusion

To address the fair housing issues identified in this Housing Needs and Fair Housing report, the programs listed in the above section are included in Chapter 2 of this Housing Element.

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Housing Constraints

APPENDIX B

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Appendix B
Housing Constraints

B.1 Introduction

Housing development is affected by public regulations and other forces. This chapter discusses both governmental and non-governmental constraints that affect housing in the City of Carmel-by-the-Sea. Governmental constraints consist of policies, requirements, or other actions imposed by various levels of government on land, ~~and~~ housing ownership, and development. In addition to local standards, the City follows building and design requirements put forth by s~~S~~tate laws, the ~~Uniform Building~~ California Building Code, Subdivision Map Act, energy conservation requirements, as well as other regulatory standards. However, Federal and State agency regulations that may constrain development are beyond the City's control and are therefore not addressed in this document. Non-governmental constraints are other conditions that impact housing development such as market factors, environmental setting, land availability, and construction costs.

B.2 Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land, ~~and~~ housing ownership~~,~~ and development. Although ~~f~~Federal and ~~s~~State agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. As appropriate, the City will monitor ~~ff~~Federal and s~~S~~tate legislation that ~~could~~ impacts housing ~~and support, or change additions to existing legislation.~~ .The City will update its Municipal Code~~Planning Regulations Carmel Municipal Code~~, as needed~~,~~ to comply with any new housing related planning or zoning laws enacted by the State during the 6th Cycle Planning Period (2023-2031).

Infrastructure Constraints

Water Supply

The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (MPWMD) and receives its water from the California-American Water Company (Cal-Am). The MPWMD has permit authority over the production and distribution of all water supplies within the Monterey

Peninsula region, and allocates water supplies to cities and unincorporated County areas within its jurisdiction. Water service by Cal-Am is constrained by State Water Resources Control Board (SWRCB) Order WR 95-10[1], which determined that in 1995 approximately 70 percent of Cal-Am supply was based on unlawful diversion from the Carmel River. Order 95-10 requires that any new water supply be used to reduce diversions from the Carmel River prior to allowing new users. Furthermore, SWRCB issued a Cease-and-Desist order to Cal-Am in 2008[2] to further restrict water use which limits the placement of new water meters to service new development.

According to the MPWMD June 1, 2023 Technical Memorandum – Summary of Water Supply Requirements for Housing, the City requires 40 acre feet (AF) to meet the City's RHNA (349 units). The City has approximately 2.661 acre-feet of available water[3] for general distribution which represents a water deficit of approximately 37.339AF. There is also Malpaso Water Company water entitled to certain limited properties whose owners were previously able to purchase water directly from the Water Company[4]. The Sites Inventory clearly identifies whether water is a constraint for each identified property. This is the only water available to the City until the District supplies increase and new allocations are made to each city in the District. Based on current supplies, sufficient water is not widely available to fully accommodate additional development commensurate with the City's total RHNA. ~~(349 units).~~ The City will continue to work with local and regional agencies to explore options for additional water supplies during the 6th Cycle Housing Element planning period.

We have competing mandates. One of the mandates we have from the State of California is Order 95-10, which basically says we have no more water…the other mandate is the [RHNA units]…if we don't have water, we can't build them. It doesn't matter how you slice or dice it – no water, no construction.

April 6, 2023 Housing Ad Hoc Committee Community Meeting Attendee

The 6th Cycle Housing Element includes a program to work with local and regional agencies to pursue new water supplies and includes prioritizing allocation of the City's 2.661 acre-feet of water for affordable housing through the development of a water distribution policy.

[1] See Order No. WR 95-10, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.waterboards.ca.gov/waterrights/board_decisions/adopted_orders/orders/1995/wro95-10.pdf

[2] See Order WR 2009-0060, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.waterboards.ca.gov/waterrights/board_decisions/adopted_orders/orders/2009/wro2009_0060.pdf

[3] See June 2023 MPWMD Monthly Allocation Report; chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.mpwmd.net/asd/board/boardpacket/2023/20230717/10/Item-10-Exh-10-A.pdf

[4] See June 2023 MPWMD Monthly Allocation Report – Entitlements - chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.mpwmd.net/asd/board/boardpacket/2023/20230717/10/Item-10-Exh-10-B.pdf

Wastewater

The Carmel Area Wastewater District (CAWD) collects and conveys wastewater from a business or residence to the wastewater treatment plant using underground pipes and lift stations. The CAWD collection system is comprised of approximately 81 miles of gravity sewers ranging in size from 6 inches to 27 inches in diameter together with nearly four (4) miles of force mains, seven (7) pump stations, and over 1,500 manholes.

Two trunk sewers serve the Ceity of Carmel and the Hatton Fields areas.

Within the City of Carmel-by-the-Sea pump stations are located at (1) the westerly terminus of 8th Avenue (at Scenic Drive), (2) the intersection of Monte Verde Street and Sixteenth Avenue, (3) west side of Scenic Road approximately 200 feet south of Ocean View Avenue All pump stations have been upgraded to allow remote monitoring and have capabilities for standby power and emergency bypass.

The District's permitted capacity is 3.0 million gallons per day (MGD) and their current average daily dry weather flow is approximately 1.2 to 1.3 MGD.

The City is required to plan for an additional 349 residential housing units in this planning cycle. Based on capacity and communication with the District, the CAWD has adequate treatment capacity to serve these units[5].

General Plan and Land Use Controls

Each ceity and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element.

We are primarily, essentially, and predominantly a residential city. I want to see us preserve our residential character.

February 28, 2023 Housing Ad Hoc Committee Community Meeting Attendee

The City's development policies, standards and requirements were established with the intent of maintaining the long-term health, safety, and welfare of the community. To achieve this, the City has implemented a range of procedures, regulations, and fees associated with all local development. Specific land use and development constraints, such as zoning regulations, governmental fees, building code standards, design review, and processing and permitting time can greatly influence the type and cost of construction that occurs.

[5] May 17, 2023 email correspondence with CAWD

The City of Carmel-by-the-Sea General Plan/Coastal Land Use Plan (General Plan) was adopted in 2003 and most recently amended in 2015. The General Plan ~~Housing~~ Land Use Element identifies ~~permitted~~ land use designations ~~uses~~ and development intensities for all land within City boundaries. ~~Permitted~~ Land Use designations include Core Commercial, Residential/Commercial, Multi-Family Residential, Single Family Residential, and Open Space/Recreation/Cultural. ~~uses within the City include "Single-Family Residential" and "Multi-Family Residential." The "Commercial/Residential" designation also permits~~ The Residential/Commercial land use designation encourages mixed use buildings ~~designations under Commercial Zoning~~ and is intended to provide for a mix of residential dwellings and a limited range of office and service uses in scale with the character of the community. Table B-1, Residential Land Use Designations, identifies the residential land use designations and their maximum permitted densities.

Table B-1 Residential Land Use Designations

Designation	Maximum Density
Single-Family Residential	11 du/acre
Multi-Family Residential	33 du/acre, 44 du/acre (with affordable housing)
Commercial/Residential	33 du/acre
Core Commercial	33 du/acre

SOURCE: Carmel-by-the-Sea 2003 General Plan

The range of residential densities provided by Carmel-by-the-Sea's General Plan is sufficient to accommodate a range of housing types and affordability levels. It does not, therefore, pose an undue governmental constraint the development of housing for the community.

Local Coastal Program and Coastal Land Use Plan

The California Coastal Act was established to balance landowners' rights to develop and the public's right to enjoy the coastline. This resulted in an area defined as the Coastal Zone ~~and~~ which~~it~~ is regulated to ensure orderly, long-range conservation, use, and management of the natural, scenic, cultural, recreational, and manmade resources of the coast. All of the Carmel-by-the-Sea is located within the C~~c~~oastal Z~~z~~one, which in this area extends from the coast of Carmel Bay east to California State ~~Route~~ Highway 1.

Carmel-by-the-Sea's Local Coastal Program (LCP) was certified by the Coastal Commission in 2004, ~~,~~ enabling the City to issue Coastal Development Permits (CDPs). This ~~allows~~ gives the City authority over local development applications, with appeal oversight maintained by the Coastal Commission~~to process development applications more quickly than would occur without this certification and direct permitting authority and oversight from the Coastal Commission~~. The

Commission also retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands.

The LCP includes the following General Plan Elements: Land Use, Circulation, Coastal Access and Recreation, and Coastal Resource Management; ~~Carmel Municipal Code~~the Zoning Ordinance ~~Chapter 17~~ (Implementation Plan); and, Appendices A through I of the General Plan and Zoning ~~Code~~Ordinance.

The presence of land use regulation via the LCP, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed. Most of the recent remedies brought forward by the California legislature to facilitate housing development are either outright inapplicable in the Coastal Zone (SB 35) or are secondary to California Coastal Commission policies that protect habitat resources (SB 9).

Zoning Code

The City of Carmel-by-the-Sea Zoning Code (City Municipal Code Title 17, Chapter 17.08-Residential Zoning Districts) establishes regulatory standards that dictate the type, location, density, and scale of residential development within the City's boundaries. Below are the ~~two~~ four primary zoning districts within the city that allow for residential uses:

- R-1 Single-Family Residential District; and
- R-4 Multifamily Residential District.

In addition, the following zoning district~~s~~ provide~~s~~ for some residential uses above commercial uses or on ground floor after review and approval of a conditional uses permit.

- SC Service Commercial;
- CC Central Commercial District; and
- RC Residential and Limited Commercial.
-

The following public and quasi-public zoning districts also permit limited residential uses:

- P-2 Improved Parklands (Park and Recreation District);
- A-2 Community and Cultural (Other Public District); and
- A-3 Senior Citizen Facility (Other Public District).

The City of Carmel-by-the-Sea Municipal Code (CMC) provides zoning regulations that are more specific than the General Plan Land Use designations. The R-1 (Single-Family Residential) district provides an appropriate land area for permanent single-family residential uses and structures and to enhance and maintain the residential character of the City. The R-4 (Multifamily Residential) district is intended to serve two purposes: 1) to provide an appropriate location for a mix of multifamily

residential dwelling units convenient to the commercial area; and 2) to serve as a buffer or transitional zone between the commercial area and the single-family residential district.

Commercial zoning districts that permit ~~some~~ residential uses include:

- The Central Commercial ~~District~~ (CC) District, which is intended to provide an appropriate location for a broad range of retail, residential and service uses. Uses which generate high pedestrian traffic and which do not have large space requirements are appropriate in this district. Residential uses are appropriate on the second floor of structures.
- The Service Commercial (SC) District, which is intended to provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district.
- The Residential and Limited Commercial -(RC) D~~d~~istrict seeks to provide an appropriate location for permanent and transient residential uses, service and office uses, and limited retail uses that do not adversely impact the residential neighborhood. This district is intended to provide a transition and buffer between the more intense activities in the CC and SC districts and the less intense activities in the R-1 and R-4 districts.

Certain public and quasi-public zoning districts also permit limited residential uses. The Park and Recreation (P-2) District ~~"Improved Parklands" (P-2) zoned areas~~ permits single-family, senior citizen housing, and family day care uses which are limited to the use and maintenance of existing buildings for nonprofit organizations, governmental buildings and uses, and residential use. Sites located in the Community and Cultural Center (A-2) District ~~"Community and Cultural Center" (A-2)~~ and Senior Citizen Facility (A-3) District ~~"Senior Citizen Facility" (A-3) districts~~ permit~~s~~ senior citizen housing outright.

Table B-2, Residential Uses Permitted by Zone, shows residential uses, the zoning districts in which they are permitted, and whether they are permitted by right (without discretionary action) or with a conditional use permit (CUP). The City's Municipal Code is available online: (https://www.codepublishing.com/CA/CarmelbytheSea/).

Use Permits

The use permit (UP) (or conditional use permit (CUP)) requirement is implemented as an additional regulatory tool and adds extra regulations, review, and required findings, to a variety of development standards that affect multi-family development. The ~~Conditional Use Permit (C~~UP~~)~~ requirement for residential developments greater than 22 du/ac is a multi-family residential ~~development~~ and affordable housing constraint, ~~especially~~ particularly considering ~~Conditional~~ Use ~~Permit~~ specific findings are applied ~~limited to~~to affordable developments. Municipal Code Sections 17.64.190

Residential Construction at Densities Between 33 and 44 Units per Acre and 17.64.230 Affordable Housing – Residential Construction at Densities Between 45 and 88 Units Per Acre outline criteria and findings for developments that request a bonus density (City program) or a density bonus. Municipal Code Section 17.14.150 Building Height requires a use permit for additional underground floors used for parking vehicles, storage and mechanical equipment. The additional use permit requirement can affect how much parking can be accommodated which limits the number of units, particularly for smaller projects, and affects the financial feasibility of the proposed development.

There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations. Taking an overall ~~xxx.~~critical look at the application of use permits and removing this permit requirement where it does not add any necessary regulations related to safety and welfare will remove a regulatory constraint that adds to residential developer uncertainty, extends the permit entitlement process, and overall residential development costs. The 6th Cycle Housing Element includes a program to eliminate unnecessary use permits.

~~Overall, zZoning regulations do not appear to pose any serious problems to the development of the remaining undeveloped residential sites. Rather, the challenges to developing the remaining sites have more to do with a lack of water resources the design review and non-governmental constraints such as: site topography, available land, and construction costs. Regulations concerning building setbacks and open space are not unusually restrictive, and on-site parking is not required to be covered by a carport or garage. The City's zoning standards have been written with the unique aspects of the community in mind and have attempted to mitigate the issues of topographic and other environmental constraints.~~

Commercial Overnight Visitor Accommodation~~Motel Uses in R-1 Residential Areas~~

Pursuant to Coastal Zone requirements, the City has recognized existing ~~R-1 motels~~ overnight visitor accommodation (hotel/motel/inn) as an important coastal visitor asset and economic base in the community. ~~and t~~There are a number of older (some non-conforming) hotels/motels/inns in the R-1, CC, RC, and SC zoning ~~residential zoning~~ districts, located in key~~prime residential~~ areas of the City. These commercial establishments can be targeted for~~to~~ transition ~~out of residential areas~~ and ~~be~~ the existing buildings rehabilitated ~~ioned/~~ conversio~~ted~~n ~~to~~ permanent~~as~~ multi-family residences.

In an effort to maintain a strong residential component within the City, the Municipal Code Section 17.56.060 includes numerical limits on the total number of hotel/motel/inn units; however, the numerical limits increase the value of the existing commercial units and act as a disincentive for older establishments to be refurbished into multi-family units. ~~The properties are located in key prime residential areas.~~ The limit also acts as a disincentive to add on-site employee housing because scarce square footage is more valuable as an overnight visitor accommodation use rather than a residential use that serves lower-income employees.

Enabling older overnight visitor accommodation commercial uses to relocate to more appropriate commercial sites~~to commercial~~ while allowing the establishments to retain the current number of hotel/motel/inn rooms, ~~zoning districts~~ would facilitate continued overnight tourism while diversify the housing stock by requiring the refurbishment of existing buildings to permanent rental housing. ~~by allowing the existing motels and hotels to be rehabilitated and refurbished into multi-family units.~~ In order to encourage these properties to transition into permanent multi-family residences, and to retain the same number of existing overnight visitor accommodation ~~hotel and motel~~ rooms for coastal visitor access (as desired by the California Coastal Commission)~~the current businesses~~, the ~~City will develop a program to allow the transfer of development rights of hotels and motels located in the R-1 zoning district to the commercial zoning district.~~City will develop ~~a p~~program 1.3.B to incentivize both the transfer of development rights of overnight visitor accommodations to other appropriate commercial sites while requiring the ~~within commercial zoning districts and c~~conversion of existing overnight visitor accommodation properties to permanent rental multi-family residences.

Additionally, the City has a number of overnight visitor accommodation properties that would greatly benefit from incorporating affordable on-site employee housing. These new rental permanent residential units would alleviate the current lack of housing options that many lower income employees that work at hotels/motels/inns in Carmel face. As an incentive to commercial overnight visitor accommodation property owners to provide on-site affordable employee housing, the City will offer an additional overnight accommodation room for every onsite housing unit created. This incentive will serve to increase affordable rental housing, offset the loss of revenues for the business owners, and maintain visitor-serving coastal access.

Overlay Zoning Districts

Overlay districts are zoning districts established by the City to carry out specific purposes. They are governed by a set of regulations that address specific subjects such as archaeologically significant resources or environmentally sensitive habitat areas. The City ~~current~~ currently has overlay districts that address the following:

- Archeological significance;
- Parks;
- Beach and Riparian areas;
- Environmentally Sensitive Habitats;
- Annexed County Lots; and
- Downtown Conservation District.

Overlay districts can be constraints to development, or they can be used as a tool to encourage certain types of development. Currently, the ~~c~~City does not have an overlay district to encourage affordable housing. The City will craft an housing priority ~~affordable~~ overlay district that requires a minimum density of 33 du/ac in the Central Commercial (CC), Service Commercial (SC), and Residential and Limited Commercial (RC) District. This will encourage a higher unit yield and will thus improve the financial viability of projects by increasing the unit count. ~~An overlay district crafted to require a minimum density of 33 du/ac for specific sites identified in the Site Inventory would be another tool to encourage efficient use of property by requiring a minimum density that a project would need to achieve if in the affordable housing overlay zone. The City will craft an affordable housing overlay zone with a minimum density of 33 du/ac.~~

Table B-2 Residential Uses Permitted by Zone

Residential Use	Residential Zoning Districts		Commercial Zoning Districts			Public and Quasi-Public Districts (Park and Recreation & Other Public Districts)		
	R-1	R-4	CC	SC	RC	P-2	A-2	A-3
Single-Family	P	P	C-L-5	C	C	P-L-1	-	-
Accessory Dwelling Units								
Accessory Dwelling Unit (Interior)	P	P	-	-	-	-	-	-
Accessory Dwelling Unit (New Structure)	P	P	-	-	-	-	-	-
Class I Accessory Dwelling Unit	P	-	-	-	-	-	-	-
Class II Accessory Dwelling Unit	P	-	-	-	-	-	-	-
Studio	P	P	-	-	-	-	-	-
Guesthouse (Noncommercial)	C	-	-	-	-	-	-	-
Multifamily Dwellings								
0-22 dwelling units/acre	-	P	P	P	P	-	-	-
22 dwelling units/acre	-	C				-	-	-
23-33 dwelling units/acre	-	-	C	C	C	-	-	-
34-44 dwelling units/acre	-	-	C	C	C	-	-	-
45-88 dwelling units/acre	-	-	C	C	C	-	-	-
Senior Citizen Housing	R-L-5	P	P	P	P	P-L-1	P	P
Family Day Care								
Small Family	R-L-5	P	-		P	P-L-1	-	-
Large Family	-	C-4	-	C	C	P-L-1	-	-
Group Residential	-	C	-	-	-	-	-	-

Residential Use	Residential Zoning Districts		Commercial Zoning Districts			Public and Quasi-Public Districts (Park and Recreation & Other Public Districts)		
	R-1	R-4	CC	SC	RC	P-2	A-2	A-3
Transient Rental, Legal Nonconforming	-	R-L-6	C-L-7	C-L-7	C-L-7	-	-	-
Transient Rental, Housing Incentive	-	R-L-7	C-L-8	C-L-8	C-L-8	-	-	-

SOURCE: CMC Title 17 Zoning 2023

NOTE: Key:

(P) permitted use classifications.

(L) use classifications that are permitted, subject to certain specific limitations noted by the number designations and listed at the end of Schedule II-1 (CMC Section 17.08.040) and Schedule II-B (CMC Section 17.14.030).

(C) use classifications permitted after review and approval of a conditional use permit by the Planning Commission. Conditions or standards may apply to these uses, noted by the number designations and listed at the end of Schedule II-1.

(—) prohibited

Residential Districts Specific Limitations and Conditions

R-L-1. Limited to advertising, consumer credit reporting, secretarial and court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.

R-L-2. Allowed only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses.

R-L-3. Limited to existing units established prior to January 1, 1967, and/or authorized by a use permit issued between 1967 and 1990. *Note: These provisions approved by voter referendum.

R-L-4. Limited to existing commercial spaces established prior to 1993 and occupied by commercial uses continuously since that time.

R-L-5. Limited to occupancy within a single-family residence.

R-L-6. Limited to permits approved prior to the adoption of Ordinance 2019-03.

R-L-7. Limited to transient rental units approved through the issuance of a conditional use permit as an incentive for the creation of new housing units. See CMC 17.14.040(W)(2)(b).

Commercial Districts Specific Limitations and Conditions

C-L-1. Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.

C-L-2. Allowed only as accessory use to gasoline stations and limited to a maximum of 300 square feet. No sales of alcohol are permitted. See CMC 17.14.040(D)(2) and (J)(2).

C-L-3. Any establishments with activities generating noise, odors, deliveries by large vehicles, high traffic by customers, or requiring large storage needs are not permitted.

C-L-4. Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies.

C-L-5. Limited to sites that are already developed with a single-family dwelling, or that were originally developed as, or used as, a single-family dwelling but have since been converted to another use. Existing single-family dwellings can be maintained, altered, repaired and/or redeveloped. R-1 district floor area ratio standards shall apply to these sites.

C-L-6. Subject to the same regulations as apply to other family residential dwellings in the same zone.

C-L-7. Limited to permits approved prior to the adoption of Ordinance 2019-03.

C-L-8. Limited to transient rental units approved through the issuance of a conditional use permit as an incentive for the creation of new housing units. See CMC 17.14.040(W)(2)(b).

Public and Quasi-Public Districts Specific Limitations and Conditions

P-L-1: Limited to the use and maintenance of existing buildings for nonprofit organizations, governmental buildings and uses, and residential use.

P-L-2: Limited to facilities serving only park visitors and/or tenants of park buildings.

P-L-3: Limited to schools for theater arts.

P-L-4: Limited to workshops and classes connected with the arts.

P-L-5: Only as an accessory use, when in connection with any other authorized use.

Development Standards

With the exception of building heights, development standards in Carmel-by-the-Sea are typical for a small residential community. As for building heights, the City limits building heights to two stories above ground and 30 feet or less, which can render higher allowable densities (up to 44 du/ac with affordable housing) unachievable. The City has discussed the possibility of increasing height limits, but community resistance to increasing the height limit has been consistent and is primarily based on a desire to protect the historic character~~(e.g., damaging to the character~~ of the downtown~~)~~. Some community members have ~~supported~~ suggested allowing ~~the allowance of~~ mezzanines as a third interior story, if it could be accomplished without appearing as a three-story building. The Zoning Code permits multi-family dwellings in all commercial districts and existing underutilized commercial spaces can be repurposed for residential uses.

I would even venture to say – as an architect – if we protect the character of the village and if we do that well, we will actually be able to create a planning document that will more than cover the 349 number…that's my professional opinion on what the power of design can do without an iota of sacrifice of the character of this community. It's a hope, it's a belief, and we just need to work towards it together

November 17, 2022 Housing Ad Hoc Committee Community Meeting Attendee

The Community and Cultural Center ~~Zoning~~ District (A-2)~~, A-2,~~ allows senior citizen housing (55+) as a permitted use in addition to uses that provide cultural and community activities associated with the arts, education and recreation; however, development standards are not specified for the A-2 district and design review is required. The lack of development standards adds uncertainty to the development process. Amending the A-2 zoning district with clear setbacks, height, and landscaping requirements will add clarity and remove a development constraint. The City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element to amend the A-2 ~~Zoning~~ District to include clear development standards as a means to encourage affordable senior ~~citizen~~ housing.

Table B-3, Residential Development Standards, summarizes residential development standards in Carmel-by-the-Sea.

Density Bonus

Floor area bonuses are available for projects in the commercial zones that include an intra-block walkway and/or a courtyard (see CMC 17.14.140.D.2). The same floor area bonus is available for projects that include affordable units. This indicates that the City equally values walkways or courtyards and affordable units. The City may consider making walkways and/or courtyards a requirement, and keep or increase the floor area bonus for affordable units. ~~Additionally, the existing floor area bonus for affordable units really only incentivizes creation of moderate units, not low or very low (see CMC 17.14.140.D.1)~~

Table B-3 Residential Development Standards

Zoning	Minimum Lot Area (sq ft)	Setbacks				Maximum Height[1,2,3]	Maximum Floor Area (sq ft)	Maximum Lot Coverage or Density (R-4)
		Front (in feet)	Minimum Side Yard (in feet)		Rear			
			Interior	Street Side				
Residential Districts								
R-1	2,500[1] 4,000	15	3	5	15	24 feet 2 stories	Less than 45 percent of the area of the building site[2] 2,400[3]	22% of the base floor area
R-4	4,000	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4, 5]	N/A	No setback. 10 – if abutting R-1 or R-4	26 feet 2 stories	N/A	33 units/acre 44 units/acre with density bonus
Commercial Districts								
CC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	30 feet 2 stories	N/A1	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus
SC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	30 feet 2 stories	N/A	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus
RC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	26 feet 2 stories	N/A	One story – 70% of the site area Two story – 80% of the site area 95% with 15% bonus

SOURCE: CMC Title 17 2023

NOTE: 1. Lots of record in existence on February 4, 1948.
2. Applies to sites less than 4,000 square feet.
3. The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The City uses a sliding scale to determine maximum floor area and site coverage.

4. If abutting R-4 or RC district a side yard setback of at least 5 feet along at least 50% of each side property line. The remaining 50% requires no setback unless the faces a public street. Any site abutting R-1 district requires a setback of five feet along entire side yard.
5. Buildings shall not be less than six feet from any other buildings on the same site.

Site Plan and Design Review

Architectural design is important into Carmel-by-the-Sea. The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color pallettes, window treatmentsfenestration, tree placement and landscaping. This attention to detail has resulted in a beautiful, forested village atmosphere that continues to capture the imagination of people from around the world who visit and even choose to make Carmel their home.

The same design review process that has contributed to Carmel becoming a world-famous destination, however, has also impacted it its ability to provide housing for lower-income households and by extension housing for a less affluent and racially diverse population. In this way, Carmel has in some ways become a victim of its own success. Many of the actors, artists, and writers who have made Carmel their home over the decades in the early 20th century came from modest beginnings and travelled to the area not to live in multi-million-dollar custom luxury homes, but to experience and become part of a "rich" artistic community. They came for inspiration, not exclusivity.

Part of the challenge, then, is for Carmel to find a way back to its roots—to provide space again for the next generation of the artistically gifted who have yet to make their mark on the world, a space that contains a full mix of incomes and backgrounds within which the artist can find meaning and inspiration. All of which leads back, in this instance, to the City's design study process, which involves multiple layers of overly exhaustive, and depending on the scale and size of the project, prohibitively time-consuming and expensive review components.

The following subsection provides a detailed description of Carmel's design review process.

Residential Design Review Process

The typical residential development review process for Carmel-by-the-Sea generally falls under two design study "tracks"— Track 1 and Track 2.

Residential Track 1 Design Study

Track 1 Major Design Study Applications are projects that can be approved at the staff level and typically do not require a public hearing. "Track 1 Major" projects are projects involving additions of less than 10 percent% of the existing floor area, or projects with multiple minor components (Track 1 Minor) that together add complexity and require a more detailed review.

The Track 1 Major review is also limited to projects that: 1) do not require significant cuts to the roots/limbs of any "significant" or "moderately significant" trees; 2) do not require the demolition orf substantial alteration of any dwelling unit; and 3) are sited and designed to protect public views to and along the ocean and scenic coastal access.

The major steps involved with a Track 1 Design Study Application are as follows:

1. Submit a Design Study Application – This is the formal project application. ~~Planning staff will review the application for completeness and provide early feedback.~~
2. Staff Review and Decision – Staff will review the application for completeness and consistency with the Zoning Code and the Residential Design Guidelines. If the application is incomplete or inconsistent with the Zoning Code or the Design Guidelines, staff will notify the project applicant of the changes that are required. If the application is complete and approvable, staff will notify the applicant that the application has been approved. If approved, an approval packet is completed and issued. The approval packet consists of (1) an Approval Letter, (2) Conditions of Approval, (3) a Notice of Approval, ~~and~~ (4) an Affidavit of Posting of the Notice of Approval, and (5) stamped approved plans. The A~~a~~pproval Letter~~packet~~ will inform the applicant if a Building Permit or Notice of Authorized Work is required.
3. Noticing/Appeal Period - The Notice of Approval is required to be posted on-site by the applicant for a 10-calendar day appeal period. For Track 1 Major projects, the approval notice ~~will~~ is also ~~be~~ mailed by the City to neighbors within 100 feet of the property.
4. Building Permit/Notice of Authorized Work – Following the end of the appeal period, and assuming no appeals are filed, the applicant may apply for either a Building Permit or, if not applicable, will receive a Notice of Authorized Work. ~~The approval packet will inform the applicant if a Building Permit or Notice of Authorized Work is required.~~

Residential Track 2 Design Study

Track 2 Design Study Applications are for new residential construction, large additions and substantial alterations that require Planning Commission approval. The purpose of the Track 2 Design Study is to promote orderly development, to ensure high quality neighborhood design that is harmonious with its surroundings, to implement the General Plan, and to preserve and promote the visual character of the City. The major steps involved with a Track 2 Design Study Application are as follows:

1. Submit a Preliminary Site Assessment Application – This is required for all Track 2 Projects. After the assessment is completed by Planning and Forestry staff, the applicant will move on to submitting their project application.
2. Submit a Design Study Application – This is the formal project application. Planning staff will review it for completeness and provide early feedback.
3. Participate in a Forest and Beach Commission Hearing (if tree removal is proposed): A request to remove or prune a significant tree must be approved by the Forest and Beach Commission (FBC) prior to determining completeness of the application. The removal or pruning of any tree

will require a separate tree removal application be submitted (Permit Type: Tree with Construction).

4. Install Staking and Flagging (story poles) – "Story poles" provide a visual representation of the proposed project for the public and the Planning Commission. Story poles must be installed and heights certified by a California licensed surveyor or civil engineer at least 10 days prior to the scheduled Concept Hearing. To avoid having to relocate or reposition the story poles, it is recommended story poles be installed after the application has been deemed complete.
5. Participate in a Historic Resource Board Hearing (properties located on the City's Inventory of Historic Resources ~~Database~~) – Projects on historic sites are subject to additional review from a city-retained historical consultant and review by the Historic Resources Board (HRB) prior to consideration by the Planning Commission. The historic status of a property will be determined during the Preliminary Site Assessment, if not already documented.
6. Participate in a Concept Hearing – The Concept Review phase by the Planning Commission (PC) will address site planning, access, building massing and neighborhood design issues, such as privacy and view impacts. Projects are evaluated using both the development standards in the Zoning Code and the *Residential Design Guidelines – Introduction and Design Concept Review*.
7. Obtain a Volume Study – Each site is permitted a certain amount of exterior volume. Volume is defined as the total space occupied by all structures located above average grade. Following Concept acceptance by the Planning Commission, staff ~~The Planning Division~~ will send the architectural design plans to a City-retained architect/engineer to calculate the volume. A deposit will be collected at the time of application submittal and the unused balance will be returned to the applicant.
8. Participate in a Final Details Hearing – In this review by the Planning Commission (PC), the project is reviewed for compliance with the City's *Residential Design Guidelines – Final Details Review*. Issues such as landscaping, architectural character, and exterior materials are evaluated.
9. Final Approval and Appeal Period – The Planning Commission's approval is subject to a 10-working day appeal period. Story poles must remain in place until the appeal period has expired. At the conclusion of the appeal period, and assuming no appeals are filed, the applicant may proceed with submitting an application for a Building Permit. If an appeal is filed, the appeal will be considered by the City Council at the next available council meeting.
10. ~~9.~~ Decisions of the City Council are final unless the project is located within the Coastal Commission appeal jurisdiction. In such cases, the decision of the City Council can be appealed to the Coastal Commission.

Commercial Design Review Process

~~In addition, t~~The City has established two tracks for design review of projects proposing new construction, alterations, rebuilds, additions, demolitions, and other exterior design changes in the

central commercial (CC), service commercial (SC) and residential and limited commercial (RC) districts and the multifamily residential (R-4) district. Commercial development is subject to the City's *Commercial Design Guidelines* (2000) and *Carmel Plaza Storefront Design Guidelines* (2001) as applicable.

Commercial Track One Design Review

The Director may approve Track One applications for design changes in all commercial zoning districts and the R-4 district based on a determination that such projects comply with the Zoning Code and all applicable commercial design guidelines.

Commercial Track Two Design Review

The Planning Commission ~~shall~~ reviews and approves Track Two applications. This is a discretionary process for reviewing substantial design changes in commercial zoning districts and the R-4 district and involves at least one public hearing.

Historic Resources

Upon submittal of a design study, building permit or other application for alteration of a property, the City shall determine if the subject property contains historic resources and is therefore eligible for the Carmel Inventory of Historic Resources (~~last updated in 2022~~updated annually). If it is determined that the property contains historic resources, the applicant shall be required to obtain a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties as part of the project review process, as required by CEQA and state law.

I want to keep the village feel of the town.

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Minor Alterations

Determinations of consistency for minor alterations shall be reviewed by City staff for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Minor alterations that are found not to comply with the Secretary's Standards shall be considered and processed as major alterations requiring an evaluation by a qualified professional and final action by the Historic Resources Board. Decisions of the Board are appealable to the City Council.

Major Alterations

Determinations of consistency for major alterations shall require an evaluation by a qualified professional and shall be reviewed and approved by the Historic Resources Board. Decisions of the Board are appealable to the City Council.

The City's current approach to conserving historic resources does not present a constraint to constructing new residential units.

Building and Fire Code

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance. The City's Building Code is currently based on the latest, 2022 version of the California Building Code, along with all required updates (City Ordinance No. 2022-004). The City has not made any amendments to the Code that might diminish the ability to accommodate persons with disabilities or other special-needs groups.

The 2022 California Fire Code as adopted by the City and effective January 1, 2023 (found in Chapter 15.55 of the CMC), prescribes the issuance of Fire Code Operational Permits for operations, processes, and/or activities that present higher levels of risk to life and property. Operational permits allow the City to better track specific hazards and to assure that safeguards for hazardous operations, processes, and activities are maintained in accordance with local, State and Federal Regulations.

Carmel Municipal Code Title 8.32.100, Section 102.1(5) requires new structures, or existing structures to which additions, alterations or repairs are made that involve the addition, removal or replacement of fifty percent ~~(50%)~~ or greater of the linear length of the walls of the existing building (exterior plus interior) within a five-year period, are required to be outfitted with an automatic fire sprinkler system. Fire sprinklers shall be addressed as part of the building permit review. It is recognized that the costs of an automatic fire sprinkler system can vary considerably~~,~~ based on various factors~~,~~ including water service capabilities, whether a new meter is required, and the type of fire suppression system required for the application in question. However, it is generally recognized by City staff that installing fire sprinklers can be expensive ~~fire sprinklers~~ and can present~~s~~ challenges from a water flow standpoint. Parts of Carmel have low water pressure affecting the ability to install sprinklers, which in-turn significantly increases construction costs if additional on-site infrastructure is needed (water holding tanks, pumps, etc.) to serve the sprinkler system.

Additionally, vehicular access within the community is affected by steep, hilly terrain and many secondary ridge lines. Many streets are narrow and winding, restricting the speed at which a fire apparatus may safely respond and also increasing the time lapse between fire detection and apparatus arrival, during which a household will face the fire or other emergency on their own.

The State Fire Marshal's Office, and the City of Carmel-by-the-Sea, have adopted regulations for protection of structures built in areas susceptible to wildland fires under California Building Code Chapter 7A (2019 edition). Exterior wildfire exposure protection within the City of Carmel-by-the-Sea is prescribed in Municipal Code Title 15, Buildings and Construction. Protective features include such active measures as combustible vegetation management and sprinkler systems; and passive protection features such as fire resistive roofing and building opening protection. The extent of protection is determined by the location of the property. The currently adopted (October 2008)

California Department of Forestry and Fire Protection (CAL FIRE) *Very High Fire Hazard Severity Zones in Local Responsibility Areas* (LRA) map for Carmel-by-the-Sea, identifies a large area encompassing northern and eastern portions of the City as a "Very High Fire Hazard Severity Zone." It should be noted that all LRA maps across the state of California are undergoing updates and according to CAL FIRE are anticipated to be released sometime in 2024. Within the areas identified in the "Very High Fire Hazard Severity Zone," additional construction features are mandated. These typically include ignition resistant materials, spark protection for ventilation openings, and exterior window and door protection. Detailed requirements are contained in Chapter 7A of the California Building Code and in Carmel Municipal Code Titles 8 and 15.

The City finds that the adopted Building Code and Zoning Code enforcement activities are not constraints to the development, maintenance or preservation of housing.

Special Housing Topics

This section discusses several special housing topics that have been the subject of recent attention in the California Legislature.

Accessory Dwelling Units (ADUs)

An accessory dwelling unit (or ADU) is defined as an attached or detached residential dwelling which provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, which is located on the same parcel as a single-family dwelling (CMC 17.68.030). Based on their relatively small size, and because they do not require paying for land or major new infrastructure, ADUs and Junior ADUs (JADU) are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. Additionally, the City has a high rate of second home (vacation) ownership. Encouraging ADUs and JADUs may be appealing to second home owners because ADUs will provide a higher level of security to the property if there is a full-time resident, and will add an income stream to a property that lies vacant for a high proportion of the year. Most importantly, ADUs and JADUs can ~~and will~~ provide much ~~-~~needed affordable smaller housing units.

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 § 1 (Exh. A), 2017). Carmel-by-the-Sea is following the requirement of the state law ~~which can add to confusion and lack of clarity to property owners interested in construction ADUs and~~ . The City is in the process of updating its~~the~~ ADU Ordinance to incorporate state laws that have expanded since 2017, and to clarify the ADU permitting process for property owners~~.~~.

In recent years, the California Legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt

regulations to facilitate their production and streamline their approval. The State passed legislation in 2017, 2019, 2020, and 2021 to further assist and support the development of ADUs, including "By Right" approval for units less than 850 square feet. square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. ADUs are also permitted in commercial structures per State law.

The City permits one guesthouse on sites of 6,000 square feet or greater upon approval of a use permit. Guesthouses shall contain no food preparation facilities of any kind, but are permitted to have a bathroom with a toilet, sink and bathing facility. A guesthouse on any building site may be converted to an accessory dwelling unit, generally requiring the permitting of kitchen sink and facilities. Converting existing guesthouses to fully functional ADUs, or JADUs, represents a cost-effective method requiring a building permit to increase the City's housing stock, requiring only a building permit. These opportunities could be strong candidates for prioritization of the City's limited water distribution.

The City is also exploring the development of standardized pre-approved ADU plans. Standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard-sized.

The City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element to revise its Municipal Code to be consistent with ADU and JADU state law, and develop standardized ADU plans.

The City has a number of hotel and motel units that would greatly benefit from having an affordable on-site manager's unit. These units would alleviate the current lack of housing that many employers and employees in Carmel face. As an incentive, the City can offer an additional bonus hotel room to offset loss of revenues for the business owners.

The City is also exploring the development of standardized pre-approved ADU plans. Standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard- sizeds.

The City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element to revise its Zoning Code to be consistent with ADU and JADU state law, incentivize manager's units in existing hotels and motels and develop standardized ADU plans.

Manufactured Housing / Mobile Homes

There are no mobile home parks located in Carmel-by-the-Sea. The City permits mobile homes on a permanent foundation as a single-family residential use, subject only to the design review requirements as any other single-family residential use in the same zone pursuant to sState law California Government Code 65852.3. Such housing is subject to the same development standards and design review criteria as ~~wood-frame~~traditional forms of housing construction. A new program to amend the Municipal Code to clarify this type of housing as a permitted use in the R-1 zoning district is included in the Housing Element.

Multi-Family Rental Housing

Multi-family and duplex housing units constitute~~d~~ approximately 13 percent of Carmel's housing stock. Multi-family housing up to 22 du/ac is a permitted use in the R-4, CC, SC, and RC Districts. Multi-family housing greater than 22 du/ac is a conditionally allowed use in all those same districts. Senior h~~H~~ousing is allowed in all districts.

The c~~C~~onditional ~~U~~use ~~P~~permit (CUP) for residential developments greater than 22 du/ac is a development constraint to higher density development. Site design review is required for multi-family projects and the CUP process adds very limited value to the review process for projects of this size and scale. In order to lessen this regulatory constraint, the City will amend the Code to eliminate unnecessary use permits~~remove the CUP for multi-family developments up to 33 du/ac~~.

Objective Design and Development Standards

The City currently lacks ~~any adopted~~a strictly objective set of design guidelines. Detailed ~~subjective~~ design guidelines for R-1 and high-level ~~subjective~~ design guidelines for commercial zones are presently in place; however, ~~-~~ the current design guidelines include a mix of objective and subjective criteria. While the City's ~~single-family~~existing design guidelines are being updated this year, the City is not developing a set of strictly~~incorporating~~ objective standards for multi-family affordable projects.

The lack of "Objective Design Standards" ~~could~~ currently poses a constraint to residential development. Guidelines that are subjective, or zoning districts that lack clear development standards, increase uncertainty and risk for housing developers. Objective Design Standards ~~would~~ will provide a measure of clarity that proposed developments will be measured against and ~~would~~will provide~~s~~ the community with assurance that developments will conform with measurable objective standards. Amending the A-2 zoning district with clear setbacks, height, and objective design standards will add clarity and remove a development constraint.

Community Care Facilities

To maintain compliance with the Lanterman Developmental Disabilities Services Act (Lanterman Act), the City currently permits small residential or community care facilities serving six or fewer

individuals in all residential zoning districts Bby ~~r~~Right and facilities serving seven or more individuals in all residential zoning districts with approval of a Conditional Use Permit (CUP). Larger community care facilities (greater than six (6) persons) may be required to meet certain conditions, including restrictions on hours of operation, security, loading requirements, and management. These conditions are comparable to all similar uses within the designated zoning district and would not impose constraints to the development of care facilities.

Transitional and Supportive Housing

Transitional housing is generally defined as a facility that provides shelter for homeless individuals, and generally involves integration with other social services and counseling programs to assist in the transition of self-sufficiency through the acquisition of permanent income and housing. Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. There are no known transitional housing facilities in the City.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc.

The City's ~~Zoning~~ Municipal Code~~Ordinance~~ permits transitional and supportive housing Bby R~~r~~ight in all residential zoning districts, regardless of the number of persons the facility serves compliant with SB 2 passed in 2007. The 6th Cycle Housing Element includes a program to update the Municipal Code to further clarify transitional and supportive housing in the R-1 and R-4 zoning district as permitted uses.

Emergency Shelters

Emergency shelters are generally defined as a facility which provides immediate short-term housing for homeless individuals.

Emergency shelters for the homeless is defined as a residential facility, lodging house, or dwelling, where no rent is paid, that provides temporary accommodation to homeless persons and/or families. Pursuant to s~~S~~tate law (Senate Bill (SB) 2), jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As described in Appendix A – Housing Needs & Fair Housing Report, the 2022 *Monterey Homeless Count and Survey Comprehensive Report* prepared by Applied Survey Research estimated there was only one transient resident in the City as of 2022. There are no emergency shelters located in the City. However, the Zoning Code allows siting of emergency shelters as community social service facilities, which are defined as "Any noncommercial housing facility, such as homeless shelters or emergency shelters, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide long-term living accommodations." Community social service facilities are permitted B~~b~~y -R~~r~~ight in the CC, SC, and RC districts as well as with a CUP in the R-1 and R-4 districts. In addition, shelters for families and single women with children are permitted at all churches in the community as a part of their social outreach functions. Religious facilities are conditionally permitted in the R-1 district (only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses) and allowed with a conditional use permit (CUP) in the RC district.

Low Barrier Navigation Centers

Assembly Bill (AB) 101, adopted in 2019, requires approval "by right" of low barrier navigation centers that meet the requirements of S~~s~~tate law. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by s~~S~~tate law. A program has been included in the element to develop B~~b~~y -R~~r~~ight procedures for processing low-barrier navigation centers.

Senior ~~Citizen~~ Housing

As previously noted, several zoning districts within the City already permit and accommodate for senior ~~citizen~~ housing. The A-2 zoning district (Cultural and Community ~~Center~~District, i.e., the Sunset Center) and the A-3 zoning district (Senior Citizen Facility District~~Housing~~) permits B~~b~~y -R~~r~~ight housing for seniors ~~citizens~~. A program is included to address the lack of development standards in the A-2 zone in order to provide greater clarity and certainty to guide and future development design.

Constraints for People with Disabilities

Both the F~~f~~ederal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City

adopted a reasonable accommodation policy (City Council Policy C11-01) in July 2011. This policy provides a reasonable accommodation in the land use and zoning context to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. The policy provides individuals with disabilities or developers of housing for people with disabilities flexibility in the application of land use, zoning and building regulations, policies, practices, and procedures.

Community Care Facilities

The City currently permits community care facilities in several zoning districts. Community care facilities refers to facilities providing non-medical care and supervision under license from the California Department of Social Services. This classification excludes hospitals, residential care facilities, family day care homes, day care centers, and transitional housing. Community care facilities are permitted in the CC, SC, and RC districts as well as by conditional use permit in the R-4 district.

Residential Care Facilities

The City also permits residential care facilities within certain zoning districts. Residential care facilities include facilities that are licensed by the State of California to provide living accommodations and 24-hour, primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance. Living accommodations are shared living quarters with or without separate kitchens or bathrooms for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or nonprofit institutions.

Group Homes

The Zoning Code defines group residential as "Shared living quarters without separate kitchens or bathrooms for each room or unit, including boardinghouses, dormitories, and private residential clubs, but excluding guesthouses." As described above, state-licensed group homes are permitted under the regulations for Community Care Facilities and Residential Care Facilities. Unlicensed group homes are not currently identified as a permitted use in any zoning district.

The City has not identified any zoning or other land-use regulations that could discriminate against persons with disabilities or impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- As discussed above, the City Zoning Code allows residential care facilities for six or fewer persons subject to the same standards and procedures as apply to other residential dwellings of the same type in the same zone.
- The City has also adopted reduced parking requirements (0.33-space per unit or bed) for Senior Housing, Cooperative Housing, Group Care Facilities, Nursing Homes and Other Residential Care Facilities. Retrofitting of dwellings to meet the needs of persons with disabilities is also an

eligible activity under the City's Housing Rehabilitation Program. Construction and rehabilitation activities are also subject to the Federal Americans with Disabilities Act requirements and the City is active in promoting ADA compliance.

- The City defines family as "an individual or two or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities," which is consistent with ~~S~~state law.

Single-Room Occupancy (SRO)

Single room occupancy (SRO) hotels are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The City's Zoning Code does not explicitly define single room occupancy housing, although CMC 17.08.050(F) allows guesthouses, studios, and multi-family units as small as 400 square feet. The Code also requires that all multi-family projects of three or more units include a mix of unit sizes, and at least 25 percent of all units are required to be 400 to 650 square feet in size.

Short-Term Rentals

In order to preserve Carmel-by-the-Sea's residential character, no home or ~~subordinate~~ accessory dwelling unit may be rented for less than 30 consecutive days in a residential zoning district. This current restriction is intended to ensure that residential units are available for full-time residential use. The City has a high number of motels and hotels to service the tourism industry and transient guests.

Community Planning and Building Fees

The City charges fees and assessments to cover the costs of processing permits. Processing fees are commensurate with the fees for the rest of the County of Monterey. Compared to the high costs of undeveloped, unimproved land and high site development costs in the City, processing and connection fees are negligible and, therefore, do not present a constraint to development. However, the partial waiving of such fees would help reduce the cost of any proposed affordable housing. The City's current fee schedule is shown below in Table B-4, Summary of Community Planning & Building Fees (2022-2023).

Table B-4 Summary of Community Planning & Building Fees (2022-2023)

Application/Permit Type	Fee
Design Study and Review	
Track 1 Design Review/Study - Minor	$448 per application
Track 1 Design Review/Study - Major	$813 per application

Application/Permit Type	Fee
Track 1 Design Rev/Study-Streamline	$203 per application
Track 1 Design Rev/Study - Referral to Planning Commission	$1,120 per application in addition to the base Track 1 fee
Track 1 Design Rev/Study-Referral to Historic Resources Board	$1,120 per application in addition to the base Track 1 fee
Track 2 Design Review - Minor	$2,360 per application
Track 2 Design Review - Major	$5,392 per application
Track 2 Design Rev - Major New Commercial Building	$2,438 per application plus a deposit determined by staff with charges at the fully allocated hourly rates for Project Planner
Preliminary Site Assessment	$1,183 per application
Volumetric Analysis	$135 per application plus $1,500 deposit with charges at the fully allocated hourly rates plus any outside costs.
Use Permit and Other Services	
Use Permit	$2,730 per application
Use Permit Amendment	$1,818 per application
Temporary Use Permit	$365 per application
Restricted Comm Use Transfer Request	$521 per application
Water Credit Transfer Request	$3,663 per application
Variance	$2,235 per application
Pre-Application Review - Staff	$1,683 per application with 50% of this fee credited towards future planning fees for this project.
Preliminary Review - Planning Commission	$3,485 per application with 50% of this fee credited towards future planning fees for this project.
Coastal Dev. Permit - Development	$135 per application - Added to other Planning fees
Coastal Dev. Permit - Event	$1,417 per application
Tobacco Retail License	Current fee as adopted by the Monterey County Board of Supervisors
Amendments, Annexations, and Agreements	
Specific Plan/Specific Plan Amendment General Plan Amendment Sphere Of Influence Amendment Zoning Code Amendment	$5,210 deposit with charges at the fully allocated hourly rates plus outside costs
Annexation Development Agreement	$10,420 deposit with charges at the fully allocated hourly rates plus outside costs
Environmental Review, Maps, and Lot Lines	
Environmental Review (IS/ND/EIR)	Contract cost plus 10%
Environmental Notice of Exemption	$156 per application plus County fees
Mitigation Monitoring	$3,126 deposit with charges at the fully allocated hourly rates plus outside costs.
Tentative/Final Map	$4,168 deposit with charges at the fully allocated hourly rates plus any outside costs.
Amended Final Map	$1,042 deposit with charges at the fully allocated hourly rates plus any outside costs.

Application/Permit Type	Fee
Certificate Of Compliance	$610 per application plus actual contract cost
Lot Line Adjustment/Subdivision - Planning Commission	$542 per application plus actual contract cost
Lot Merger - Staff Review	$938 per application plus actual contract cost
Historic Evaluation	
Prelim (Phase 1) Historical Evaluation - Staff	$474 per application
Phase 1 Historic Evaluation - Qualified Professional	$271 per application plus actual cost for Historian review with $1,500 deposit
Phase 2 Historic Evaluation-Historic Resources Board Review	$1,579 per application plus actual cost for Historian review with $1,500 deposit
Appeal To Historic Resources Board	$2,120 per application plus actual cost for Historian review with $1,500 deposit
Mills Act Contract Processing	$3,584 per application
Determinations, Extensions, and Appeals	
Planning Commission Code Determination	$1,214 per application
Zoning Compliance Determination	$573 per application
Time Extension - Staff	$313 per application
Time Extension - Planning Commission	$907 per application
Time Extension - City Council	$1,099 per application
Public Hearing Continuance - Planning Commission	$886 per continuance
Public Hearing Continuance - Council	$938 per continuance
Appeal To Planning Commission	$2,084 per appeal - Appeal in the Coastal Zone
Appeal To City Council	$2,084 per appeal - Appeal in the Coastal Zone
Building Services	
Building Relocation	$1,938 per application
Large Family Day Care (Residential)	$761 per application
General Plan Update	3.5% of all Building & Safety permits
Planning Technical Assistance	Charge the fully allocated hourly rate for all personnel involved after 15 minutes.
Building Plan Check	Based on Building and Safety Construction Valuation
Building Inspection	Based on Building and Safety Construction Valuation
Building Re-Inspection	$146 per re-inspection
Permit Application Extension	$94 per extension (maximum of 4)
Permit Extension	$146 per extension (maximum of 2)
Building Permit Pre-Applic. Confer.	$318 per application
Building Single Trade Permit	$167 per permit
On-Site Driveway Permit	$271 per permit

Application/Permit Type	Fee
Solar Plan Check/Inspection Permit	Plan Check - $318 Inspection - $135
Re-Roof Permit	$255 per permit
Building Board Appeal	$1,052 per appeal
Duplicate Inspection Card	$63 per card
Building Technical Assistance	Charge the fully allocated hourly rate for all personnel involved after 15 minutes.
Stop Work Investigation	$568 per investigation plus double the permit fee
Temporary Certificate Of Occupancy	$224 per application
Alternate Materials/Methods Review	$214 per application plus actual cost of City Staff for all time over one hour.
Building Phased Work Request	$302 per application
Landscape Plan Check/Inspection	$281 per plan/inspection
Building Technology Surcharge	$8 per permit
Encroachment Permit	
Temporary Encroachment Permit	$219 per permit
Permanent Encroachment Permit	Street Excavation - $766 per permit and $4.25/lineal foot Other - $432 per permit and $4.25/lineal foot or $432 per permit and $2.13/lineal foot (aerial installation) Plus cost of damage to public right-of-way or street as determined by the Public Works Director.
Traffic control plan review/inspection	$370 per review plus $210 per each additional review
Use of credit card/ debit card	2.5% of charged amount

SOURCE: City of Carmel-by-the-Sea Fee Schedule Effective July 3, 2022 – June 30, 2023

In comparison with other jurisdictions in the County of Monterey, the fees in Carmel-by-the-Sea for new residential projects – both single-family and multi-family units – are generally in line. Table B-5, provides a comparison between the cities of Carmel-by-the-Sea and Pacific Grove, which are geographically, socioeconomically and demographically similar in size and types of residential development.

Table B-5 Comparison of the City of Carmel-by-the-Sea and the City of Pacific Grove Average Design Review Fees

Application Type(s)	Carmel-by-the-Sea	Pacific Grove
Staff Level Design/Counter Review	$448[1]/$813[2]	$230[3]/932[4]
Design Review/Architectural Permit – Single Family & Multi-Family	$2,360[5]/5,392[6]	$3,318[7]/$4,060[8]

Planning Commission/Historic Resources Board Referral or Appeal	$1,120 in addition to the base Track 1 fee	25 percent of base permit fee or $1,136 (whichever is greater)

SOURCE: City of Carmel-by-the-Sea Fee Schedule Effective July 3, 2022 – June 30, 2023; City of Pacific Grove Master Fee Schedule Fiscal Year 2022-23
NOTE:

1. Track 1 Design Review/Study - Minor
2. Track 1 Design Review/Study – Major
3. Counter Review & Determination – no new square footage
4. Counter Review & Determination - new square footage
5. Track 2 Design Review – Minor
6. Track 2 Design Review - Minor
7. Architectural Permit – Single Family
8. Architectural Permit – Multifamily four units or less
6. Architectural Permit – Single Family

The City is not a full-service municipality; several agencies and special districts levy fees on new development for the provision of basic urban services. These agencies and special districts include the following:

- ~~Carmel Unified School District;~~
- California American Water (Cal-Am);
- ~~Carmel Area Wastewater District;~~
- Monterey Peninsula Water Management District; ~~and~~
- Carmel Unified School District;
- Carmel Area Wastewater District;
- Carmel Fire Department (service provided by contract with Monterey Fire Department; and~~.~~
- Transportation Agency for Monterey County (TAMC).

Special district fees add to development costs in the City. Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (water district) and receives its water from the California-American Water Company (Cal-Am).

Cal-Am charges non-refundable Connection Fees as determined by CPUC guidelines. The fee is based on the meter size which is as follows:

1. 5/8" Meter - $3,000 (single-family)
2. 1" Meter - $5,000 (small multi-family)
3. 1-1/2" Meter - $10,000 (large multi-family
4. 2" Meter - $16,000 (large volume requirement ex. hotel.)

The MPWMD ~~water district~~ has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and County areas within its jurisdiction. According to the water district, the City, as of ~~March~~ June 2023, has a total available water allocation of 2.661-acre feet, which represents only three (3) percent of the

water district's total available allocation across the district, which includes all of the Monterey Peninsula south to Carmel Valley and portions of the Santa Lucia Range. The current MPWMD permit fees are governed by the Fees and Charges Table (effective August 16, 2021) and start at $1,800 plus $90 per hour for more than 20 hours.

The Carmel Unified School District requires the payment of an impact fee of $0.49 per square foot for new residential construction. The school district does not offer any discounts for the payment of impact fees.

The Carmel Area Wastewater District charges a new residential connection fee of $8,242.66 and charges an annual rate of $1,005.94 for residential uses.

TAMC established a Regional Impact Fee (RDIF) program to address required mitigation for traffic impacts. Accessory Dwelling Units under 750 square feet are exempt from impact fees. Carmel-by-the-Sea is located with Zone 3: Peninsula/South Coast benefit zone and also subject to additional infill fee. Impact fees are calculated using an online spreadsheet and fees range from $4,599.04 for an Above Moderate single-family home, to $9,313.70 for a 5-unit Low-Income apartment to $28,161 for a 10-unit Above-Moderate condo or townhome. Impact fee discounts are applied to affordable units and are dependent on the affordability level.

Fees charged by these outside agencies vary according to project types and size and increase development costs. The City does not control fees for outside agencies; but outside agency fees are a constraint and add to the overall cost of development. See Table B-6, Estimate of Total Development Fees Imposed, below.

Table B-6: Estimate of total development fees imposed

	Single-Family*	Multi-Family (10 units)**
Planning permit fee (incl. CEQA)	$2,808	$6,205
Building Permit fee	$4,872	$9,872
Subtotal	$7,680	$16,077
MPWMD	$225	$2,250
CUSD	$980	$9,800
Cal-Am	$3,000	$5,000
CAWD	$8,242	$82,426

TAMC	$4,036	$283,425
Regional Fees Subtotal	$16,483	$382,901
Total Fees	$24,163	$398,978

*assumed $350K valuation and 2,000 sq. ft.
**assumed $5,000,000 valuation and 20,000 sq. ft.

City fees generally comprise approximately 30 percent of the cost of development of a single-family home and four (4) percent of the cost of a small multi-family development. Fees from other districts comprise the bulk of the costs for muti-family development. As part of the 6th Cycle Housing Element the City includes program 3.1.D Reduced Entitlement and Development Fees to lower costs for projects with affordable units.

Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals varies depending on the scope of the project. The size of projects in Carmel-by-the-Sea is typically limited to the remodeling or construction of a single-family home, a minor commercial modification, or the construction of ~~a second~~ an accessory dwelling unit. The City strives to keep its permit procedures streamlined and processing times short. The Planning Division is the lead agency in processing residential development applications and coordinates the processing of those applications with other City departments such as the Building Safety Division and Public Works Department~~s~~ and other outside agencies as deemed appropriate, such as the fire and water districts.

Carmel-by-the-Sea has traditionally encouraged high architectural standards for new development. City zoning regulations require design review approval for any proposed additions to or the construction of new single-family homes, duplexes or multi-family developments. However, accessory dwelling units are exempt from ~~the Design Review Ordinance~~ design review by s~~S~~tate law and must only meet the location and development standards outlined by state law (Government Code section 65852.2). ~~in the Accessory Dwelling Unit Ordinance (Chapter 17.08.050 of the municipal code).~~

~~Applications for building and related permits~~Permit applications are generally processed in as an efficient manner as practical in Carmel-by-the-Sea. Although the Historic Resources Board, the Planning Commission, and the City Council ~~and the Planning Commission~~ only meet once a month, determination on a project is usually reached in one ~~meeting or two~~or two meetings (if the City Council is required to hear the matter). However, for Track 2 Design Study applications, the City does require applicants to take part in a Forest and Beach Commission if tree removal is proposed, as well as a separate Concept ~~H~~hearing and Final Details hearing with the Planning Commission

prior to formal approval ~~consideration~~. There is no separate Design Review Board in ~~City/Jurisdiction~~Carmel, with the Planning Commission conducting design review. The typical processing time for Track 2 discretionary review is ~~therefore~~ four to six months, depending on ~~the level of design study required (Track 1 Major or Track 2)~~, whether tree removal or replacement is proposed, whether the property is deemed historic or eligible for historic listing, whether the property falls within the "Beach and Riparian Overlay" (Coastal Commission Appeal Jurisdiction), and whether the project requires a volume study or any other technical study be conducted. While this review procedure assists in achieving project acceptability and allows for neighborhood participation through multiple public hearings, the overall scale and level of complexity of review does provide a barrier to applicants without the financial resources and time to see a residential project through to completion.

However, the City does have a practice of moving projects with affordable housing ahead of other projects in the development processing queue when setting development review agendas. Due to Permit Streamlining law, this incentive is less powerful than it once was. However, it may reduce review time by as much as a month. Even this minor benefit attracts developer attention during pre-application meetings. Projects that include affordable housing are also expedited through the plan check process.

Carmel-by-the-Sea's development process can be summarized in the following nine steps. All of these steps may not be necessary depending on the nature of a project:

1. **Application Submittal** - The planning application submittal process begins when a developer, architect, property owner, or other applicant authorized by the property owner (Project Applicant) submits a development application, required fees, and application materials. Often times the developer will have met informally with the Planning ~~Department~~ Division to review the project and receive preliminary feedback on the proposal in advance of the formal project submittal.
2. **Plan Review** - After the application is received, it is routed ~~through~~ to the relevant City Departments, including the Planning Division, Building Safety Division, Fire Prevention, and Public Works. A planner is assigned to serve as the liaison to the Project Applicant~~developer's liaison~~, helping to expedite the permit process and coordinating the department reviews. During a 30-day review period for completeness, individual departments assess the ~~appropriate Design Study track (Track 1 or Track 2),~~ completeness of the application, work with the Project Applicant to correct any project deficiencies, and prepare preliminary Conditions of Approval.
3. **Application Assessment** - The application is assessed for its compliance with the standards of the Zoning Code (Title 17 of the municipal code) as well as the City's Residential ~~and~~ or Commercial Design Guidelines.

4. **Environmental Review** - A review of the environmental issues associated with the proposed project (as required by the California Environmental Quality Act) will also be completed during the Plan Review stage of the process.
5. **Forest and Beach Commission/Historic Resources Board** – If a project proposes to remove ~~or replace any~~ a significant tree(s), it will require review by the Forest and Beach Commission. If the property is a listed historic resource or has potential eligibility for listing as a historic resource, the project is required to be reviewed by the Historic Resources Board.
6. **Planning Commission/City Council Approval** - If a project is determined to require discretionary action, it will be scheduled for review by the Planning Commission. A Public Notice will be provided and all property owners within 300 feet of the project site will be notified by mail. ~~In some instances (for example, a property rezoning), the project will require City Council approval.~~ After projects receive approval by the Planning Commission there is a ten-working-day appeal period during which the project may be appealed to the City Council. The City Council decision is final, unless the project is located within the Coastal Commission appeal jurisdiction. There are different levels of planning review/approval depending on the scope of work proposed.
7. **Plan Check** - After the project receives ~~any~~ all required approvals, ~~the full~~ construction plans may be submitted to the Building ~~Department~~ Safety Division for a plan check for building permits. The plans will be routed to the City's Planning Division and ~~City's~~ Public Works ~~and Planning~~ Department~~s~~. The project planner will review the plans for conformance with the Zoning Code, any required Conditions of Approval, and with plans approved by the Planning Commission or City Council. The Building ~~Department~~ Safety Division will verify that all building, fire, mechanical, plumbing and electrical code requirements are fulfilled in compliance with the California Code and other State requirements.
8. **Building Permit** - After the ~~project~~ construction plans receive approval from the relevant departments, the Building ~~Department~~ Safety Division issues a building permit. Construction can begin after this point. Regular inspections are required throughout the construction process. The final inspection requires clearance from all relevant City departments and the Carmel Fire Department.
9. **Occupancy Permit** - Once the final inspection is complete, the developer needs to secure a certificate of occupancy. New buildings or structures cannot be used or occupied until the Building Official has issued a certificate of occupancy.

Table B-7~~6~~ shows the typical processing time for a residential development application.

Table B-~~6~~ 7 Review/Approval Requirements and Processing Times

Zoning District	Design Study	Use Permit	CDP[1]	Typical Processing Time[2]
R-1 Single-Family Residential District				
Single family residence	Yes	No	Yes	6-9 months
ADU (Subordinate Unit)	Yes	No	Yes	4-6 months
Guest house	Yes	Yes	Yes	4-6 months
Building sites exceeding 30 percent slope	Yes	Yes	Yes	6-9 months
R-4 Multi-Family Residential District				
Single family residences	Yes		Yes	6-9 months
Multi-family residences 0-22 units/acre	Yes		Yes	8-10 months
Multi-family residences 23-44 units/acre	Yes	Yes	Yes	8-10 months
Commercial Districts				
Multi-family residences 0-22 units/acre	Yes		Yes	8-10 months
Multi-family residences 23-44 units/acre	Yes	Yes	Yes	8-10 months
Public and Quasi-Public Districts (A-2 and A-3)				
Senior Citizen Housing	Yes	Yes	Yes	8-10 months

SOURCE: City of Carmel-by-the-Sea Community Planning and Building Department 2023
NOTE:
1. CDP – Coastal Development Permit – required for all projects that increase the height and/or floor area on an existing structure by 10 percent or more.
2. Includes time for building plan check

~~Both s~~Single-family homes, duplexes and multi-family projects go through the same zoning compliance and design review process. The review and approval of multi-family projects typically takes longer due to the complexity of a more intense development and the myriad issues that need to be considered including adequate site servicing, design review, potential tentative map review, and the more active involvement of other departments and agencies outside of Planning. Although there is a high level of public input on some planning applications, Carmel-by-the-Sea's zoning standards and design review ordinance are fairly detailed. There is a level of certainty on behalf of the project applicants that if the project meets the standards and goals of the ordinances, the project will receive City support.

SB 35 Streamlining

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet

their RHNA, requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements. Since the adoption of this section of the Government Code, the City has not ~~yet~~ received an application under these provisions.

As previously noted, the ~~portion of the~~ entire City is located within the California Coastal Zone and is therefore not subject to SB 35 (see Government Code Section 65913.4(6)). The City has included a program in the 6th cycle Housing Element to address SB-35 if the law becomes applicable to Coastal Zone areas. The City will create a SB35 checklist and written procedures for processing SB35 applications to ensure efficient and complete application processing.

SB 10 Building Opportunities for All

SB 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units to address California's housing crisis. SB 10 provides tools for local governments to zone for up to ten homes per parcel in transit-rich areas, or urban infill sites. SB 10 maintains local control, as a local legislative body must pass a resolution to adopt the plan. The City has included a program in the 6th cycle Housing Element to address SB-10 and encourage urban infill on large properties zoned single-family (R-1).

SB 9 California Housing Opportunity and More Efficiency (HOME) Act

SB 9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit ~~onto~~ on parcels zoned for single-dwelling units. ~~Since the adoption of this section of the Government Code, the City has adopted an urgency ordinance in January 2022 and will update its SB 9 Ordinance for formal adoption by early 2023 to facilitate subdivision under SB 9.~~ The City has not received any inquiries of interest for SB 9 lot splits and is not currently processing any SB 9 application.

~~Infrastructure Constraints~~

~~Water Supply~~

~~The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.~~

~~Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (MPWMD) and receives its water from the California-American Water Company (Cal-Am). The MPWMD has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and County areas within its jurisdiction. Water service by Cal-Am is constrained by State Water Resources Control Board (SWRCB) Order WR 95-10, which determined that approximately 70 percent of Cal-Am supply is based on unlawful diversion from the Carmel River. Order 95-10 requires that any new water supply be used to reduce diversions from the Carmel River prior to allowing new users. Furthermore, SWRCB issued a Cease-~~

and Desist order to Cal-Am in 2008 to further restrict water use which limits the placement of new water meters to service new development.

The City has approximately 2.661 acre-feet of available water[6]. This is the only water available to the City until the District supplies increase and new allocations are made to each city in the District. Based on current supplies, sufficient water is notmay not be available to fully accommodate additional development commensurate with the City's total RHNA (349 units). The City will continue to work with local and regional agencies to explore options for additional water supplies during the 6th cycle Housing Element planning period.

The City includes a program to work with local and regional agencies to pursue new water supplies and includes prioritizing water allocation of the City's 2.661 acre-feet of water for affordable housing through the development of a water distribution policy.

Wastewater

The Carmel Area Wastewater District (CAWD) collects and conveys wastewater from a business or residence to the wastewater treatment plant using underground pipes and lift stations. The CAWD collection system is comprised of approximately 81 miles of gravity sewers ranging in size from 6 inches to 27 inches in diameter together with nearly four (4) miles of force mains, seven (7) pump stations, and over 1,500 manholes.

The major trunk sewers include the Carmel Valley Interim Trunk Sewer which serves Rancho Rio Vista, portions of Carmel Views, the Carmel Rancho Shopping Center, Hacienda Carmel, Del Mesa Carmel, Quail Meadows and outlying areas at the mouth of the Carmel Valley; the Hatton Canyon Sewer (which joins the Carmel Valley Trunk sewer at the intersection of State Route 1 and Rio Road) serves the High Meadows, Carmel Knolls and portions of the Carmel Hills subdivisions; two trunk sewers serve the city of Carmel and the Hatton Fields areas.

Pump stations are located at (1) the westerly boundary of Hacienda Carmel, (2) the westerly terminus of 8th Avenue (at Scenic Drive), (3) the intersection of Monte Verde Street and Sixteenth Avenue, (4) west side of Scenic Road approximately 200 feet north of Ocean View Avenue, (5) the end of Calle La Cruz (Carmel Meadows) (6) at the westerly boundary of the Carmel Meadows subdivision approximately 750 feet southwesterly of the Calle La Cruz pump station and (7) on the West side of Highlands Drive approximately 100 yards from Highway 1. All pump stations have been upgraded to allow remote monitoring and have capabilities for standby power and emergency bypass.

[6] MarchSee June 2023 MPWMD Monthly Allocation Report, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.mpwmd.net/asd/board/boardpacket/2023/20230717/10/Item-10-Exh-10-A.pdf

~~The District's' permitted capacity is 3.0 million gallons per day (MGD) and their current average daily dry weather flow is approximately 1.2 to 1.3 MGD.~~

~~The City is required to plan for an additional 349 residential housing units in this planning cycle. Based on capacity and communication with the District, the CAWD has adequate treatment capacity to serve these units[7].~~

On and Off-Site Improvement Standards

Since the City is largely built-out, all infrastructure, including curbs, gutters, sidewalks, streets and utilities are in place. Development of residential units involves hooking up to the existing utilities, which already exist in the right-of-way. All electrical distribution lines, telephone, cable television, and similar service wires or cables, which provide services to new development, are to be installed underground. Typical infrastructure costs in the CC, SC, RC, and R-4 districts are limited to sidewalk, curb, and gutter improvements, undergrounding of utility wires, stormwater drainage improvements, and landscaping. The City's Municipal Code does not contain requirements for subdivision off-site improvements. However, the Code includes a chapter on requirements related to streets, sidewalks, and public places.

Sidewalks

Construction of sidewalks is not required in residential areas of the City. If sidewalk construction is proposed, a permit is required. The proposal must show that the construction of the sidewalk or walkway will preserve public safety, health or welfare, resolve a serious drainage problem, or that it would otherwise benefit the general public. The construction of the sidewalk or walkway must follow the natural contours of the land, and ~~no less than~~ 50 percent or more of the sidewalk area in front of any building site must be retained in planting. It shall continue to be the policy of the City to avoid formal sidewalks in favor of meandering and unpaved footpaths where possible. ~~There are no specific requirements regarding the width of the sidewalks.~~

Driveways

Construction of a driveway requires a permit from the Department of Community Planning and Building in conjunction with the Director of Public Works and the Director of Forest, Parks and Beach.

Landscaping

Sidewalk street trees are encouraged by the City, with the City Forester determining the number of trees, species, and exact location. Sidewalk street trees should be located near the head of, and adjacent to, parallel parking spaces with the trunk of the tree located 4.5 feet back from the head of the parking space. For trees at the curb line there should be at least four feet between the trunk and

~~[7] May 17, 2023 email correspondence with CAWD~~

the facing building or planters in front of the building. All tree planters are encouraged to be as large as possible so that additional landscaping can be incorporated into the planters.

The City also encourages including "mini-parks", which is a park that protrudes into the street from the curb line or is in the street. The design of mini-parks must be consistent with the standards in the Forest and Beach Management Plan. ~~All new mini-park installations require a review by the Staff Traffic Committee and approval by the Planning Commission.~~

Streets

The improved portion of residential streets in Carmel are narrow in width, 26 to 34 feet, with no gutters or sidewalks. This lack of formal development of streets throughout Carmel's residential neighborhoods ~~(with the exception of some of the downtown thoroughfares)~~ has been a conscious effort on the part of residents to maintain a "village in a forest" atmosphere. ~~The City has not established standardized street widths requirements.~~ As Carmel is a built-out city and new development will occur as infill or redevelopment on parcels within the established street grid, construction of new streets is not anticipated. Therefore, street standards will have no impact on the cost and supply of housing.

Parking Requirements

The City's parking requirements are generally in line with typical parking requirements. In the R-1 District, one (1) on-site parking space per dwelling must be provided on sites of 8,000 square feet or less in area and two (2) on-site parking spaces per dwelling on sites larger than 8,000 square feet in area. One (1) parking space must also be provided for each guesthouse. (CMC 17.10.030(F)(1)). R-1 zone sites with Class II accessory dwelling units (accessory dwelling units that are legal nonconforming units that were established prior to April 5, 1988) are required provide a minimum of one (1) parking space on-site at the time of approval. Upon enlargement or improvement of a Class II unit, one (1) parking space each for the primary dwelling on the site and for the accessory dwelling unit are required. Improvements to accessory dwelling units are allowed even if one or both parking spaces encroaches into a setback. ~~Sites with Class III or IV accessory~~Accessory dwelling units built after 1988, or that were improved, are required to provide one parking space behind all setbacks for the accessory dwelling unit and are required to comply with all parking requirements established in Chapter 17.38 CMC, Off-Street Parking Requirements, for other development on the site. These parking standards are low enough to avoid posing a constraint to development. To the degree that these standards conflict with new state law regarding accessory dwelling units, they will be corrected as the City brings its ADU regulations into line with the most recent changes in state law (see the discussion above under the heading "Special Housing Topics").

Table B-7, summarizes off-street parking requirements as shown in Table A of 17.38.020, for all uses, projects, developments and redevelopments. New projects or developments shall only be allowed when meeting all parking requirements of this chapter and the requirements of any

conditional use permit, subdivision approval or specific plan applicable to the property. Proposed uses within existing buildings may replace existing uses as long as any existing parking deficiencies on the property are not increased by the replacement. Proposed additions of floor area, new shops or dwelling units, or other similar changes in land use resulting in a net increase in parking requirements, as set forth in this chapter, shall provide all required parking generated by the new activities on the site.

Table B-6 Minimum Off-Street Parking Requirements

Land Use	Basis for Requirement	Land Use District Parking Factors			
		CC	SC	RC	R4
Permanent Residential Use	Spaces per Unit	1	1	1.5	1.5
Affordable Housing for Moderate-, Low- or Very Low-Income	Spaces per Dwelling Unit	½	½	½	½
Senior Housing, Cooperative Housing or Group Care Facilities	Spaces per Dwelling Unit	1/3	1/3	1/3	1/3
	Guest Spaces per Each Four Full Units	1	1	1	1
Nursing Home or Other Resident Care Facility	Spaces per Patient or Resident	N/A	1/3	1/3	1/3
Commercial Retail or Service Uses Not Otherwise Specified in This Table	Spaces per 600 Square Feet of Commercial Floor Area or per Business/Shop Space, whichever is Greater	1	1	1	1
SIC 701: Hotels and Motels	Spaces per Rental Unit, Including Manager's Unit	1	1	1	1

SOURCE: CMC 17.38.020(C) Table A: Minimum Parking Requirements

The City has adopted a reduced parking requirement from one space to one-half space per dwelling unit for developments that include affordable housing. Parking costs contribute significantly to the cost of development in Carmel-by-the-Sea and this flexibility often makes affordable housing more feasible.

Summary of Governmental Constraints

The governmental constraints to the development of affordable housing in Carmel-by-the-Sea are summarized below.

Lack of Water Resources

The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

Location in the Coastal Zone

Carmel-by-the-Sea is located in the California Coastal Zone and is therefore subject to a host of regulations that are not present in communities outside the Coastal Zone. The presence of additional land use regulation via the Local Coastal Program, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed. The additional hurdles presented by Coastal Zone regulations represent an additional layer of complexity to the City's already time-consuming review process.

City Design Review and Permit Processing

Architectural design is important in Carmel-by-the-Sea. The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color palettes, fenestration, tree placement and landscaping. This attention to detail has resulted in a beautiful, forested village atmosphere that continues to capture the imagination of people from around the world who visit and even choose to make Carmel their home. The same design review process that has contributed to Carmel becoming a world-famous destination, however, has also impacted its ability to provide housing for lower-income households.

The City's design review (design study) process may be lengthy for projects involving significant trees, historic resources, and/or underdeveloped plans. The following are governmental bodies responsible for decision-making through the course of development review:

- Forest and Beach Commission if removal of a -significant tree ~~removal~~ is proposed (one hearing~~if significant tree removal is proposed~~);
- Historic Resources Board for historic properties and also for non-historic properties in the Conservation District (one hearing to ensure development is compatible with neighborhood context);
- Planning Commission: One hearing, minimum, for commercial and multi-family residential projects. Preliminary hearing/review for commercial/multi-family is optional but encouraged. Two hearings, minimum (one Concept hearing, one Final hearing) for single-family projects;
- City Council review on appeal; and
- Coastal Commission review on appeal (Coastal Zone Appeal jurisdiction only).

In addition, the City's permit process, which includes a ~~Conditional U~~use ~~P~~permit above 22 du /acre and includes both objective and subjective standards, could also pose as a constraint to developers, especially of multi-family affordable housing projects.

City Fees

The City's design review process may be financially prohibitive for lower income households and likely most affordable housing projects.

Parking Requirements

Parking is limited within Carmel-by-the-Sea. Off-street parking requirements can be prohibitive to building multi-family and affordable housing.

Commercial ~~Conversion of~~ Overnight Visitor Accommodation ~~Motels for Multi-Family Housing~~

The Municipal Code Section 17.56.060 limits the total number of overnight visitor accommodations (hotel/motel/inn) units which increases the value of the use and acts as a disincentive to redevelop existing older non-conforming overnight visitor accommodations to refurbished permanent multi-family residences. The limit also acts as a disincentive to add on-site employee housing because scarce square footage is more valuable as an overnight visitor accommodation use rather than a residential use that serves lower-income employees.

The City will explore the development of a program to allow the transfer of development rights of overnight visitor accommodation ~~hotels and motels~~ located in ~~the R-1 zoning district to the commercial zoning district~~ key areas of the City~~. This will allow older motels to convert to multi-family housing and thereby provide a new source of affordable housing in the community.~~ and, the City will develop an Employee Housing Program.

Accessory Dwelling Units

The City of Carmel-by-the-Sea last updated it ADU ordinance in 2017, and therefore the City's regulations addressing ADUs are out of date. The City has included a new program in this 6th Cycle Housing Element to revise its ~~Zoning~~ Municipal Code to be consistent with ADU and JADU state law, ~~incentivize manager's units in existing hotels and motels~~ and develop standardized ADU plans. The City is currently updating their ADU Ordinance to comply with recent changes to state law.

Manufactured Homes and Mobile Homes

A new program to amend the Municipal Code to clarify that manufactured homes and mobile homes are allowed as a permitted use in the R-1 zoning district is included in the Housing Element.

Use Permits ~~Multi-Family Housing~~

There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations. Taking an overall critical look at the application of use permits, including application to increased densities for affordable multi-family residential projects, and removing this permit requirement where it does not add any necessary regulations will remove a regulatory constraint that adds to residential developer uncertainty, extends the permit entitlement process, and overall residential development costs. The 6th Cycle Housing Element includes a program to eliminate unnecessary use permits.

~~Currently, the City allows multi-family housing without a conditional use permit (CUP) at densities up to 22 dwelling units per acre. In order to provide additional incentive to build multi-family housing, the City will amend the Code to remove the CUP for multi-family developments up to 33 du/ac.~~

Transitional and Supportive Housing

The 6th Cycle Housing Element includes a program to update the Municipal Code to further clarify that transitional and supportive housing in the R-1 and R-4 zoning district are permitted uses.

Low Barrier Navigation Centers

A program has been included in the element to develop by-right procedures for processing low-barrier navigation centers.

Development Standards for Senior Housing

A program is included to address the lack of development standards in the A-2 zone in order to provide greater clarity and certainty to guide and future development design.

The primary governmental constraints and the 6th Cycle Housing Element programs to address them, are shown in Table B-9~~xx~~ below.~~s to the development of affordable housing in Carmel-by-the-Sea are summarized below.~~

Table B-9 Summary of Governmental Constraints

Governmental Constraint	Programmatic Action
Lack of Water Resources The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water.	Program 1.2.A: Water Distribution Program 4.1.A: Water Conservation
Location in the Coastal Zone Carmel-by-the-Sea is located in the California Coastal Zone and is therefore subject to a host of regulations that are not present in communities outside the Coastal Zone.	Program 3.1.G: Housing Priority Overlay Zoning District
City Design Review and Permit Processing	Program 3.1.F: Expedited Processing Procedures

Governmental Constraint	Programmatic Action
The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color palettes, fenestration, tree placement and landscaping. The City's design review (design study) process can be lengthy, impacting the City's ability to provide housing for lower-income households.	Program 1.3.E: Amend A-2 Zoning District. Program 1.4.B: Objective Design Standards Program 2.2.A: Historic Preservation Educational Program Program 3.1.G: Housing Priority Overlay Zoning District Program 1.4.A: Eliminate ~~Remove~~Unnecessary Use Permits ~~requirement for multi-family development~~ Program 1.3.C: Accessory Dwelling Units Program 1.3.F: Manufactured Homes on a Foundation System Program 3.1.B: Housing for Extremely-Low Income Households Program 3.3.B: Low-Barrier Navigation Centers
City Fees The City's design review and permitting process may be financially prohibitive for lower income households and likely most affordable housing projects.	Program 3.1.D: Reduced Entitlement and Development Fees Program 3.1.E: Reduced Parking Requirements
Parking Requirements Parking is limited within Carmel-by-the-Sea. Off-street parking requirements can be prohibitive to building multi-family and affordable housing.	Program 3.1.E: Reduced Parking Requirements
Commercial Overnight Visitor Accommodation	Program 1.3.B: Overnight Visitor Accommodation (Conversion) Development Transfer Rights Program 1.2.D: Overnight Visitor Accommodation – Employee Housing Program

The City's development regulations are consistent with California housing law, and the Zoning Code enables ~~does not pose an unnecessary constraint to the~~ development of affordable housing. However, because housing production has been limited in Carmel-by-the-Sea, primarily due to lack of potable water, the Housing Element Update includes programs to further incentivize development activity. Depending on site-specific conditions - such as the presence of significant trees or historic resources and degree of incompleteness of submitted plans, some applicants may find the City's design review process to be lengthy. The City's review fees, while comparable with those of surrounding jurisdictions, can pose a barrier for applicants without sufficient financial resources.

~~The existing development constraints attributable to governmental (City) processes, and with possible solutions where feasible, are summarized below:~~

~~***Solutions:***~~

~~Architectural design is important in Carmel-by-the-Sea. The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color palettes, fenestration, tree placement and landscaping. This attention to detail has~~

~~resulted in a beautiful, forested village atmosphere that continues to capture the imagination of people from around the world who visit and even choose to make Carmel their home. The same design review process that has contributed to Carmel becoming a world-famous destination, however, has also impacted its ability to provide housing for lower-income households.~~

~~The City's design review (design study) process may be lengthy for projects involving significant trees, historic resources, and/or underdeveloped plans. Following are governmental bodies responsible for decision-making through the course of development review:~~

- ~~Forest and Beach Commission if removal of a significant tree removal is proposed (one hearingif significant tree removal is proposed);~~
- ~~Historic Resources Board for historic properties and also for non-historic properties in the Conservation District (one hearing to ensure development is compatible with neighborhood context);~~
- ~~Planning Commission: One hearing, minimum, for commercial and multi-family residential projects. Preliminary hearing/review for commercial/multi-family is optional but encouraged. Two hearings, minimum (one Concept hearing, one Final hearing) for single-family projects;~~
- ~~City Council review on appeal; and~~
- ~~Coastal Commission review on appeal (Coastal Zone Appeal jurisdiction only).~~
-

~~The City's design review process may be financially prohibitive for lower income households and likely most affordable housing projects. Carmel does not charge impact fees. Therefore, waiving impact fees are not a viable solution to incentivize affordable units.~~

- ~~There is community concern that increasing the existing two-story height limit (24 feet in R-1 and 24-30 feet in commercial zones depending on adjacent land uses) would negatively impact the unique character of Carmel.~~
- ~~Solution: Encourage mezzanines as a third story at the building interior (if it can be accomplished without appearing as a three-story building); and~~
- ~~Solution: Consider a third story setback as an incentive for fully affordable housing projects.~~

~~1. The City does not have an inclusionary housing ordinance, but a density bonus is available via a conditional use permit which may allow up to 44 du/acre as long as the project includes 100% affordable units.~~

- ~~Solution: Consider replacing the use permit requirement at 34+ du/acre currently used as the mechanism to require the construction of affordable housing and instead consider an inclusionary ordinance that encourages special needs housing.~~

~~The City's existing residential and commercial design guidelines include both objective and subjective standards.~~

~~Solution: Consider developing a set of strictly objective design standards to be used for affordable housing projects.~~

~~***Many properties are listed on City's Inventory of Historic Resources, which may limit the scope of possible alterations or additions and use flexibility.***~~

- ~~Solution: Educate the community about how to appropriately design projects that meet the Secretary of the Interior's Standards, as required by local/state/federal law.~~
- ~~Location in the Coastal Zone~~

~~Carmel-by-the-Sea is located in the California Coastal Zone and is therefore subject to a host of regulations that are not present in communities outside the Coastal Zone. The presence of additional land use regulation via the Local Coastal Program, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed. The additional hurdles presented by Coastal Zone regulations represent an additional layer of complexity to the City's already time-consuming review process.~~

~~Conversion of Motels for Multi-Family Housing (Opportunity)~~

~~The City will explore the development of a program to allow the transfer of development rights of hotels and motels located in the R-1 zoning district to the commercial zoning district. This might allow older motels to convert to multi-family housing and thereby provide a new source of affordable housing in the community.~~

~~Multi-Family Housing~~

- ~~Currently, the City allows multi-family housing without a conditional use permit (CUP) at densities up to 22 dwelling units per acre. In order to provide additional incentive to build multi-family housing, the City will amend the Code to remove the CUP for multi-family developments up to 33 du/ac.~~

B.3 Non-Governmental Constraints

State law (Government Code Section 65583(a)(6)) requires an analysis of potential and actual governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels. The Housing Element must identify ways, if any, to reduce or overcome these constraints in order to meet the City's housing needs.

Land Availability and Cost

Three primary factors contribute to high land costs on the Monterey Peninsula, and in Carmel-by-the-Sea in particular: 1) the area is considered a desirable place to live, 2) available land is in short

supply and 3) land costs vary both between and within jurisdictions based on factors such as the desirability of the location and the permitted density. According to the real estate website, Zillow, the typical land value for a single-family home is between $800,000 and $1.2 million in the city of Monterey, but between $1.5 million and $5 million in ~~a jurisdiction like~~ Carmel-by-the-Sea.

Due to the fact that land availability is limited within Carmel-by-the Sea and the City is largely built out, a number of programs have been created to creatively increase density and affordable housing potential within the City.

Construction Costs

Construction costs associated with housing development are generally comprised of both soft and hard costs. Soft costs for housing development include the cost of architectural, engineering, accounting, legal and other professional services, as well as the cost of obtaining permits and paying government-imposed fees. Carrying costs and the cost of construction financing can also be considered soft costs. Hard costs include the costs of labor and materials and can also include ~~impact fees and~~ costs accumulated through permitting delays.

Hard costs are very high in Carmel-by-the-Sea, and both the high cost of labor and the high cost of materials could be considered constraints on housing development. Hard construction costs can vary significantly ~~across the City~~ based on the varied and unique geographic conditions throughout the ~~county~~City. Hard costs can be higher than average in Carmel-by-the-Sea compared to Monterey County.

Hard and soft costs contribute significantly to the overall cost of developing new housing. High hard costs are difficult for an individual jurisdiction to mitigate.

We're going to have to tell market-rate builders they're going to have to provide more money for our affordable housing quotient…we have got to subsidize it…take the people paying market rate and say, I'm sorry, if you want to live here you got to pay to play, and we put that money towards our affordable housing quotient and build something that makes sense

November 17, 2022 Housing Ad Hoc Committee Community Meeting Attendee

Availability of Financing

As a stable and affluent community, private housing mortgage financing is readily available in Carmel-by-the-Sea. There are no mortgage-deficient areas in the City and no identifiable underserved groups in need of financing assistance. At the time this Housing Element was drafted, interest rates for homebuyers were increasing from a low of 2.75 percent in 2020 to almost 7 percent in 2023 for a fixed rate, 30-year mortgage. The current economic climate is uncertain and still affected by increasing inflation, the possibility of a recession, geopolitical tensions, businesses rebounding and responding to changes brought on by the COVID-19 pandemic, and ongoing supply chain disruptions; however, there are a number of ways to finance residential development in the City, some of which are outlined below.

Banks, Community Development Financial Institutions Fund (CDFIs), and state housing agencies

Banks, Community Development Financial Institutions Fund (CDFIs), and state housing agencies all play a role in providing affordable housing.

- **Banks** are regulated by the Community Reinvestment Act (CRA), which requires them to provide lending and services to all segments of their communities, including low-and moderate-income borrowers. Banks can meet their CRA requirements through a variety of activities, including making loans to affordable housing developers, providing grants to community development organizations, and investing in CDFIs.
- **CDFIs** are specialized financial institutions that provide loans, investments, and other financial services to low-income communities and individuals. CDFIs are often more flexible than traditional banks, and they can provide loans to borrowers who may not be able to qualify for financing from other sources.
- **State housing agencies**(SHAs) are government agencies that provide financial assistance for affordable housing development. SHAs can provide loans, grants, and tax credits to developers, and they can also help to promote affordable housing through public education and outreach programs.

Together, banks, CDFIs, and SHAs play a vital role in providing affordable housing. These organizations work to ensure that everyone has access to safe, decent, and affordable housing, regardless of their income. The California Housing Finance Agency (CalHFA) is a SHA that provides financing for affordable housing development in California. These organizations are essential partners in the fight to ensure that everyone has access to safe, decent, and affordable housing.

Housing Credits

Federal

The 4% and 9% LIHTC (Low-Income Housing Tax Credit) are federal tax credits that can be used to finance the construction or rehabilitation of affordable housing. The 4% credit is for the acquisition of existing buildings for rehabilitation and new construction financed by tax-exempt bonds. The 9% credit is generally for new construction and substantial rehabilitation with no federal subsidies. The amount of the credit is equal to 4% or 9% of the project's qualified basis, and it can be used to offset federal income taxes. The credit is claimed over a 10-year period.

The 9% LIHTC is more valuable than the 4% LIHTC, so it is typically used for larger projects. The 9% LIHTC is also more competitive, as there is a limited amount of 9% credits available each year.

Both the 4% and 9% LIHTCs are important tools for financing affordable housing. They have helped to create millions of affordable housing units across the country.

State

State housing credit is a state-level program that provides tax credits to developers who build or rehabilitate affordable housing. The credits are similar to the federal Low Income Housing Tax Credit (LIHTC), but they are administered by state housing finance agencies (HFAs).

State HFAs allocate tax credits to developers through a competitive process. The credits are then sold to investors, who use them to offset their state income tax liability. The proceeds from the sale of the credits are used to finance the construction or rehabilitation of affordable housing.

State housing credit benefits both developers and low-income households. For developers, the credits provide a valuable source of financing that can help them make affordable housing projects financially feasible. For low-income households, the credits help to keep rents affordable.

Federal Home Loan Bank System

The Federal Home Loan Banks (FHLBs) are 11 regional banks that provide funding to financial institutions in all 50 states and U.S. territories. They were created by Congress in 1932 to help revitalize the housing market during the Great Depression.

FHLBs are cooperatively owned by their member institutions, which include community banks, credit unions, commercial banks, savings institutions, and insurance companies. These member institutions can borrow money from FHLBs at a discounted rate, which helps them to offer lower interest rates on mortgages and other loans to their customers.

In addition to providing funding, FHLBs also offer a variety of other services to their members, such as:

- Technical assistance on housing and community development
- Affordable housing programs
- Letters of credit
- Mortgage purchase programs

FHLBs play an important role in the U.S. housing market. They help to ensure that there is a steady supply of affordable mortgage credit available to borrowers, and they also support community development efforts.

Federal Home Loan Bank and Affordable Housing Program

The Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) is a grant program that provides funding for the creation and preservation of affordable housing. The AHP is funded by a 10% contribution from each FHLB's earnings.

The AHP can be used to finance the following types of affordable housing projects:

- **Owner-occupied housing:** The AHP can be used to finance the purchase, construction, or rehabilitation of owner-occupied housing for low-or moderate-income households.
- **Rental housing:** The AHP can be used to finance the purchase, construction, or rehabilitation of rental housing where at least 20% of the units are affordable for and occupied by very low-income households.
- **Mixed-income housing:** The AHP can be used to finance the purchase, construction, or rehabilitation of mixed-income housing where a portion of the units are affordable for low- or moderate-income households.

The AHP is a competitive program, and applications are typically reviewed on a quarterly basis. To be eligible for an AHP grant, a project must meet the following criteria:

- The project must be located in a low-or moderate-income census tract.
- The project must be affordable to low-or moderate-income households.
- The project must be developed by a qualified project sponsor.

The AHP is a valuable resource for developers of affordable housing. The program provides much-needed funding for the creation and preservation of affordable housing, and it helps to ensure that low-and moderate-income households have access to safe and affordable housing.

Housing First

Supportive housing is a type of housing that provides permanent, affordable housing with on-site supportive services to help people who are homeless or at risk of homelessness. The supportive services can vary depending on the needs of the individual or family, but they may include case management, mental health services, substance abuse treatment, job training, and education.

There are a variety of supportive housing subsidy programs available in the United States. Some of the most common programs include:

- **Housing Choice Vouchers (HCVs):** HCVs are a federal program that provides rental assistance to low-income households. HCVs can be used to rent apartments on the private market, and they can also be used to pay for supportive housing.

- **Veterans Affairs Supportive Housing (VASH):** VASH is a federal program that provides rental assistance and case management services to homeless veterans.
- **Rapid Re-housing:** Rapid Re-housing is a short-term program that provides rental assistance and case management services to help people who are homeless quickly find and maintain housing.

The Housing First approach to homelessness is a philosophy that emphasizes providing permanent housing to people who are homeless, regardless of their other needs. The Housing First approach has been shown to be effective in reducing homelessness and improving the lives of people who are homeless.

The supportive housing subsidy system in the United States is a complex system, but it is an important part of the Housing First approach to homelessness. The subsidy programs help to make supportive housing affordable for people who are homeless, and they help to ensure that people who are homeless have access to the supportive services they need to succeed.

~~The current economic climate is uncertain and still affected by increasing inflation, the possibility of a recession, geopolitical tensions, businesses rebounding and responding to changes brought on by the COVID-19 pandemic, and ongoing supply chain disruptions.~~

Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Carmel-by-the-Sea does not receive requests to develop below densities and this is not a constraint to development.

Small Lots and Large Units

Property within Carmel-by-the-Sea is typically smaller than a half-acre, which can be a constraint for housing production. Lot consolidation ~~incentivization~~ incentives may be a solution. Large multi-family units have become commonplace with recent housing proposals. Large units reduce the number of multi-family units overall, which decreases the housing variety available, and increases the number of ~~luxury expensive~~ expensive luxury housing options. A minimum density requirement is being ~~considered~~ proposed within the Housing Priority Overlay Zoning~~e~~ ~~d~~District ~~for sites included with the Sites Inventory~~ in the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC), and R-4 District.

Seasonal Vacancies

Carmel-by-the-Sea has a 50% vacancy rate of which 80% is attributed to seasonal vacancies, given the community's strong tourism industry. Second homeowners seeking seasonal homes skews the demand for housing, driving up rents and home prices and making it challenging for those working

in Carmel-by-the-Sea ~~employees~~ to find available housing ~~and driving up rents and home prices~~. Rising housing prices decrease the stock of housing affordable to those living or working in and around Carmel-by-the-Sea ~~residents~~, further spurring the statewide housing shortage. Programs to address this issue are ~~included~~ incorporated in the 6th cycle Housing Element and includ~~ing~~e encouraging Accessory Dwelling Units and ~~the~~ establish~~ment~~ing of ~~-~~an Affordable Housing Trust Fund which could be funded in part by a vacancy tax.

Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors. Generally, building permits are submitted in a timely manner after planning entitlements; however larger projects have experienced longer timeframes given supply chain issues and labor shortages, neither of which the City controls.

Environmental Justice Element Requirement

An Environmental Justice Element or equivalent is not required for Carmel-by-the-Sea because no disadvantaged communities exist within the city's boundaries (as defined in Gov. Code, § 65302, (h)(4)(A)). "Disadvantaged communities" means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or ~~an area that is~~ a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Environmental Constraints

Environmental constraints affecting housing include geologic and seismic conditions and fire hazards, which are a threat to the built environment. These constraints are discussed in detail below. However, the primary environmental constraint to the development of housing in Carmel-by-the-Sea is the limited water supply, as already discussed ~~above~~.

Fire Hazards

Carmel-by-the-Sea is often referred to as a "Village in the Forest," due to its extensive urban forest. The high density of structures within the Carmel residential areas and business district among numerous trees increases the fire hazard. In addition, the Pescadero Canyon, Del Monte Forest, and Mission Trails ~~Park~~ Nature Preserve, ~~,~~ located adjacent to the City, introduce~~s~~ the possibility of a wildland fire. The currently adopted (October 2008) California Department of Forestry and Fire

Protection (CAL FIRE) *Very High Fire Hazard Severity Zones in Local Responsibility Areas* (LRA) map for Carmel-by-the-Sea identifies a large area encompassing northern and eastern portions of the City as a Very High Fire Hazard Severity Zone. In such zones, roofs and exterior walls of new buildings must be made of noncombustible materials. It should be noted that all LRA maps across the state of California are undergoing updates and according to CAL FIRE are anticipated to be released sometime in 2024.

Obtaining insurance for structures is increasingly difficult given the Very High Fire Hazard Severity Zone, ~~which~~ pose~~s~~ing a constraint to residential development.

The City of Carmel-by-the-Sea is part of a regional coordination effort with other Monterey County cities, including Pacific Grove and Monterey. These neighboring agencies provide aid to each other on an as-needed basis. Fire protection for the City is provided by the City of Monterey Fire Department based out of the Carmel Fire Station located on 6th Avenue.

Emergency and Evacuation Planning

Emergency response is provided through coordinated efforts by the cities of Monterey, Pacific Grove, and Carmel. Emergency planning and evacuation pose many challenges for the City due to the precarious topography and narrow City roads. The General Plan Safety Element (both the currently adopted version and the updated Safety Element being prepared in conjunction with the 6th Cycle Housing Element) provides an in-depth analysis of emergency and evacuation planning and protocols, as well as scenario mapping and evacuation route mapping. City staff generally note that particularly in Carmel, where small lots make meeting egress requirements difficult at higher densities, incentivizing lot mergers in the commercial district will help address concerns and challenges associated with emergency and evacuation planning across the City.

Seismic

The entire California Coast and Coast Range area is prone to earthquakes. Based on history, the probability of a moderate or high magnitude earthquake occurring in the greater Monterey region in the next few decades is quite likely. Faults that could present hazards to Carmel-by-the-Sea during an earthquake event include the following active or potentially active faults: San Andreas, San Gregorio-Palo Colorado, Chupines, Navy, and Cypress Point. The San Andreas and San Gregorio faults are two dominant faults within the Monterey County region that are considered active with evidence of historic or recent movement.

While the seismic hazards cannot be eliminated, there are a number of regulations that reduce the impact of these hazards. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy, by preventing the construction of buildings used for human occupancy on the surface trace of active faults. The California Building Code includes provisions associated with engineering design and building

requirements that address seismic hazards. In addition, the City of Carmel-by-the-Sea General Plan includes policies addressing hazards from seismic activity.

Tsunami

The City would be minimally affected by a moderate to extreme tsunami event. This can be accredited to coastal topography along Carmel's western boundary. The steep cliff, or a step-down in elevation between the Scenic Road and the beach, acts as a protective boundary during a tsunami event. However, low lying portions of Carmel-by-the-Sea are susceptible to inundation from tsunami, known as waves produced from a seismic event. Only the southern-most portion of the City and the low-lying Carmel Lagoon neighborhood (within unincorporated Monterey County) could be impacted if a 21-foot-high tsunami wave were to enter the Carmel River lagoon. Impacts from tsunami could include damage to improvements from wave inundation and from wave-carried debris.

Tsunami is a potential safety hazard as well as a hazard to property. The actual areas that will be impacted from a tsunami will vary depending on factors such as the size of the tsunami wave, tide level at the time of the tsunami, the wave source location and the wave direction. In general, areas adjacent to the shoreline that are below an elevation of approximately 15 to 20 feet above mean sea level appear to have a higher level of risk.

Flooding

Carmel is located on a sloping terrain that offers good storm water runoff into both the Pacific Ocean and the Carmel River. Only a small portion of the City's southern tip is designated as a FEMA 100- year Flood Zone. Carmel Beach is subject to flooding during high tide and beach sand is lost yearly during winter storms. The beach is clearly separated from adjacent roads and houses by a moderately steep hill. Due to that topographical feature, the coastal flooding rarely extends past the beach. There are several areas of the City, which have been identified in the City's general plan as being prone to localized flooding. The main area subject to localized flooding is located within the Mission Trail Nature Preserve. The Mission Trail site is owned by the City and used as a park, and the City recently approved a CDP to correct flooding issues within Mission Trails Nature Preserve. This use mitigates some of the damage that would normally result from the retention of water on the site and the City recently approved a Coastal Development permit to correct some flooding issues in this area.

The City's General Plan includes a Safety Element with policies and programs which address flooding (see policies P8-27 through P8-31). The Safety Element Update will also include and update where necessary the City's policies and programs related to flooding. The City's ~~m~~Municipal ~~c~~Code (Chapter 15.56 Community Floodplain) further addresses flood risks and hazards found in the City as well as identifying methods for reducing flood losses. In order to accomplish its purposes, this chapter of the municipal code includes regulations to:

1) Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;

2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;

4) Control filling, grading, dredging, and other development which may increase flood damage; and

5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 2018-03 § 1 (Exh. A § 4), 2018).

Coastal Erosion and Landslides

Erosion on sloped inland areas and at the shoreline (beach) has been a problem for much of Monterey County, including Carmel. The hazards due to erosion are difficult to separate from those due to flooding and landsliding. In some cases, erosion is a result of flood and landslide conditions; in others, rapid water runoff and landsliding can occur in areas subject to prolonged erosion. The preventive costs of erosion are generally included within flood control measures and the overall costs of hillside development. Adoption of the present state of the art procedures for erosion prevention in hillside areas will, in most cases, eliminate losses.

Losses due to coastal erosion can be reduced most economically by avoiding construction in areas subject to severe erosion. Erosion of the beach bluffs is addressed in the City's Shoreline Management and Emergency Operations plans.

Summary of Non-Governmental Constraints

In summary, while Carmel-by-the-Sea is subject to the environmental constraints described above, the City's General Plan sets forth a series of actions to minimize these constraints. Carmel-by-the-Sea incorporates this information into its land use planning and development review processes. In an effort to continue to reduce constraints to housing development, the Housing Element Update includes specific policies and programs in Chapter 2 to reduce or eliminate non-governmental constraints to the extent feasible and practical.

The primary non-governmental constraints and the 6th Cycle Housing Element programs to address them are shown in Table B-9 below:

Table B-9: Summary of Non-Governmental Constraints

Non-Governmental Constraint	Programmatic Action
Land Availability and Cost Carmel-by-the-Sea's limited availability of land coupled with its desirable coastal location and world-renowned architecture has resulted in high cost of land and a lack of affordable housing. Some of the primary factors that have contributed to high land costs in Carmel-by-the-Sea are its, and limited availably of land.	Program 3.1.A: Mixed Use Affordable Housing Program 3.1.B: Overnight Visitor Accommodation (Conversion) Transfer of Development Rights. Program 1.1.C: Development on Small Sites Program 3.1.C: Density Bonus
Construction Costs Costs of labor and materials are very high in Carmel-by-the-Sea and could be considered constraints on housing development.	Program 3.1.C: Density Bonus
Availability of Financing	Program 2.1.D: Establish Affordable Housing Trust Fund Program 5.1.C: Shared Housing Information Program 5.1.B: Housing Choice Voucher Program Program 5.2.A: Support Community Organizations
Small Lots and Large Units	Program 3.1.G: Housing Priority Overlay Zoning District
Seasonal Vacancies	Program 2.1.D: Establish Affordable Housing Trust Fund

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Vacant and Available Sites

APPENDIX C

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Appendix C
Housing Sites Inventory Analysis

C.1 Introduction

The Association of Monterey Bay Area Governments (AMBAG) forecasts that the two-county (Monterey and Santa Cruz) Monterey Bay Area will add 32,867 new households between 2020 and 2045[1]. For the eight-year time frame covered by this 6th Cycle Housing Element Update, the State Department of Housing and Community Development (HCD) has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to above-moderate (market rate) housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Monterey Bay Area must plan compared to previous cycles.

C.2 Regional Housing Needs Allocation

AMBAG adopted its *Final 6th Cycle Regional Housing Needs Allocation Plan 2023-2031* ~~in~~ on October 12, 2022. The plan was approved by HCD on November 8, 2022. For Carmel-by-the-Sea, the ~~proposed~~ RHNA to be planned for this cycle is 349 units. Details are provided below.

RHNA Summary

Carmel-by-the-Sea's share of the regional housing need for the eight-year period from 2023 to 2031 is 349 units, which is a 1,125 percent increase over the 31 units required by the 2014 to 2023 RHNA. The housing need is divided into the four income categories of housing affordability. Table C-1 shows Carmel-by-the-Sea's RHNA for the planning period 2023 – 2031.

[1] Final 2022 Regional Growth Forecast, AMBAG, November 18, 2020

Table C-1 Carmel-by-the-Sea's Regional Housing Needs Allocation – 2023–2031

Income Group	Carmel-by-the-Sea Units	Percent	Monterey County Units	Percent	Monterey Bay Area Units	Percent
Extremely Low Income (<30% of AMI)	57	16.3%	2,~~.~~206	10.9%	3,934	11.8%
Very Low Income (30% - 50% of AMI)	56	16.0%	2,206	10.9%	3,934	11.8%
Low Income (50%-80% of AMI)	74	21.2%	2,883	14.2%	5,146	15.5%
Moderate Income (80%-120% of AMI)	44	12.6%	4,028	19.8%	6,167	18.5%
Above Moderate Income (>120% of AMI)	118	33.9%	8,972	44.2%	14,093	42.4%
Total	349	100.0%	20,295	100.0%	33,274	100.0%

SOURCE: AMBAG 2021

NOTE: The Association of Monterey Bay Area Governments (AMBAG) Executive Board adopted the 2023-2031 Regional Housing Needs Allocation Plan (RHNA) on October 12, 2022 (Resolution No. 2022-24). The plan was approved by the California Housing and Community Development on November 8, 2022.

Progress to Date

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2023 through December 15, 2031. The statutory adoption date for the 6th Cycle Housing Element is December ~~31~~15, 2023—a full six months after the beginning of the planning period. To account for this discrepancy, the City of Carmel-by-the-Sea must account for the number of housing units permitted prior to adoption of the 6th Cycle Housing Element and apply these to the 2023-2031 RHNA. Accordingly, the units permitted in this period count toward the 2023-2031 planning period RHNA and are subtracted from the 6th Cycle RHNA. Table C-2 shows the City of Carmel-by-the-Sea's adjusted RHNA, which accounts for progress made prior to the adoption of the updated Housing Element document.

Table C-2 Carmel-by-the-Sea's Adjusted RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	113	74	44	118	349
Units permitted between June 30, 2023 and December 31, 2023	TBD	TBD	TBD	TBD	TBD
Remaining RHNA					

SOURCE: City of Carmel-by-the-Sea, Community Planning & Building Department

C.3 Sites Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development ~~from 2023-2031~~ in order to accommodate Carmel-by-the-Sea's assigned 349 housing units. The City ~~doe~~isn't responsible for building the housing but creates the programs and policies to plan for where it should go and how many units could be on potential sites.

~~Overview of Selected Sites~~

~~This section provides information on the current list of potential sites under consideration for determining how the City will accommodate the State's required minimum of 349 housing units.~~ Figure C-1 shows an overview of the potential sites inventory map that has been developed for Carmel-by-the-Sea's 6th Cycle Housing Element Update.

Figure C-1 Potential Sites Inventory Map (insert map)

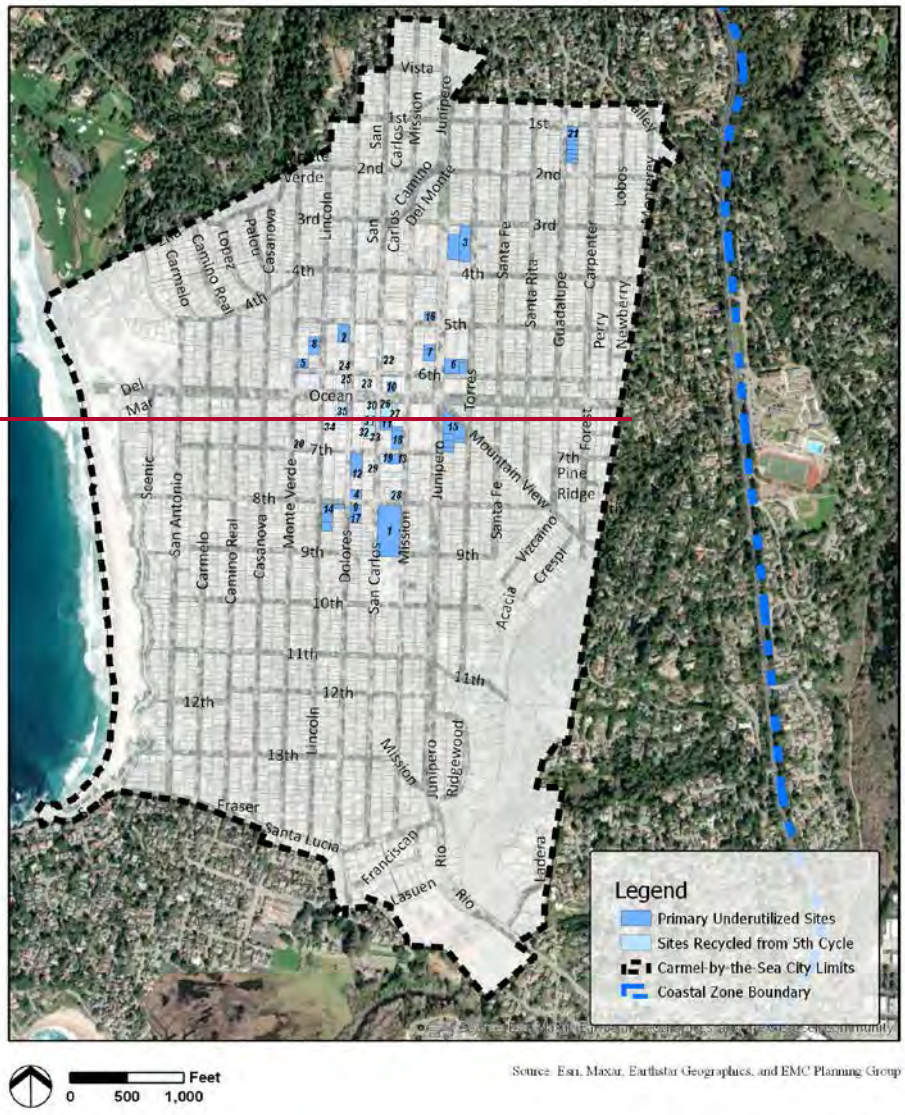


Figure C-1

Housing Sites Inventory

Carmel-by-the-Sea
6th Cycle Housing Element

Key Housing Opportunities

This section provides details on vacant and underutilized sites that are available for housing development in the city. The City has identified 35 sites capable of accommodating 283 housing units. In addition, the City has developed a program of new incentives for 46 hotel owners in the community to ~~house~~ provide on-site housing for lower-income hospitality employees ~~in existing hotel rooms~~. Finally, the City has an active accessory dwelling unit program ~~that is~~ capable of providing additional lower-income housing. Altogether, these housing resources have the potential to accommodate approximately 115 percent of Carmel's RHNA. Each of these opportunities is discussed in more detail below.

The City's estimate of the number of housing units that can realistically be developed on key housing opportunity sites is considered conservative. ~~What has been omitted from~~Beyond what is included with this list are 43 vacant single-family sites, zoned R-1 capable of accommodating 43 market-rate housing units, all of which were previously identified in Carmel's 5th Cycle Housing Element. These sites will act as an additional buffer of potential housing unit capacity.

Primary Underutilized Sites

The City has identified 21 underutilized sites capable of accommodating 248 lower-income and market-rate housing units. Eight of the total 21 primary underutilized sites were identified in the 5th Cycle Housing Element, all of which were identified at the time as having the highest probability of developing should adequate water resources become available during the planning period. Achieving this level of construction on the sites identified as primary underutilized sites would be dependent on a number of factors, including an adequate water supply, market conditions, construction costs, etc. ~~and not the least of which would be Carmel's discretionary development review process~~. The City has recognized that certain factors are beyond its control, however the permit review process can be improved. Therefore, new programs have been included ~~this these factors and has included a new programs~~ in this 6th Cycle Housing Element update to permit redevelopment of all of underutilized sites identified herein. Examples include removing ~~without~~ the need for a conditional use permit ~~(i.e., "by right")~~ and establishing a minimum density for multi-family housing. ~~While significant hurdles remain – construction costs, design review, etc. – this new program removes the single greatest one obstacle to achieving the City's housing objectives for these underutilized sites.~~

The capacity estimate for these primary underutilized sites is supported, in part, by a ~~recent~~ 2023 housing feasibility study undertaken by the City in preparation for the City's 6th Cycle Housing Element update.[2] This study provided an in-depth analysis of the redevelopment potential for the first 16 primary underutilized sites (the January 2023 feasibility study is attached in its entirety as Appendix F).

[2] ECO Northwest, January 27, 2023. "Housing Element Analysis for the City of Carmel by-the-Sea."

A one-page description of each primary underutilized site, including a photograph of the site, is presented in the following section. The information provided for sites 1 through 16 has been excerpted directly from the 2023 feasibility study.

Site #1: Sunset Center ~~Lots~~ North & South Lots Site

Location: East Side of San Carlos between 8th & 10th Avenues (APN: 010-143-001)

Number of Housing Units: 33

Description: The north lot at Sunset Center is a large (1.02 acre) parking lot with no improvements other than paving. The south lot is 1.84~~XX~~ acres. Both sites are ~~It is a~~ City-owned ~~site~~. The City has expressed interest in redevelopment of the parking lots ~~redeveloping the site for housing~~ so long as parking needs for Sunset Center could be accommodated in the development program. A design competition could be one way ~~a program~~ to ~~incentivize~~ entice local architects to partner with non-profit affordable housing developers.

~~The south parking lot could also be a viable housing development site.~~ Figure C-2 shows a photograph of the north parking lot at the ~~North~~ Sunset Center ~~Lots Site~~.

"I live near the ~~S~~sunset Center. I would love to see that made into a usable space, and will completely support your efforts to do that. So, go for it. Have courage and get this work done."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Figure C-2~~2~~ Sunset Center Lots Site (Site #1)



Site #2: Sunset Center South Lot Site

Location: East Side of San Carlos between 8th & 10th Avenues (APN: 010-143-001)

Number of Housing Units: 33

Description: The north lot at Sunset Center is a large (1.02 acre) parking lot with no improvements other than paving. The south lot is 1.84~~XX~~ acres. Both sites are City-owned. The City has expressed interest in redevelopment of the parking lots so long as parking needs for Sunset Center could be accommodated in the development program. A design competition could be one way to entice local architects to partner with non-profit affordable housing developers.

Figure C-2 shows a photograph of the north parking lot at the Sunset Center.

"I live near the Sunset Center. I would love to see that made into a usable space, and will completely support your efforts to do that. So, go for it. Have courage and get this work done."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Figure C-3 Sunset Center South Lot (Site #2)

[Photo to be inserted prior to HCD submittal]

Site #3: Ulrika Plaza Site

Location: Southwest Corner of Dolores Street & 5th Avenue (APN: 010-138-003, -021)

Number of Housing Units: 12

Description: The 0.37-acre Ulrika Plaza site, was previously entitled as a mixed-use building. The initial developer lost the project for financial reasons and it was acquired by another developer. This developer ~~has been working to get~~is in the process of obtaining entitlements for a new mixed-use development program that includes ~~for~~ 12 market-rate apartment units ~~approved on the site for several years~~. The site is a case study of a development not building to maximum density, and not including affordable units.

Figure C-4~~Figure C-3 Ulrika Plaza Site (Site #2)~~ Ulrika Plaza Site (Site #3)



Site #~~3~~4: City Public Works (Vista Lobos) Site

Location: West Side of Torres Street between 4th & 5th Avenues (APN: 010-104-001, -004)

Number of Housing Units: 42

Description: This is a City-owned site totaling 1.28 acres at the northeast end of the ~~study area~~commercial district. The site is a large parking lot with low value improvement used for public parking. The City has expressed interest in using the site for housing if feasible. Potential height restrictions due to a protected viewshed to Point Lobos (see CMC 17.12.050) could limit achievable density and feasibility, though opportunities exist to cut into the slope at street grade.

~~Figure C-4~~Figure C-5 **City Public Works (Vista Lobos) Site (Site #~~3~~4)**



~~Site #4: Carmel Realty Office Site~~

~~**Location: Northeast Corner of Dolores Street & 8th Avenue (APN: 010-145-008)**~~

~~**Number of Housing Units:** 46~~

~~**Description:** This site is a 0.18-acre corner lot parcel that is currently owned and used for office space by Carmel Realty. It has low lot coverage and scores well with a land-to-improvement ratio. It is a single-story structure that is surrounded on all sides by structures to the north and east that are at least two stories tall. The site was previously used in the RHNA 5 inventory.~~

~~**Figure C-5 Carmel Realty Office Site (Site #4)**~~



~~Site #5: Pine Inn Parking Lot Site~~

~~**Number of Housing Units:** 5~~6

~~**Description:** This 0.18-acre site is the parking lot for the Pine Inn. The site is not attached or adjacent to the inn, it is a separate parcel across the street. As driving patterns and parking needs change, this site could be a future candidate for redevelopment.~~ Redevelopment of the site ~~would require a zone change~~

~~**Figure C-6 Pine Inn Parking Lot Site (Site #5)**~~



Site #~~6~~5: Bruno's Market Site

Location: North Side of 6th Avenue between Junipero Avenue and Torres Street (APN: 010-095-012, -013)

Number of Housing Units: 17

Description: This site is two adjacent parcels totaling over 0.53 acres under the same ownership. The site includes a parking lot that leads to low lot coverage. It also scores in the top tier for land-to-improvement ratio. ~~It could be a potential redevelopment candidate.~~

~~Figure C-7~~Figure C-6 **Bruno's Market Site (Site #~~6~~5)**



Site #7: Three Garages Site

Location: Junipero Avenue 3, 4 & 5 Northwest of 6th Avenue (APN: 010-098-004, -005, -006)

Number of Housing Units: 7~~11~~

Description: This site would be an assemblage of three equal~~-~~ sized parcels totaling 0.33 acres. Two of the parcels are under the same ownership, and one was previously used in the RHNA 5 inventory. Existing uses include a site with parking and three attached garages, and a commercial building used for real estate sales. Combined~~,~~ the site scores in the top tier for land-to-improvement ratio and in the mid-tier for value per square foot.

Figure C-8 Three Garages Site (Site #7)



Site #~~8~~6: First Church of Christ Parking Lot Site

Location: Lincoln Street 2 Northwest of 6th Avenue (APN: 010-212-026, -027, -004)

Number of Housing Units: 9

Description: This site is a parking lot used by the First Church of Christ. It is three separate tax lots totaling 0.28 acres. ~~Assessor's records have missing values for ownership on the two southern parcels but given its existing use we assume that all three parcels are owned by the Church.~~ In 2020, the State of California passed AB 1851, commonly referred to as the "yes in God's backyard" bill. This bill makes it easier for religious institutions to convert excess parking to affordable housing by prohibiting a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. Because the current owner is a mission-driven organization, it's possible they may subsidize affordable housing construction and management. The City intends to implement SB-10 for this site (see Program 1.3.I in Chapter 2).~~Redevelopment of the structures on the site would require a zone change.~~

Figure C-7~~Figure C-9~~ First Church of Christ Parking Lot Site (Site #~~8~~6)



Site #~~9~~7: Red Cross Site

Location: Southeast Corner of Dolores Street & 8th Avenue (APN: 010-144-015, -016)

Number of Housing Units: ~~5~~6

Description: This site includes two adjacent parcels owned and used by the American Red Cross. Collectively the site is 0.18 acres. Because the site is owned by a nonprofit organization it does not have Assessor's values to calculate redevelopment metrics. However, site inspection confirms a low intensity use. ~~Because the current owner is a mission-driven organization, it's possible they may be a willing partner if they can find an alternative for their current operations.~~ It's possible that this site could be combined with the American Legion site (#11) to yield a larger affordable housing project. Because the current owner is a mission-driven organization, it's possible they may be a willing partner if they can find an alternative for their current operations. The City intends to implement SB-10 for this site (see Program 1.3.I in Chapter 2).~~Redevelopment of this site would require a zone change~~

Figure C-8~~10~~ Red Cross Site (Site #~~9~~7)



Site #10: Café Carmel Site

Number of Housing Units: 35

Description: All single-story downtown buildings can be explored as opportunities for densification. Site orientation, existing and surrounding uses, and access are contributing factors to feasibility. The Café Carmel site pictured is one example of a single-story commercial property with a two-story building on either side; there are dozens of similar one-story buildings throughout the downtown with at least one adjacent two-story building. The Café Carmel site specifically scores in the top tier for land-to-improvement ratio and has a land value around $100 per square foot. The site was previously used in the RHNA 5 inventory.

Figure C-11 Café Carmel Site (Site #10)



Site #8: JB Pastor Building

Location: Southeast Corner of Dolores Street & 8th Avenue (APN: 010-145-012, -023, -024)

Number of Housing Units: 8

Description: This site includes three adjacent parcels in single-ownership (Esperanza Carmel). Collectively the site is 0.27 acres. Esperanza has presented a development proposal on the site for eight (8) market-rate apartment units.

Figure C-9 JB Pastor Site (Site #8)



~~Site #11: Wells Fargo Site~~

~~**Number of Housing Units:** 8~~11

~~**Description:** This site is two adjacent parcels (combined, 0.38 acres) comprised of the existing Wells Fargo building and associated parking lot. Combined the site is 0.38 acres. The site was identified as a candidate site in the RHNA 5 Housing Element inventory. It scores in the top tier for land-to-improvement ratio. It is owned by an institutional entity (Wells Fargo). However, conversations with City staff indicate that it could be a candidate for inclusion as a historic property which would complicate redevelopment.~~

~~Figure C-12 Wells Fargo Site (Site #11)~~



~~Site #12: Esperanza 7th and Dolores Site~~

~~**Location: Dolores Street 5 Northeast of 8th Avenue (APN: 010-145-012, -020)**~~

~~**Number of Housing Units:** 15~~8

~~**Description:** This site is three adjacent parcels owned by Esperanza Carmel~~under single ~~ownership~~. ~~The site totals roughly 0.30 acres. Esperanza~~ There is a pending ~~has a development proposal on the site for eight (8) market-rate apartment units.~~

~~**Figure C-13 Esperanza 7th and Dolores Site (Site #12)**~~



Site #13: 7th and Mission Site

Location: Southwest Corner of 7th Avenue and Mission Street (APN: 010-142-001)

Number of Housing Units: 56

Description: This 0.18-acre site currently accommodates a two-story mixed-use building with a clothing boutique on the ground floor and residential above in a single-story commercial building. Half of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5. However, it's The current value per-square-foot is high at nearly $500 per square foot, making acquisition of the property less likely. However, Hhalf of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5. Most importantly, the current property owner has expressed interest in redeveloping the parking lot.

Figure C-14 7th and Mission Site (Site #13)



Site #9: Girl Boy Girl

Location: Southwest Corner of Mission & 7th Avenue (APN: 010-420-010)

Number of Housing Units: 5

Description: This 0.18-acre site currently accommodates a clothing boutique in a single-story commercial building. Half of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5. The property owner has indicated interest in developing housing to replace the underutilized parking lot and to retain existing mixed-use brick building.

Figure C-10 Girl Boy Girl Site (Site #9)



Site #~~14~~10: Carmel Foundation Site

Location: Northeast corner Lincoln & 8th (APN: 010-149-001, -010, -011, ~~-012)~~012)

Number of Housing Units: 20

Description: The Carmel Foundation is the primary ~~only~~ provider of ~~deed restricted~~ affordable housing in Carmel. Their administrative offices/campus headquarters include four parcels totaling 0.62 acres. This site does not score high on land-to-improvement ratio but scores in the top tier of value per-square-foot. This site is being considered as a candidate because the Carmel Foundation is a mission-driven organization and interviews with leadership indicate that if they can accommodate their administrative functions and programming off-site, they would consider redeveloping their property for affordable housing. Senior housing is a permitted use in this zone. The City may otherwise implement SB-10 for this site (see Program 1.3.I in Chapter 2). ~~Redeveloping this site would require rezoning.~~

Figure C-11~~15~~ Carmel Foundation Site (Site #~~14~~10)



Site #11: American Legion Site

Location: Dolores Street 2 Southeast of 8th Avenue (APN: 010-144-014)

Number of Housing Units: 5

Description: This American Legion site is approximately 0.18 acres that is immediately south of and adjacent to the Red Cross Site (Site #7). This site was not included in the RHNA 5 inventory. City staff have identified this site because it is underutilized and owned by a quasi-public organization. The mission driven organization has indicated an interest in developing affordable veteran's housing. It's possible that this site could be combined with the Red Cross site to yield a larger affordable housing project. The City intends to implement SB-10 for this site (see Program 1.3.I in Chapter 2).

Figure C-12 American Legion Site (Site #11)



~~Site #15: Carmel Presbyterian Site~~

~~**Number of Housing Units:** 36~~

~~**Description:** This site is five adjacent parcels totaling almost 1.1 acres. Over a third of the site is a parking lot. See previous comments about AB 1851. The site is outside of the commercial core and would require a zone change to facilitate redevelopment beyond housing construction within the existing parking lot area. Redevelopment of this site would require a zone change~~

~~Figure C-16 Carmel Presbyterian Site (Site #15)~~



~~Site #16: NW Corner Juniper & 5th~~ Yafa Building Site

~~**Location: Northwest Corner of Junipero & 5th Avenues (APN: 010-097-007)**~~

~~**Number of Housing Units:** 35~~

~~**Description:** This is a corner lot site totaling 0.18 acres. The existing use is a parking lot and single-story commercial building. The site was included in the RHNA 5 inventory. It scores in the mid-tier for both redevelopment metrics.~~

~~**Figure C-17 5th and Juniper Site (Site #16)**~~



Site #17: American Legion Site

Location: Dolores Street 2 Southeast of 8th Avenue (APN: 010-144-014)

Number of Housing Units: 5

Description: This American Legion site is approximately 0.18 acres that is immediately south of and adjacent to the Red Cross Site (Site #9). This site was not included in the RHNA 5 inventory. The existing use is the American Legion building. City staff have identified this site because it is underutilized and owned by a quasi-public organization. The mission driven organization has indicated an interest in developing affordable veteran's housing. It's possible that this site could be combined with the Red Cross site to yield a larger affordable housing project. Redevelopment of this site would require a zone change. The City proposes to use SB10 on this site.

Figure C-18 American Legion Site (Site #17)



Site #12: AT&T Building

Location: Southwest corner of Junipero & 7th (APN: 010-087-012)

Number of Housing Units: 11

Description: This site is approximately 0.35 acres and consists of a single building. The existing owner is AT&T, and the use is unknown. The site was not included in the RHNA 5 inventory. This R-C zoned site could be fully redeveloped to accommodate at least 11 housing units with a minimum density of 33 dwelling units per acre, within the housing overlay zone (see Program 3.1.G in Chapter 2).

Figure C-13 AT&T Building Site (Site #12)

[Photo to be inserted prior to HCD submittal]

Site #13: Carmel Resort Inn Site

Location: East Side of Guadalupe Street between 1st & 2nd Avenues (APN: 010-021-014, -013, -012, -011, -030, -031, -032, -033)

Number of Housing Units: 8

Description: This site is approximately 0.74 acres and consists of 8 single-family lots of record. The existing use is the Carmel Resort Inn. The site was not included in the RHNA 5 inventory. The current ownership has expressed interest to the City in reducing the footprint of this R-1 District hotel to accommodate the construction of 8 new single-family homes. Two of the eight homes were recently entitled and two additional homes are currently under review.

Figure C-14 Carmel Resort Inn Site (Site #13)





Site #14: Forest Cottages Specific Plan

Location: Northeast corner of Ocean & Mountain View (APN: 010-085-003, -004, -005)

Number of Housing Units: 6

Description: This site is approximately 0.30 acres and has an adopted Specific Plan to enable a total of 6 units within this R-1 zone, which includes two low-income units.

Figure C-15 Forest Cottages Specific Plan (Site #14)

[Photo to be inserted prior to HCD submittal]

Site #~~18~~15: NW Corner Mission & 7th Site

Location: Northwest Corner of Mission Street & 7th Avenue (APN: 010-141-003)

Number of Housing Units: ~~8~~12

Description: This site is approximately 0.37 acres. The existing uses include ~~is~~ multi-tenant retail~~s~~ shops and a restaurant across~~in~~ multiple single-story commercial buildings. The site was included in the RHNA 5 inventory. ~~NW Corner of Mission & 7th (APN 010-141-003).~~ The property owner has expressed interest to add second-story residential uses to the site. Inclusion with the housing overlay zone (see Program 3.1.G in Chapter 2) would support twelve (12) units at this site. The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size. ~~At 33 units per acres, 12 units could be constructed.~~

Figure C-16~~19~~ NW Corner Mission & 7th Site (Site #~~18~~15)



Site #~~19~~16: ~~7th 2 SW of Mission~~First American Title Site

Location: 7th Avenue 2 Southwest of Mission Street (APN: 010-142-013)

Number of Housing Units: 2

Description: This small site is approximately 0.07 acres, currently underdeveloped with ~~. The existing use is~~ a small commercial building. A second-story addition with a minimum of two (2) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). ~~The site was included in the RHNA 5 inventory. The Property is currently underdeveloped and contains a building originally constructed in 1937. The property owner has had discussions with the City about adding at least two apartments on the second story.~~ The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size. ~~The City has had recent experience facilitating this kind of housing development addition to an existing building.~~

Figure C-17~~20~~ 7th 2 SW of Mission Site (Site #~~19~~16)



Site #~~20~~17: NE Corner Monte Verde & 7th Site

Location: Northeast C~~c~~orner of Monte Verde Street & 7th Avenue (APN: 010-191-004)

Number of Housing Units: ~~1~~2

Description: This small site is approximately 0.07 acres. ~~The site was included in the RHNA 5 inventory.~~ The property is currently significantly underdeveloped. ~~The building was originally constructed in 1950 (approximately 60 years old) and has a floor area ratio of approximately 47 percent, compared to the maximum allowed of 80 percent.~~ The building is currently used as ~~an~~ office space.~~,~~ A second-story addition or full redevelopment could result in a minimum of two (2) units at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). ~~but as there is little demand for additional commercial space in Carmel it is likely that the site will be redeveloped with stand-alone housing as opposed to mixed-use. Additionally, t~~The site is in a transition zone from Central Commercial to Single-Family Residential with a hotel to the north (that was originally constructed as apartments) and an apartment complex to the south. The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-18~~21~~ NE Corner Monte Verde & 7th Site (Site #~~20~~17)



Site #18: Yafa Building Site

Location: Northwest Corner of Junipero & 5th Avenues (APN: 010-097-007)

Number of Housing Units: 5

Description: This is a corner lot site totaling 0.18 acres. The existing use is a parking lot and single-story commercial building. A second-floor addition or full redevelopment could yield five (5) units at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was included in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-19 Yafa Building Site (Site #18)



~~Site #21: Carmel Resort Inn Site~~

~~**Location: East Side of Guadalupe Street between 1st & 2nd Avenues (APN: 010-021-014, -013, -012, -011, -030, -031, -032, -033)**~~

~~**Number of Housing Units:** 8~~

~~**Description:** This small site is approximately 0.74 acres and consists of 8 single-family lots of record. The existing use is the Carmel Resort Inn. The site was not included in the RHNA 5 inventory. The current ownership has expressed interest to the City in reducing the footprint of this R-1 District hotel and constructingto accommodate the construction of 8 new single-family homes. Two of the eight homes were recently entitled and two additional homes are currently under review.~~

~~**Figure C-22 Carmel Resort Inn Site (Site #21)**~~





Site #19: Three Garages Site

Location: Southwest of Junipero between 5th & 6th (APN: 010-098-004)

Number of Housing Units: 3

Description: This site equals 0.11 acres and was previously used in the RHNA 5 inventory. The site is currently used for parking, including three attached garages. Neighboring structures are multi-story. A minimum of 3 units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-20 Three Garages Site (Site #19)



Site #20: Carmel Realty Office Site

Location: Northeast Corner of Dolores Street & 8th Avenue (APN: 010-145-008)

Number of Housing Units: 6

Description: This site is a 0.18-acre corner-lot parcel that is currently owned and used for office space by Carmel Realty. It is a single-story structure with low lot coverage and is surrounded by two-story structures to the north and east. Six (6) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-21 Carmel Realty Office Site (Site #20)



~~Sites 22-35 Recycled from 5th Cycle~~

~~To ensure the City has a buffer of housing sites for lower income housing, the City has included 14 additional sites, each of which was previously included in Carmel's 5th Cycle Housing Element. These sites are capable of accommodating an additional 35 units, all of which have been assigned to the above-moderate-income category. As with the other underutilized sites, the likelihood of successfully developing these other sites is improved with the City's proposed new program that would permit redevelopment of all underutilized sites without the need for a conditional use permit (i.e., "by right"). No additional discussion of these sites is provided.~~Site #21: Parashis Building

Location: NW Corner Dolores & 6th (APN: 010-138-006)

Number of Housing Units: 4

Description: This site is a 0.13-acre parcel that the property owner has indicated an intention to fully redevelop. It is a single-story structure that neighbors a two-story structure to the west. Four (4) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-22 Parashis Building Site (Site #21)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #22: The Agency Site

Location: NW Corner Ocean & Dolores (APN: 010-139-001)

Number of Housing Units: 2

Description: This site is a 0.09-acre corner-lot parcel that is currently used as retail space by the property owner. It has low lot coverage and is a single-story structure that is surrounded by two-story structures to the west, and across the street to the east. The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-23 The Agency Site (Site #22)

[Photo to be inserted prior to HCD submittal]

Temporary image:



~~second floor~~

Site #23: Sunset Terrace Site

Location: NW Corner Mission & 8th (APN: 010-142-006)

Number of Housing Units: 6

Description: This site is a 0.19-acre corner-lot parcel and the property owner has indicated an intention to convert the existing office space into housing units. The site includes both a single-story and a two-story structure. A minimum of six (6) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). ~~second-floor~~The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-24 Sunset Terrace Site (Site #23)

[Photo to be inserted prior to HCD submittal]

Temporary image:



~~second-floor~~

Site #24: Enzo's Site

Location: San Carlos 2 SW of Ocean (APN: 010-146-001)

Number of Housing Units: 4

Description: This site is a 0.15-acre corner-lot parcel adjacent to the Doud Arcade site (#25) and includes frontage on Ocean. It is a single-story structure that could either be fully redeveloped or receive a second-floor addition. Four (4) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-25 Enzo's Site (Site #24)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #25: Doud Arcade Site

Location: San Carlos 2 SW of Ocean (APN: 010-146-002)

Number of Housing Units: 5

Description: This site is a 0.13-acre mid-block parcel that the property owner has indicated an intention to construct housing as a second-story addition to the site. The Doud Arcade is a single-story structure. A minimum of five (5) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The existing building would likely remain on the site. The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-26 Doud Arcade Site (Site #25)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #26: Paseo San Carlos Square Site 1

Location: San Carlos 2 NW of 7th Ave (APN: 010-146-003)

Number of Housing Units: 5

Description: This site is a 0.18-acre It has low lot coverage and is a single-story structure that is surrounded on by two-story structures to the west, and across the street to the east. The existing building would likely remain on the site. A minimum of five (5) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). ~~second floor~~The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-27 Paseo San Carlos Square Site (Site #26)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #27: Paseo San Carlos Square Site 2

Location: San Carlos 2 NW of 7th Ave (APN: 010-146-004)

Number of Housing Units: 2

Description: This site is a 0.09-acre mid-block narrow site with a single-story structure. The existing building could remain with a second-story addition, or full redevelopment may occur. A minimum of two (2) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). ~~second-floor~~The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-28 Paseo San Carlos Square Site 2(Site #27)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #28: Carmel Office Supply & Business Center

Location: Lincoln SE of Ocean (APN: 010-147-010)

Number of Housing Units: 2

Description: This site is a 0.09-acre parcel that the property owner has indicated an intention to add a second story. It is a single-story structure that neighbors a two-structure to the south. A minimum of two (2) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-29 Carmel Office Supply & Business Center (Site #28)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Housing Variety

In compliance with Government Code Section 65583 and 65583.2, which require the H~~h~~ousing ~~e~~Element to provide for a variety of housing types including multifamily rental housing, factory-built housing, ~~mobilehomes~~mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing, the City has expanded possible options for property owners to develop housing units.

For instance, the following approaches will enable a variety of housing to be constructed, rehabilitated, converted, or added to an existing single-story structure:

- Zoning changes included with programs in Chapter 2 ~~incintivizes~~incentivizes existing overnight visitor accommodation sites to be converted into multi-family housing units.
- City property, which has the highest likelihood of including lower-income units, will provide additional multi-family ~~opportunites~~opportunities.
- By exercising Senate Bill (SB) -10, the City will enable multi-family units within otherwise single-family zoned neighborhoods. Figure C-36 demonstrates a variety of housing typologies anticipated with the narrative description of the Sites Inventory described in Section C-3.

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Figure C-30 Anticipated Development Types

[Map to be inserted prior to HCD submittal]

Employee Housing at Local Hotels

As mentioned above, the City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element update to incentivize hotels to provide on-site ~~low-income~~affordable ~~employee~~ housing for hospitality ~~hospitability~~ employees in exchange for an additional hotel unit~~the dedication of a minimum of one hotel room to house lower income employees~~. As there are 46 hotels in the City, this program has the potential to add at least 46 moderate- and lower-income units to the City's housing stock.

Accessory Dwelling Units (ADUs and Junior ADUs)

Based on HCD's Annual Progress Report Dashboard, between 2018 and 2022, Carmel received ~~18 ADUs~~ 33 permit applications for new ADUs, approved/entitled 30 applications, issued building permits for 13 ADUs, and finaled 1 ADU~~were constructed in Carmel in the four year period between 2018 and 2021~~. However, the Community Planning & Building Department reports that over the ~~5.5 year~~5.5-year period between 2017 and June 2023, 7 permit applications for ADUs are actively in review, 11 permits have been approved but have not yet started construction, and 33 ADUs are currently under construction. Since 2017, 24 ADUs have completed construction. Based on the number of ADUs approved and under construction (44 total) plus the number that have completed construction (24), the City has averaged 12 ADUs per year over the last 5.5 years. When extrapolated to the eight-year planning period for the 6th Cycle Housing Element update, this equates to 96 units.

Additionally, property owners with existing ADUs constructed between the 1920s and 1980s have received building permits for remodeling of their ADUs, bringing them up to current building code standards. The City is also seeing new ADUs combined with new home construction.

Lastly, the Community Planning & Building Department actively encourages property owners with existing guest houses to convert them into ADUs by adding a kitchen.

Based on the City's permit history and active support for ADUs, as well as the continued interest by property owners in rehabilitating existing ADUs and constructing new ADUs, it is reasonable to estimate a potential capacity of 96 ADUs over the 8 year Planning period. ~~This averages 4.5 ADUs per year, which when extrapolated to the eight year planning period for the 6th Cycle Housing Element update, equates to a total of 36 units. Because the State of California has recently adopted a host of new rules easing the construction of ADUs, and the continued increase in interest by homeowners, the City has doubled its estimate of potential ADUs to a total of 72 units.~~ Following the rule of thumb recommended by HCD, these ~~72~~ 96 units have been distributed to very low-, low-, moderate-, and above moderate-income households as follows: 30 percent, 30 percent, 30 percent, 10 percent, respectively.

Table of Housing Resources

This section provides the formal inventory table of sites that the City of Carmel-by-the-Sea will rely on in the 6th Housing Element planning cycle. Per state law and Housing Program 3.3 (see Chapter ~~3~~ 2 of this 6th Cycle Housing Element), the City is required to maintain "no net loss" of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented below has been designed with ~~excess capacity~~33 percent~~%~~ buffer, not including opportunities for Overnight Visitor Accommodation sites and vacant single-family sites. This allows some degree of flexibility in decision making for individual development projects as they come forward for approval ~~-~~by the Planning Commission ~~City Council~~.

In short, with some limited flexibility, the City is committed to permitting housing on each of the parcels listed in the table below, and in doing so, ensuring that the number of units listed for each parcel in the table--"planned capacity"—is achieved. Should the City approve development that is ~~inconsistent with~~below the parcel's planned capacity, it is then required as part of that approval to:

- Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the City's 6th Cycle RHNA; or
- Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

Table C-3, Housing Sites Inventory, provides details and capacity estimates for each of the parcels that comprise the 3~~5~~3 housing sites identified in the sections above.

Figure C-31 • Sites Inventory and Zoning

[Map to be inserted prior to HCD submittal]

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Table C-3 Housing Sites Inventory

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
Primary Underutilized Sites		-	-	-	-	-	-	-	-	-	-
Primary Underutilized Sites											
1	Sunset Center Lots Site (#1), NE Corner of San Carlos & 8th	010143001000	A-2	Open Space/ Recreation/ Cultural OS/ Rec Cultural	1.02	33	33	--	17	16	--
2	Sunset Center Lots Site (#1), NE Corner of San Carlos & 8th	010143001000	A-2	OS/ Rec Cultural	1.02	33	33	--	17	16	--
23	Ulrika Plaza Site (#2), SW Corner of Dolores & 5th	010138003000 010138021000	SC	Core CommercialCC	0.37	33	12	--	--	--	12
34	City Public Works Site (Vista Lobos) (#3), W/S Torres between 3rd & 4th, and E/S Junipero between 3rd & 4th	010104001000 010104004000	R-4	Multi-Family ResidentialMFR	1.28	33	42	35	--	--	7
4	Carmel Realty Office Site (#4)	010145008000	RC	RCResidential/Commercial	0.19	33	4	-	-	-	4
5	Pine Inn Parking Lot (#5)	010212010000	R-1	Single Family Residential	0.18	33	5	-	5	-	-
65	Bruno's Market Site (#6) NE Corner of Junipero & 6th, and NW Corner of Torres & 6th	010095013000 010095012000	RC	Residential/Commercial C	0.53	33	17	12	5	--	--
7	Three Garages Site (#7)	010098004000 010098005000 010098006000	SC	CCCore Commercial	0.33	33	7	-	-		7

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
86	First Church of Christ Parking Lot (#8), Lincoln 2-4 NW of 6th	010212027000 010212004000 010212026000	R-1SB-10	SFRSingle Family ResidentialSFR	0.28	33	9	--	9	--	--
97	Red Cross Site (#9), SE Corner of Dolores & 8th	010144015000 010144016000	R-1SB-10	SFRSingle Family ResidentialSFR	0.18	33	5	--	--	--	5
8	JB Pastor Building, Dolores 2-4 SE of 7th (#12)	010145012000 010145024000 010145023000	SC	CC	0.46	33	11	--	--	--	11
9	Girl Boy Girl, SW Corner of Mission & 7th (#13)	010142001000	SC	CC	0.18	33	5	--	--	--	5
10	Café Carmel Site (#10)	010133004000	CC	CCCore Commercial	0.15	33	3	-	-	-	3
11	Wells Fargo Site (#11)	010141006000 010141011000	CC	CCCore Commercial	0.36	33	8	-	-		8
12	Esperanza 7th and Dolores Site (#12)	010145012000 010145020000	SC	Core Commercial	0.46	33	15	-	-	-	15
13	7th and Mission Site (#13)	010142001000	SC	Core Commercial	0.18	33	5	-	-	-	5
1410	Carmel Foundation Site (#14), NE Corner of Lincoln & 8th	010149012000 010149010000 010149011000 010149001000	A-3	Single Family ResidentialSFR	0.62	33	20	10	10	--	--
1115	American Legion Site,Carmel Presbyterian Site (#15) Dolores 2 SE 8th	010144014000 010084030000 010084023000 010084024000 010084022000 010084003000	SB-10R-1	SFR Single Family Residential	0.181.10	3333	536	--36	--	--	5

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
12	AT&T Building SW Corner of Junipero & 7th	010087012000	RC	RC	0.35	33	11	--	--	--	11
16	NW Corner Junipero & 5th (#16)	010097007000	SC	CCCore Commercial	0.18	33	3	-			3
17	American Legion Site	010144014000	R-1SB-10	SFRSingle Family Residential	0.18	33	5	-			5
18	NW Corner Mission & 7th	010141003000	CC	CCCore Commercial	0.37	33	8	-			8
19	7th 2 SW of Mission	010142013000	SC	CCCore Commercial	0.07	33	2	-	-	-	2
20	NE Corner Monte Verde & 7th	010191004000	RC	RCResidential/Commercial	0.07	33	1	-	-	-	1
2113	Carmel Resort Inn, SE Corner of Guadalupe & 1st, Guadalupe 2-8 SE of 1st	010021014000 010021013000 010021012000 010021011000 010021030000 010021031000 010021032000 010021033000	R-1	SFRSingle Family ResidentialSFR	0.74	3320	8	--	--	--	8
-	Subtotal Primary Underutilized Sites	-	-	-	8.84	-	248	93	46	16	93
Sites Recycled Carried Over from the 5th Cycle		-	-	-	-	-	-	-	-	-	-
14	Forest Cottages Specific Plan, NE Corner of Ocean & Mountain View	010085004000 010085005000	R-1	SFR	0.30	20	6		2		4

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
		010085003000									
				Subtotal Primary Underutilized Sites	8.16		242	98	54	16	74
Sites Recycled from 5th Cycle											
15	Court of the Fountains NW Corner Mission & 7th	010141003000	CC	CC	0.37	33	12	--	--	--	12
16	First American Title 7th 2 SW of Mission	010142013000	SC	CC	0.07	33	2	--	--	--	2
17	Office building NE Corner Monte Verde & 7th	010191004000	RC	RC	0.07	33	2	--	--	--	2
18	Yafa NW Corner Junipero & 5th	010097007000	SC	CC	0.18	33	5	--	--	--	5
19	Three Garages Site (#7)	010098004000	SC	CC	0.33	33	3	--	--	--	3
20	Carmel Realty Office Site (#4) NE Corner 8th & Delores	010145008000	RC	RC	0.19	33	6	--	--	--	6
~~22~~	~~San Carlos 2 NE of 6th~~	~~010132009000~~	~~CC~~	~~CC~~	~~0.09~~	~~33~~	~~1~~	~~--~~	~~--~~	~~--~~	~~1~~
~~23~~	~~Ocean 4 NW of San Carlos~~	~~010134005000~~	~~CC~~	~~CC~~	~~0.08~~	~~33~~	~~1~~	~~--~~	~~--~~	~~--~~	~~1~~
~~24~~21	Parashis Building NW Corner Dolores & 6th	010138006000	CC	CC	0.13	33	~~24~~	--	--	--	~~24~~
~~25~~22	The Agency NW Corner Ocean & Dolores	010139001000	CC	CC	0.09	33	~~12~~	--	--	--	~~21~~
~~26~~	~~SE Corner Ocean & San Carlos~~	~~010141007000~~	~~CC~~	~~CC~~	~~0.28~~	~~33~~	~~6~~	~~--~~	~~--~~	~~--~~	~~6~~
~~27~~	~~Ocean 2 SE of Mission~~	~~010141009000~~	~~CC~~	~~CC~~	~~0.07~~	~~33~~	~~1~~	~~--~~	~~--~~	~~--~~	~~1~~
~~28~~23	Sunset Terrace NW Corner Mission & 8th	010142006000	RC	RC	0.19	33	~~64~~	--	--	--	~~46~~
~~29~~	~~SE Corner of San Carlos & 7th~~	~~010142012000~~	~~SC~~	~~CC~~	~~0.12~~	~~33~~	~~2~~	~~--~~	~~--~~	~~--~~	~~2~~

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Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
3024	Enzo's San Carlos 2 SW of Ocean	010146001000	CC	CC	0.15	33	34	--	--	--	34
3125	Doud Arcade San Carlos 2 SW of Ocean	010146002000	CC	CC	0.18	33	35	--	--	--	35
3226	Paseo San Carlos Square San Carlos 2 NW of 7th Ave	010146003000	CC	CC	0.18	33	35	--	--	--	35
3327	Paseo San Carlos Square San Carlos 2 NW of 7th Ave	010146004000	CC	CC	0.09	33	12	--	--	--	21
3428	Carmel Office Supply & Business Center Lincoln SE of Ocean	010147010000	CC	CC	0.09	33	12	--	--	--	12
35	SW Corner Ocean & Dolores	010147018000	CC	CC	0.31	33	6	--	--	--	6
Subtotal Recycled Sites							60				60
TOTAL							283302	9398	4654	2316	121134
Potential Converted Hotel UnitsHospitality Employee Housing							4631	08	1612	3011	0
Overnight Visitor Accommodation Transfer of Development							33	8	0	0	25
ADUs							7234	2211	2211	1122	63
Subtotal Other							82	19	23	22	20
GRAND TOTAL							401400	115117	8492	7568	127182
RHNA							349	113	74	44	118
Difference							5251	215	186	24	1764
Difference (Percent)							115115%	101113%	113124%	17054%	108154%

SOURCE: City of Carmel-by-the-Sea; EMC Planning Group Inc.

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D.4 AFFH Sites Analysis

Per AB 686, H~~h~~ousing ~~e~~Elements are required to analyze the location of lower-income sites in relation to high opportunity areas. This comes as a result of the inextricable link between the location of housing and access to resources and opportunities such as employment, schools, basic needs suppliers, etc. Disparities in housing needs and access to opportunities is most common among lower-income households. In an effort to affirmatively further fair housing in Carmel-by-the-Sea, the sites inventory has been analyzed in relation to access to resources, overcrowding, cost burden, environmental pollution burden, social vulnerability, displacement risk, and fair housing and equal opportunity cases.

According to the HCD AFFH Data Viewer,[3] Carmel-by-the-Sea is largely homogeneous when analyzing levels of diversity, access to opportunity, overcrowding, cost burden, environmental pollution burden, social vulnerability, displacement risk, and fair housing and equal opportunity cases. However, the AFFH Data Viewer reveals two areas of analysis, cost burden by home owners and median income, which show geographic concentrations in particular areas of the City. Table ~~A~~C-4 provides an overview of the AFFH indicators described above, as they relate to Carmel-by-the-Sea.

[3] https://affh-data-and-mapping-resources-v-2-0-cahcd.hub.arcgis.com/

Table C-4 AFFH Indicators Analysis Overview

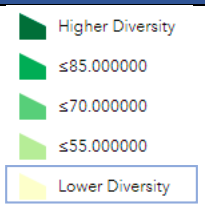
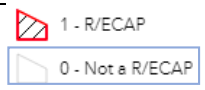
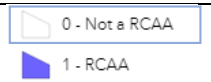
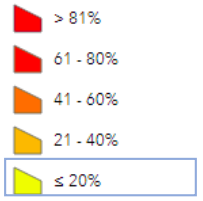
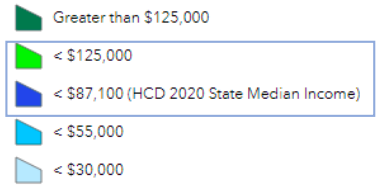
AFFH Category	Legend Category	Surrounding Area Analysis
Fig. A-6 Diversity Index, 2018		Carmel-by-the-Sea has a low level of diversity with no geographic variation across the City. To the north of Carmel-by-the-Sea, diversity levels are higher ranging from 55-<85. Del Rey Oaks, Seaside, and Sand City have the highest diversity levels in the surrounding region.
Fig. A-7 R/ECAP, 2009-2013		Carmel-by-the-Sea has no R/ECAPs in the City. There are no R/ECAPs in the surrounding region.
Fig. A-8 RCAA, 2015-2019		Carmel-by-the-Sea has no RCAAs in the City. The majority of surrounding areas have at least one RCAA. This may be due to a decade long high vacancy trend as a result of being a second home destination.
Fig. A-9 Percent Non-White Population, 2018		Carmel-by-the-Sea has a non-White population of less than or equal to 20% with no geographic variation across the City. The majority of the surrounding region falls between <20-40% non-White. Pacific Grove and Monterey show small concentrations of higher diversity, but Del Rey Oaks, Seaside, and Sand City have the highest diversity in the region (41-80%).
Fig. A-15 Median Income, 2015-2019		Carmel-by-the-Sea has a concentration of households earning less than $87,100 in the central region of the City, while the northern and southern regions show concentrations of households earning between $87,100-$125,000. ~~Surrounding~~Nearby ~~neighboring~~ cities also show geographic variation in median income. Monterey, Seaside, and Sand City show the greatest concentrations of households earning less than $55,000.

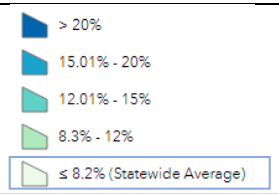
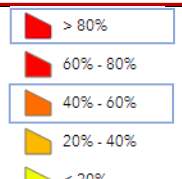
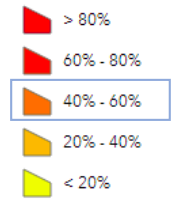
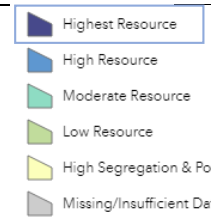
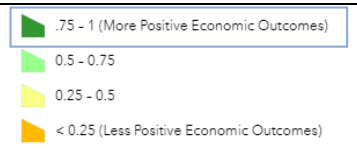
Fig. A-22 Overcrowded Households		Carmel-by-the-Sea and the majority of the surrounding region have less than 8.2% overcrowded households. However, to the northeast, Seaside and Sand City have overcrowding rates of more than 20%.
Fig. A-25 Cost Burden by Home Owners, 2015-2019		Carmel-by-the-Sea shows geographic variations in cost burden rates by home owners. 40-60% of owner households northern region of the City experience cost burden and more than 80% of owner households in the southern region. The majority of the surrounding region fall within 20-60% concentrations of cost burdened owner households. To the north, Del Rey Oaks shows the lowest concentration of cost burdened owner households (<20%).
Fig. A-26 Cost Burden by Renters, 2015-2019		40-60% of Carmel-by-the-Sea renter households experience cost burden with no geographic variation. Much of the surrounding area has similar rates of cost burden among renters. However, regions to the south of Carmel-by-the-Sea have higher rates of cost burden by renters at 60-80% of households. To the north, Seaside and Del Rey Oaks also show higher levels of cost burden (60-80%). Pacific Grove shows geographic variation in cost burden rates among renters with a 20-40% concentration in the southern region of the City.
Fig. A-35 TCAC Opportunity Composite Score, 2022		Carmel-by-the-Sea is a highest resource area with no geographic variation. The majority of surrounding regions to the north of Carmel-by-the-Sea are also highest resource areas with the exception of Seaside and Del Rey Oaks. Seaside is a moderate resource area and Del Rey Oaks is a high resource area.
Fig. A-36 TCAC Opportunity Economic Score, 2022		Carmel-by-the-Sea scores high (0.75-1.0) on economic outcomes. Surrounding regions mostly score high with the exception of Seaside and Del Rey Oaks. Seaside shows concentrations of <0.25 in the western portion of the City and concentrations of 0.25-0.5 in the eastern portion.

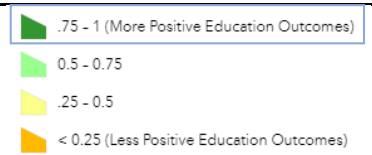
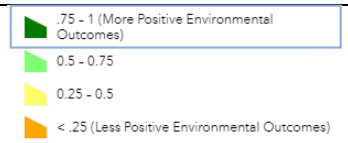
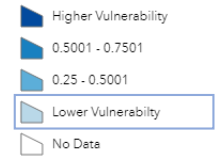
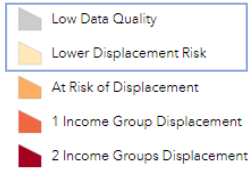
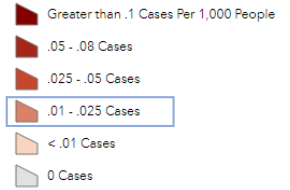
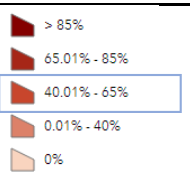
Fig. A-37 TCAC Opportunity Education Score, 2022		Carmel-by-the-Sea scores high (0.75-1.0) on positive education outcomes. Surrounding regions show lower education outcomes ranging from 0.5-<0.25.
Fig. A-38 TCAC Opportunity Environmental Score, 2022		Carmel-by-the-Sea scores high (0.75-1.0) on positive environmental outcomes. Surrounding regions to the north of Carmel-by-the-Sea show more geographic variation in environmental outcomes. Monterey and Del Rey Oaks score low on environmental outcomes (0.25-0.5). Seaside scores lowest with a score of less than 0.25.
Fig. A-39 Social Vulnerability Index, 2018		Carmel-by-the-Sea households are at a lower vulnerability level than surrounding regions. To the south of Carmel-by-the-Sea, households are at a 0.25-0.5001 level of vulnerability. Similarly, in Pacific Grove, Monterey, Del Rey Oaks, Seaside, and Sand City also fall into this vulnerability category. Seaside has concentrations of higher vulnerability in the northeastern region of the City.
Fig. A-44 Displacement Risk, 2022		Majority of surrounding region households are at lower displacement risk, including the northern region of Carmel-by-the-Sea. The Southern region of the City reports low data quality. The Cities of Monterey, Del Rey Oaks, Seaside, and Sand City show higher levels of displacement risk with geographic variation. Displacement risk in Seaside specifically, is highest among two (2) income groups with concentrations in the northeastern region of the City.
Fig. A-46 FHEO Cases Total, Monterey County, 2020		Surrounding Monterey County region shows no variation in total fair housing cases. Carmel-by-the-Sea and region falls within 0.01-0.025 cases.

Fig. A-47 FHEO Cases, Disability Bias, Monterey County, 2020		Surrounding Monterey County region shows no variation in disability bias cases; Carmel-by-the-Sea and region falls within 40.01%-65%.

SOURCE: California Department of Housing and Urban Development, AFFH Data Viewer
NOTES: Blue boxes in "Legend Category" column indicate which category Carmel-by-the-Sea falls within.
Red box outlining all three columns indicate geographic variation or concentrations present.

Figure ~~A~~C-~~X~~38 illustrates geographic concentrations of cost burden by home owners in Carmel-by-the-Sea, in addition to the sites inventory. In the northern region of the City, approximately 40 to 60 percent of home owner households experience cost burden. However, in the southern region of the City, more than 80 percent of owner households experience cost burden. Comparatively, the majority of surrounding regions fall within the 20 to 60 percent range of home owners experiencing cost burden.

Figure C-32 AFFH Sites Analysis: Cost Burdened Home Owners

[Map to be inserted prior to HCD submittal]

Figure ~~AC-X~~39 ~~-~~illustrates geographic variation in median income in Carmel-by-the-Sea, in addition to the sites inventory. In the central region of the City, there is a concentration of households earning less than $87,100, while in the northern and southern regions there are concentrations of households earning between $87,100 and $125,000. Comparatively, the majority of surrounding regions also show some degree of geographic variation in median income.

Figure C-33 Sites and Carmel-by-the-Sea Median Income

[Map to be inserted prior to HCD submittal]

D.54 Conclusion

The vacant and underutilized sites, on-site ~~hotel~~hospitality employee housing~~converted hotel rooms~~, and accessory dwelling units identified in this report are sufficient to accommodate approximately 115 percent of the City of Carmel-by-the-Sea's Regional Housing Needs Allocation for the 6th Cycle planning period. This 15 percent "~~cushion~~buffer" is highly recommended because of the state's no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The "~~cushion~~buffer" essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report have existing uses that would need to be temporarily relocated, remodeled, or replaced ~~demolished~~ before new housing could be constructed.

Nonetheless, for communities like Carmel-by-the-Sea that are largely built out and surrounded on all sides by other communities, redevelopment and densification is the only practical solution to providing its share of housing for the Monterey Bay Area RHNA. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land. To offset these constraints, ~~City Officials have proposed~~ a ~~"Housing Priority Overlay Zone"~~ H~~h~~ousing Priority O~~o~~verlay Z~~z~~on~~e~~ing District will be established to facilitate redevelopment and/or intensification of uses on sites included in the City's housing sites inventory (see Program 3.1.G in Chapter 2).~~.~~ This overlay zone implements a minimum density and clarifies permitting and incentives for affordable housing within the Municipal Code. ~~allows for affordable housing development by right, application of (objective design and development standards apply), and minimum density, and otherwise overrides the development standards of the base district to ensure that the number and types of units identified in the housing sites inventory can be achieved.~~

C.6 Overnight Visitor Accommodation Reference List

Two programs incentivize consideration of housing production by the Overnight Visitor Accommodation property owners. Program 1.3.B initiates a transfer of development rights and Program 1.3.D encourages employee housing to be constructed within existing sites for Overnight Visitor Accommodations. Table C-5 includes known properties that fit the Overnight Visitor Accommodation and would therefore be candidates for these incentive programs.

Table C-5 Existing Overnight Visitor Accommodation Locations

APN	Address	Overnight Visitor Accommodation Establishment Name
010148015000	Dolores & 8th	Adobe Inn
010095010000	Junipero between 5th & 6th	Best Western Carmel Bay View Inn
010136023000	5th & San Carlos	BestWestern Carmel's Townhouse Lodge
010131011000	San Carlos between 4th & 5th	Briarwood Inn
010131013000	E/S San Carlos between 4th & 5th	Briarwood Inn II/Holland Court Inn
010136022000	San Carlos between 4th & 5th	Candle Light Inn
010268008000	San Antonio & 8th	Carmel Cottage Inn LLC
010124009000	SE Dolores & 3rd	Carmel Country Inn LLC
010136021000	San Carlos @ 4th	Carmel Fireplace Inn
010104002000	4th & Torres	Carmel Garden Inn
010195501500	7th & Casanova	Carmel Green Lantern Inn
010097007000	Junipero & 5th	Carmel Inn & Suites
010131025000	San Carlos at 5th	Carmel Lodge
010097018000	Mission & 5th	Carmel Oaks
010021024000 010021025000 010021002000 010021003000 010021026000 010021027000 010021028000 010021029000	Carpenter between 1st & 2nd	Carmel Resort Inn
010094002000	Ocean & Junipero	Carmel Village Inn
010123005000	4th @ Mission Street	Carmel Wayfarer Inn
010087002000	Junipero between 7th & 8th	Carriage House Inn
010142002000	San Carlos @ 7th	Coachman's Inn
010286015000	San Antonio & 13th	Colonial Terrace
010094001000	Torres & Ocean Ave	Comfort Inn Carmel by the Sea
010147008000	7th & Lincoln Ave	Cypress Inn
010287008000	San Antonio, 4 SE of 13th	Edgemere Cottages

APN	Address	Overnight Visitor Accommodation Establishment Name
010085005000	SW Ocean/Torres	Forest Lodge
010124001000 010124014000	2 NW of 4th on San Carlos	Hofsas House
010109015000	SWC 3rd & Junipero	Horizon Inn
010123014000	4th & San Carlos	Hotel Carmel
010264006000	8th & Camino Real	La Playa Hotel
010261014000	SE Camino Real & Ocean	Lamplighter Inn
010191005000	Monte Verde @ 7th	L'Auberge Carmel
010214032000	Ocean @ Monte Verde	Lobos Lodge
010196027000	Monte Verde & 7th	Monte Verde Inn
010201013000	Monte Verde @ 7th	Monte Verde Inn East
010019061000	Ocean & Monte Verde	Normandy Inn
010104005000	SEC 3rd & Junipero	Ocean View Lodge
010273014000	Camino Real between 11th & 12th	Sea View Inn
010194018000	SS 8th between Monte Verde & Casanova	Stonehouse Inn c/o Carmel Realty
010261015000	Camino Real 2 SE of Ocean	Sunset House
010124012000	4th & San Carlos	Svensgaard's Inn
010214029000	Monte Verde & 6th	Tally-Ho Inn
010087003000	Junipero between 7th & 8th	The Hideaway
010148007000	NE Corner Lincoln & 8th	The Homestead
010213003000	Ocean between Lincoln/Monte Verde	The Pine Inn
010109016000	Mission @ 3rd Ave	Tradewinds Carmel
010136016000	Dolores & 7th	Vagabond House
010087013000	7th & Mission	Wayside Inn

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Review of Previous Housing Element

D

APPENDIX

Appendix D
Review of Previous Housing Element

D.1 Introduction

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify those areas where progress was made and those areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element;
- Progress in Implementation; and
- Appropriateness in Goals, Objectives and Policies.

D.2 Effectiveness of the Element

The City's 2015 Housing Element identified the following goals:

Goal G3-1 Preserve the existing housing stock;

Goal G3-2 Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts;

Goal G3-3 Provide adequate sites for the development of a wide range of housing types for all citizens;

Goal G3-4 Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement; and

Goal G3-5 Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.

In order to achieve these goals, the 2015 Housing Element listed a series of policies and actions. The policies covered a range of actions, including (but not limited to): development of mixed-use projects with high-density housing; preserving existing second-floor housing over first-floor commercial uses; converting R-1 hotels to housing; enforcing the City's prohibition on short-term rentals; reviewing requirements for conditional use permits on multi-family developments with

densities greater than 22 du/ac; using City-owned surplus sites for affordable housing; and granting water priority to affordable housing projects. The 2015 policies and programs complied with State Housing Law guidelines in effect at the time.

D.3 Progress in Implementation

To assess the City's progress in implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;
- Production of Housing;
- Preservation of "At Risk" Units; and
- Rehabilitation of Existing Units.

Each of these areas is discussed in detail below.

Overview of Adopted Programs

Table D-1, Overview of Adopted Programs, identifies all of the actions the City committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015–2023 planning period.

Table D-1 Overview of Adopted Programs

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Goal G3-1: Preserve the existing housing stock.			
Program 3-1.1.a	Housing Rehabilitation Information. Distribute information on the Inspection Services and Housing Rehabilitation programs available through Monterey County, and alternative ways of financing home repairs.	During the planning period, the City provided information on rehabilitation programs, inspection services, and home repair financing at City Hall and on the City's website. During the Planning period, the City's website was redesigned with new features that make navigation easier. Dissemination of information at City Hall and on the City's website is a passive activity that can effectively educate and inform the public. ~~To capture a broader audience and take a more active role in disseminating information, the City will take advantage of established venues such as the Farmer's Market, Library programming, and local service organizations to promote available resources.~~	Modify to improve effectiveness by taking a more active role in disseminating information at established venues such as the Farmer's Market, Library programming and local service ~~organiations~~organizations.~~Continue~~.
Program 3-1.1.b	Residential Inspection Services. Inspect residences in the community for structural deficiencies and repair needs at the request of the property owner.	Throughout the Planning period, the City provided ~~The City continues to provide~~ residential inspection services to residents as part of Code Enforcement complaints and during the building permit process. However, the City is not staffed to provide inspections outside of the building permit process and does not maintain the required certifications to identify structural deficiencies.	~~Continue.~~Delete

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-1.1.c	Housing Maintenance Information. Disseminate informational materials identifying techniques used to upgrade property consistent with health and safety standards. The informational materials will continue to be disseminated at public buildings, through the City's website, and in conjunction with Program 3-1.1.a.	During the planning period, the City provided housing maintenance information at City Hall and on the City website to facilitate the preservation of the existing housing stock. During the Planning period, the City's website was redesigned with new features that make navigation easier. Dissemination of information at City Hall and on the City's website is a passive activity that can effectively educate and inform the public. To improve program effectiveness, capture a broader audience, and take a more active role in disseminating information, the City will take advantage of established venues such as the Farmer's Market, Library programming, and local service organizations to promote available resources.	Modify and Combine with 3-1.1.a.
Goal G3-2: Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts.			
Program 3-2.1.a	Incentives for Mixed-Use Development. Provide floor area bonuses of up to 15 percent for projects that include housing for Mmoderate-, lLow- and vVery-lLow-income households. Distribute informational materials outlining the floor area and other applicable incentives.	The City continues to encourage affordable housing in mixed-use development. No development participated in this program and it was not effective in generating additional new units..	Modify to improve the incentive.
Program 3-2.1.b	Preserve and Increase Second Floor Residential Uses. Prohibit the conversion of existing second-floor residential floor space to commercial use. Require newly constructed floor space at the second floor to be used as residential units.	The City continues to preserve existing second floor residential uses and encourages the conversion of second floor commercial space to residential use. This was a successful program that resulted in protection of existing units and construction of new units.	Continue.
Program 3-2.1.c	Incentives for Mixed Use Affordable Housing. Explore options to further incentivize upper-story housing opportunities, such as the potential of allowing a third story when devoted to affordable housing subject to appropriate design standards, including the City's 30-foot height limit.	The City continues to look for ways to increase affordable housing opportunities. The City approved the Del Dono I and Del Dono II projects which included mModerate income units and a 3rd floor mezzanine. No development participated in this program. Staff will make a concerted outreach effort to better publicize this program.	ContinueModify to specify 3rd floor mezzanine.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-2.1.d	Multi-Family Residential Development Review. Monitor multi-family residential development applications to assess whether the CUP requirement (CUP for MFDs at densities 22 du/ac +) is posing an unreasonable development constraint. If it is determined that the CUP requirement is negatively affecting the cost and supply of housing, the City will initiate Zoning Code and LCP amendments to revise permit requirements for residential projects with densities greater than 22 du/ac to ensure permits are granted based on objective criteria.	The City monitored the review process for multi-family residential development and found that the Use Permit requirement for multi-family projects at densities between 23 and 33 dwelling units per acre was not a deterrent to development. The primary constraint to increased density remains a lack of water resources. However, the City remains open to eliminating the Use Permit requirement for all densities greater than 22 dwelling units per acre. While the monitoring of multi-family residential development applications did not reveal an unreasonable development constraint, the elimination of the Use Permit requirement would result in cost savings for applicants who would no longer have to pay the Use Permit application fee. Additionally, the application processing time would be reduced by eliminating one of the permit entitlements.	Modify to remove the CUP requirement for densities up to 33 du/ac ~~and look at the CUP requirements in general that can be removed~~.
Goal G3-3: Provide adequate sites for the development of a wide range of housing types for all citizens.			

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-3.1.a	Adequate Sites. The City will encourage and facilitate the development of new dwelling units consistent with the RHNA need by continuing to work with housing providers such as the Carmel Foundation. The City will also encourage development of new affordable units through incentives and concessions outlined in Programs 3-5.4.a, 3-5.4.b, 3-5.5.a, 3-5.5.b, and 3-5.5.c of this Housing Element.	The City encouraged the construction of new dwelling units to meet the City's RHNA requirements and promoted incentives and concessions to facilitate new construction. A lack of water resources continues to be the largest constraint to developing high-density housing. The Carmel Foundation manages 50 affordable senior housing units in Carmel. While the City has a long-standing relationship with the Foundation, they do not accept government funding, and the operating costs of the housing units result in an annual deficit. Identification of additional funding sources and housing providers should be considered while maintaining a strong relationship with the Foundation. City staff regularly promotes the incentives available for developing new affordable units when meeting with prospective developers and processing new development applications. The primary constraint to increased density remains a lack of water resources.	Modify. The City will craft a policy requiring minimum densities.
Program 3-3.1.b	Surplus Sites. Iinvestigate the feasibility of utilizing surplus sites for housing development and partnering with housing providers to develop housing for lower-income households and/or senior housing on appropriate surplus sites.	The City continues to evaluate the feasibility of constructing new housing on surplus land, specifically the Sunset Center parking lots (north and south). No development partners emerged during this housing elementHousing Element cycle; however, discussions remain ongoing.	Modify to identify underutilized Citypublicly- owned sites including Flanders Mansion, Sunset Center parking lots, Post Office parking lot and Vista Lobos.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-3.1.c	Development on Small Sites. The City will continue incentives and provisions that facilitate development on small sites including reduced parking requirements for affordable housing projects (0.5 parking spaces per unit), density bonuses that allow for development up to 88 du/ac, flexible or in some cases no required setbacks in the R-4 zone, and lot mergers. The City will review its Lot Merger Program to determine if any refinements should be made, including a requirement that mergers be approved by the Planning Commission rather than the Director. The City may also consider incentives for commercial lot mergers when lower-income units are provided, and eliminating any provisions of this program that have the unintended effect of restricting housing opportunities.	During the planning period, the City maintained reduced parking requirements for affordable housing projects and the density bonus provisions allowing high-density housing development of up to 88 dwelling units per acre. A lack of water resources continues to be the largest constraint to developing high-density housing. The City continued to promote incentives associated with lot mergers in the single-family district, including additional floor area for the primary dwelling and accessory dwelling units, additional site coverage, and an additional accessory structure. Lot merger applications continue to be approved by the Community Planning & Building Director. No development participated in the density bonus or setback incentive in the commercial or multi-family districts. The City did not pursue a lot merger incentive program for the commercial districts. Density bonus regulations continue to provide the greatest incentive. Most lot merger applications were for single building sites comprised of multiple legal lots of record. Merging these sites did result in the granting of incentives~~. New State ADU laws exceed the ADU incentive the City currently offers and should be reevaluated.~~	Modify to continue lot merger approval by Director, simplify parking requirement reductions, reevaluate the density bonus and setback incentives.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-3.2	Address Infrastructure Constraints. Work cooperatively with the Monterey Peninsula Water Management District (MPWMD) and other regional agencies to address infrastructure limitations (e.g. sewer, water, roads) that affect the ability to serve new housing development. Grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households.	During the planning period, the City continued to work with regional agencies such as the Monterey Peninsula Water Management District (MPWMD) and the Carmel Area Wastewater District (CAWD) to ensure adequate infrastructure is in place to accommodate new housing and maintenance of existing residential units. Additionally, the City focused on stormwater drainage improvements to reduce flooding. The City's Public Works Department continues to improve City infrastructure related to road maintenance and storm drains. The City continued prioritizing water allocation for lower-income units; however, no development applications were received for lower-income housing. Lack of water resources continues to be a significant constraint to housing development. The City will establish a formal policy to prioritize water allocations to affordable housing projects.	Modify to further prioritize ~~incentivize~~ water allocation for lower income units by developing a new City policy.
Goal G3-4: Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement.			
Program 3-4.1.a	Permanent Housing. Continue to implement the ordinance adopted in 1988 prohibiting short-term, transient rentals and timeshares of residential dwellings in the R-1 District.	The City continued to enforce the prohibition of short-term rentals in the single-family residential district. The City continues to use Host Compliance as part of the ongoing enforcement. On average, 27 violation letters were mailed annually during the planning period. A significant percentage of single-family homes continue to remain vacant for part of the year due to second home ownership. During the planning period, the City enforced the provisions of the Timeshare Ordinance and made minor updates to the Ordinance to increase clarity. One enforcement action was taken against a timeshare company during the planning period.	Modify to explore methods to raise funds including establishing an Affordable Housing Trust Fund, ~~from vacant units to an affordable housing fund~~, property tax reduction or ADU incentive program.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-4.1.b	Conversion of R-1 Motels. Continue to allow conversion of R-1 motel units into permanent residences with the transfer of vacated rooms to the commercial district.	During the planning period, the City allowed the conversion of R-1 motels to permanent residences. Specifically, the Happy Landing Inn was converted to a permanent residence during the planning period. Additionally, a change in ownership of the Carmel Resort Inn resulted in a development application to downsize the footprint of the hotel property and construct 8 new single-family dwellings. Two of the 8 homes have been approved by the Planning Commission.	Modify to better incentivize the program to encourage MFD.
Program 3-4.2.a	Neighborhood Compatibility. Continue to enforce height, coverage and floor area standards to ensure that new construction and remodels do not present excess visual mass or bulk to public view or to adjoining properties. Continue to enforce design standards which ensure that buildings relate to a human scale and that they avoid use of oversize design elements that make them appear dominating or monumental. Continue to require that projects not meeting adopted design guidelines be reviewed by the Planning Commission.	The City continues to review new construction for compatibility with the existing neighborhood. In 2021, the City received 26 new Track 2 Design Study planning applications for single-family units which required Planning Commission hearings.	Delete.
Program 3-4.2.b	Support Community Organizations. Continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement. When appropriate, develop partnerships with these organizations to promote neighborhood enhancement programs, conduct outreach, and solicit community input.	The City continues to support and partner with neighborhood organizations such as the Carmel Residents Association and the Carmel Foundation and the more recently formed Carmel Cares. These community organizations are an effective means to provide a wide variety of services to residents including meal programs, mobility equipment loans, caregiver support and general information and resources to help navigate the complex world of services and resources.	Modify to further support outreach and education.
Program 3-4.3.a	Neighborhood Preservation Educational Programs. Continue to use education programs to improve public understanding of the City's rich cultural and design heritage as a means of encouraging compatible housing design within existing neighborhoods, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources.	The City continues to implement the Historic Preservation Ordinance and the review of properties for historical significance upon submittal of a planning application. In 2021, the City reviewed 75 residential properties for historical significance and property improvements. The City uses the Historic Building Code to facilitate residential rehabilitation.	Continue.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Goal G3-5: Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.			
Program 3-5.1	Reasonable Accommodation Procedures. Continue to implement Policy C11-01, which describes procedures to provide reasonable accommodation for persons with disabilities in compliance with the provisions of SB 520. Information on reasonable accommodation procedures shall be provided at City Hall and on the City's website.	The City continues to promote the reasonable accommodation process to residents on a project specific basis. A number of inquiries were received throughout the planning period; however, few applications were received. All applications were approved. The City is currently evaluating the application fee to ensure it does not discourage the use of the policy.	Modify to reduce permit fee.
Program 3-5.2	Shared Housing Information. Distribute informational materials from the Monterey County Housing Authority to the Carmel Foundation and display information at City Hall and other public buildings and posted on the City's website.	The City continues to provide information related to shared housing information at City Hall and on the City's website. This program has generally been effective and the Carmel Foundation has over 2,600 members, many of whom live in Carmel and the surrounding region.	Modify to clarify intent and enhance education and outreach.
Program 3-5.3a	Condominium Conversions. Continue to implement condominium conversion policy, which restricts the conversion of apartments to condominiums to preserve the lower-cost rental housing options, typical of apartments, within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.	The City continues to implement the Condominium Conversion Ordinance to actively preserve and protect existing apartments. No formal applications for condominium conversions were submitted during the planning period and the Ordinance appears to be effective in halting conversions.	Continue.
Program 3-5.3.b	Section 8 Rental Assistance. Continue to facilitate use of the Section 8 program in the community by distributing information for the program at City Hall and the Library.	The City continues to provide information regarding Housing Choice Voucher (Section 8) rental assistance at City Hall, on the City's website, and through the library.	Continue.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.3.c	Subordinate Units. The City's Municipal Code allows construction of new subordinate units as a permitted use on lots of 8,000 square feet or greater to provide additional rental housing in the R-1 District to lower-income households. To further encourage the creation of subordinate units, the City will investigate potential amendments such as permitting subordinate units on smaller lots. In addition, the City will implement incentives which may include waiver/reduction of certain fees, priority processing, and reduced parking and setback requirements. The City will provide informational materials on incentives and technical assistance to property owners. The informational materials will be available at City Hall and on the City's website.	The City has a long history of permitting Subordinate Units (now called Accessory Dwelling Units). The City reviewed the subordinate unit regulations during the planning period and adopted updated regulations to facilitate new dwelling units. The amended regulations were approved by the California Coastal Commission and incorporated into the City's Local Coastal Plan. The City is currently working on additional amendments to the regulations in accordance with State law. During the planning period 36 applications ~~,~~ (in 2021, the City received 18 new applications) for Accessory Dwelling Units (ADUs) were received and continues to issue building permits for ADUs. This program was effective and will be modified to further ~~,~~encourage ADUs and Junior ADUs.	Modify to reflect State Laws governing ADUs and combine regulations for Subordinate Units and Guest Houses to clarify regulations. Allow the use of ADUs at existing hotels as a means of employee housing.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.3.d	Monitor Affordable Housing Stock. Continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. Annually monitor the affordable housing stock in the coastal zone to ensure the affordable housing within the coastal zone is being protected and provided as required by Government Code Section 65590. The City will track data on the new construction, demolition, conversion and replacements housing units for low- and moderate-income households within the coastal zone including the following: • The number of new housing units approved for construction within the coastal zone; • The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within or within three miles of the coastal zone; • The number of existing residential dwelling units occupied by low- and moderate-income households required either within or three miles of the coastal zone that have been authorized to be demolished or converted; and, • The number of residential dwelling units for low- and moderate-income persons and families that have been required for replacement (of those units being demolished or converted) within or three miles of the coastal zone.	The City continued to monitor the existing affordable housing stock in partnership with the Carmel Foundation. Other than the defunct Del Dono I and II projects, no new affordable housing units were approved in the Coastal Zone during the planning period. Additionally, no existing affordable units were demolished or converted.	Modify to update the City database to better track affordable housing and facilitate monitoring.
Program 3-5.4.a	Density Bonus. Review and revise applicable density bonus ordinances to comply with State law.	The City adopted a new density bonus ordinance in conformance with State requirements. No development took advantage of the density bonus ordinance during the planning period possibly because the regulations are confusing and difficult to apply.	Modify to clarify regulations.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.4.b	Housing for Extremely-Low Income Households. Encourage the development of housing units for households earning 30 percent or less of the Median Family Income (MFI) for Monterey County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. Encourage development of housing for extremely-low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in State law.	The City continued to work with developers and promote the construction of affordable housing. Projects that included affordable housing units received expedited review. These included Del Dono I and Del Dono II. However, no applications for lower-income households were submitted during the planning period. During the planning period, the construction of Accessory Dwelling Units (ADUs) provided housing opportunities for extremely-low income households. Group Residential facilities are permitted with the approval of a Use Permit in the R-4 district. Group Residential is defined as *Shared living quarters without separate kitchens or bathrooms for each room or unit, including boarding houses, dormitories, and private residential clubs, but excluding guesthouses*.	Continue.
Program 3-5.5.a	Reduced Entitlement and Development Fees. Continue to reduce the amount of fees required for projects that provide affordable housing to the extent feasible.	The City continued to waive parking requirements for apartments in the Central Commercial (CC) District. The City also provides reduced parking in-lieu fees for constructing new residential units in other commercial zones. Fee studies are conducted every 3 years. Fees are based on staff processing time. Other than the parking in-lieu fee (which has not been collected in years), the Cc~~i~~ity does not impose impact fees.	Modify to reduce fees for affordable residential projects.~~Continue~~.
Program 3-5.5.b	Reduced Parking Requirements. Continue to offer reduced parking requirements for affordable housing developments. In addition, investigate the feasibility and effectiveness of further reducing existing in-lieu fees and amending the existing shared parking program to include housing units in affordable housing projects.	The City continued to offer reduced parking standards for affordable housing and senior housing units. The City also waived on-site parking requirements and payment of parking in-lieu fees for new apartments in the Central Commercial (CC) zoning district. Additionally, the City passed an Ordinance fixing the parking in-lieu fee at the 2003 rate until further notice. The regulations can be confusing and the City will work to better clarify the program.	Modify.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.5.c	Expedited Processing Procedures. Continue to offer expedited review procedures for residential projects that include affordable housing units.	The City continues to expedite the review of projects that include an affordable housing component. Specifically, the City expedited the review of two housing projects, Del Dono I and Del Dono II, which included 16 residential units with 2 deed-restricted moderate-income units. Unfortunately, a lack of construction funding halted the project's construction, and the properties are now under new ownership. A revised housing proposal that includes 12 apartments is under review and does not currently include any affordable housing and therefore does not qualify for expedited processing. The expedited regulations can be confusing and the City will work to better clarify the program.	Modify to clarify and refine expedited processing procedures.
Program 3-5.6.a	Energy Conservation and Green Building. Continue to review applications for new construction and substantial alterations taking into consideration solar orientation and access to sunlight. Additionally, continue to require compliance with current state building standards for energy efficiency in all new homes.	The City continues to promote energy conservation through the building plan check review process. The City will continue to implement the energy conservation requirements set forth in the Building Code and look for opportunities to promote energy conservation at City Hall and on the City website.	Modify to enhance outreach efforts.
Program 3-5.6.b	Water Conservation. Enforce the Water Management Program and provide information to the community on water conservation retrofits and best practices. In addition, provide information on and promote water conservation education and retrofit rebates provided by the Monterey Peninsula Water Management District.	The City continues to promote water conservation in coordination with the Monterey Peninsula Water Management District. The City will continue these efforts and look for opportunities to further promote water conservation measures.	Modify to enhance outreach efforts.
Program 3-5.7	Fair Housing Services. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City shall coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings. The City shall also refer inquiries related to fair housing to these agencies.	The City provides fair housing information ~~to provide~~ to the public at City Hall and on the City website and will continue to maintain and update the information. The City will continue to maintain, update and look for opportunities to expand the information available to the public.	Modify to enhance outreach efforts.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.8	Zoning for Transitional and Supportive Housing. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential dwellings of the same type in the same zone.	The City did not receive any inquiries regarding transitional or supportive housing during this planning period.	Continue and update the Municipal Code.

SOURCE: City of Carmel-by-the-Sea

Production of Housing

The 2015 Housing Element identified a Regional Housing Needs Allocation of 31 housing units in the City of Carmel-by-the-Sea between January 1, 2015 and June 30, 2023. The RHNA was divided into the following income categories:

- 7 units affordable to extremely low- and very low-income households;
- 5 units affordable to low-income households;
- 6 units affordable to moderate-income households; and
- 13 units affordable to above moderate-income households.

Table D-2 provides a summary of housing units produced in the city from 2015-2023. During the 2015–2023 planning period, 18 new units were added to the City's housing stock, achieving approximately 58 percent of the City's RHNA. This indicates that residential growth was slower than anticipated, ~~which may be in part~~likely due to the lack of available water, the COVID pandemic, the cost of land, and the overall lack of support for new housing development in the community. All 18 units produced were affordable to households with above-moderate incomes.

Table D-2 Housing Units Produced, 2015-2023

Affordability	New Construction Need	Housing Units Produced	Percent Achieved
Very Low	7	0	0.0%
Low	5	0	0.0%
Moderate	6	0	0.0%
Above Moderate	13	18	100.0%
Total	31	18	58%

SOURCE: HCD Annual Progress Report Dashboard (as of May 19, 2023).
NOTE: This table should be updated prior to finalization to account for units through January 1, 2024.

Preservation of "At Risk" Units

The California Housing Partnership Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.[1] According to the database, there are no federal or state assisted units in Carmel-by-the-Sea. Currently, there are no affordable housing units at risk of conversion to market rate.

[1] This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured.

Rehabilitation of Existing Units

The 2015 Housing Element identified an objective of rehabilitating a total of 16 affordable units and 784 above-moderate-income units in the 2015–2023 planning period. The City issued over 250 building permits on average each year that permitted re-roofs, water heater upgrades and replacement, electrical upgrades, window repairs and replacements, and remodels.

D.4 Summary

Like many communities, the City of City of Carmel-by-the-Sea experienced strong development of single-family homes, Accessory Dwelling Units and conversion of second-floor commercial space to residential units during the 2015–2023 planning period. Of the 31 units ~~it~~ identified in the City's RHNA, the City permitted 18 units~~,~~ (approximately 58 percent of the total), all of them for above moderate-income households; however, some of these units are ADUs which represent housing opportunities for lower-income housing.

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015-2023 timeframe because they complied with the program requirements mandated by State law at the time. The 6th Cycle Housing Element will be revised to address new state mandates and to put the City of Carmel-by-the-Sea on track to fully meet~~s~~ its housing obligations.

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List of Contacted Organizations

APPENDIX E

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Appendix E
List of Contacted Organizations

E.1 Introduction

This ~~a~~Appendix provides the names of organizations, tribal units, and other stakeholders that were contacted during the preparation of Carmel-by-the-Sea's 6th Cycle Housing Element. In addition to these contacts, the City created a dedicated website called: "HOME Carmel-by-the-Sea" which can be found at https://homecarmelbythesea.com. This website provides a portal to all of the H~~h~~ousing E~~e~~lement -~~-~~related community~~public~~ engagement activities that were available to members of the public during the update process. This includes information on H~~h~~ousing ~~e~~Element basics, site surveys, stakeholder surveys, and materials from community workshops.

E.2 List of Contacted Organizations

This section provides contact information for organizations and agencies in the Monterey Bay Area, stakeholder property owners, and interested parties that were contacted during the ~~housing element~~Housing Element preparation.

Organizations and Agencies

Association of Monterey Bay Area Governments
24580 Silver Cloud Court
Monterey, CA 93940
T: (831) 883-3750
Heather Adamson
Association of Monterey Bay Area Governments (ambag.org)

Monterey Peninsula Water Management District
5 Harris Court, Building G
Monterey, CA 93940
T: (831) 658-5601
Stephanie Locke
Monterey Peninsula Water Management District (mpwmd.net)

Carmel Area Wastewater District
3945 Rio Rd.
Carmel, CA 93922
T: (831) 624-1248
Carmel Area WasteWater District (cawd.org)

Carmel Chamber of Commerce

Ocean Ave. between Junipero and Mission
Inside Carmel Plaza 3rd Floor
Carmel, CA 93921
(831) 624-3877
Carmel Chamber of Commerce

Carmel Foundation
SE Corner of 8th Ave. and Lincoln St.
Carmel, CA 93923
T: (831) 624-1588
Holly Zoller
www.carmelfoundation.org

Landwatch Monterey County
306 Capitol Street #101
Salinas, CA 93901
T: (831) 759-2824
Jose Torres
Monterey County - LandWatch

Stakeholder Property Owners

- Esperanza Carmel, Christopher Mitchell;
- Carmel Realty, Bill Mitchell;
- Pine Inn, Richard Gunner & Dave Tipton;
- Bruno's, Thomas Sweeney,
- 3 Garages, Judie Profeta;
- First Church of Christ, Kent Wadsworth;
- Café Carmel, Greg Kraft and Kim Marie Archer;
- Wells Fargo, Brian Buhowsky;
- ~~C~~GBG, Montag Ivestor;
- ~~Carmel Foundation, Holly Zoller;~~

- Carmel Presbyterian, Bob Spencer;
- Yafa Property, Sandy Freschi;
- Levett Properties, Denny Levett & Jeanne Cox Levett;
- Doud Arcade, John Plastini;
- Linggi Building / Flaherty's, Alan Buchwald;

Interested Parties

- Eric Miller Architects~~;~~, Eric Miller;
- Silverie Properties, Dan Silverie III
- Silcon Constructors, Dan Silverie IV~~;~~
- Winter & Co, Nore Winter
- Carmel Plaza, Kristin Torrice~~;~~
- Carmel Residents Association, Nancy Twomey;
- Carmel Preservation Association;
- Carmel Heritage Society;
- Monterey Bay AIA, Executive Director;
- Builders Exchange, Sandy Steele; ~~and~~
- Christ Tescher Construction, Chris Tescher;
- Carmel Boutique Inns/Vagabond House Inn, Amanda Levett;
- Jody LeTout;
- Walker and Reed, Jim Heisinger;
- American Legion, Gerry Paratore;
- Cal-Clark Farms, Stu Clark;
- Bennett Sculpture Carmel, Ashley Stoddard;
- Sue McCloud;
- Su Vecino, Shari Polovneff;
- Vesuvio, Little Napoli, Carmel Bakery, Rich Pepe;

- Luca/L'auberge/Carmel Beach Hotel, David Fink;
- Hakim, Jack Hakim;
- Mandurrago & Associates, John Mandurrago;
- Forge in the Forest, Greg Profeta
- Classic Hotels, Mary Crowe;
- Carmel Lodge, Mark Stilwell;
- Dyar Architects, Erik Dyar;
- Thomas Bateman Hood Architects, Thomas Hood;
- Justin Pauly Architects, Justin Pauly;
- Cushman Wakefield Properties, Michael Schoeder,
- Fred Kern;
- Lewis Builders, Scott Julian;
-
-
- Beesley Realty, -Ben Beesley;
- Visit Carmel, Amy Herzog;
- Jeanne Cox Levett;
- Gerard Rose;
- Franklin Williams; and
- Catherine and John Compango.

E.3 City Contact List

This section provides contact information for City officials that were ~~contacted during~~involved with ~~housing element~~Housing Element preparation.

Elected and Appointed Officials

City Council

- Dave Potter, Mayor
- Payor ProTem/Housing Ad Hoc Member, Bobby Richards
- City Councilmember/Housing Ad Hoc Member, Karen Ferlito
- City Councilmember Jeff Baron
- City Councilmember, Alissandra Dramov

Planning Commission

- Michael LePage
- Stephanie Locke
- Chris Bolton
- Robert Delves

- Erin Allen

Historic Resources Board

- Eric Dyar
- Karyl Hall
- Jordan Chroman
- Kathy Pomeroy
- Esther Goodhue

City Staff

- Brandon Swanson, Director of Community Planning & Building;
- Marnie Waffle, AICP, Principal Planner;
- Katherine Wallace, AICP, Associate Planner;
- Chip Rehrig, City Manager;
- Robert Harary, Public Works Director;
- Gaudenz Panholzder, Fire Chief; and
- Ashlee Wright, Library and Community Activities Director.

E.4 Tribal Consultation

This section provides contact information for all tribal consultation during housing elementHousing Element preparation.

Irene Zwierlein, Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
3030 Soda Bay Road
Lakeport, CA, 95453

Valentin Lopez, Chairperson
Amah Mutsun Tribal Band
P.O. Box 5272
Galt, CA 95632

Tony Cerda, Chairperson
Costanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, CA, 91766

Rudolph Rosales (Ulax Huchumas)
Indigenous Peoples Consultant
Esselen Nation

P.O. Box 647
Monterey, CA 93942

Susan Morley, Cultural Resources
Esselen Tribe of Monterey County
3059 Bostick Avenue
Marina, CA 93933

Tom Little Bear Nason, Chairman
Esselen Tribe of Monterey County
P. O. Box 95
Carmel Valley, CA, 93924

Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA, 95024

Kanyon Sayers-Roods, MLD Contact
Indian Canyon Mutsun Band of Costanoan
1615 Pearson Court
San Jose, CA, 95122

Isaac Bojorquez, Chairman
Kakoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria
PO Box 8355
Woodland, CA, 95776

Christanne Arias, Vice Chairperson
Ohlone/Costanoan-Esselen Nation
519 Viejo Gabriel
Soledad, CA, 93960

Louise Miranda-Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
P.O. Box 1301
Monterey, CA, 93942

Dee Dee Ybarra, Chairperson
Rumsen Am:a Tur:ataj Ohlone
14671 Farmington Street
Hesperia, CA, 92345

Kenneth Woodrow, Chairperson
Wuksache Indian Tribe/Eshom Valley Band
1179 Rock Haven Ct.
Salinas, CA, 93906

E.5 Service Organizations

Housing Authority of the County of Monterey
123 Rico Street
Salinas, CA 93907
(831) 775-5000

Monterey County Department of Social Services
1000 South Main Street
Salinas, CA 93901
(831) 755-4448

Catholic Charities Dioceses of Monterey
922 Hilby Avenue, Suite C.
Seaside, CA 93955
Monterey Peninsula (831) 393-3110
Salinas Valley (831) 422-0602

United Way Monterey County
232 Monterey Street
Suite 200
Salinas, CA 93901
(831) 372-8026

CHISPA, Inc.
295 Main St. #100
Salinas, CA 93901
(831) 757-6251

Mid-Peninsula Housing Coalition
303 Vintage Park Drive
Suite 250
Foster City, CA 94404
(650) 356-2900
info@midpen-housing.org

Habitat for Humanity Monterey Bay
108 Magnolia Street
Santa Cruz, CA 95062
(831) 469-4663
www.habitatmontereybay.com

ECHO Fair Housing Services
580 Pacific Street
Monterey, CA 93940
(831) 566-0824
-https://www.echofairhousing.org/fair-housing-services.html

Central Coast Center for Independent Living

318 Cayuga Street
Suite 208
Salinas, CA 93901
(831) 757-2968
https://www.cccil.org/

Center for Community Advocacy
22 West Gabilan Street
Salinas, CA 93901
(831) 753-2324
https://cca-viva.org/

The Salvation Army Good Samaritan Center
1491 Contra Costa
Seaside, CA~~alifornia~~ 93955
(831) 899-4911
https://montereypeninsula.salvationarmy.org/

Hope Services
1144 Fremont Blvd.,
Suite D
Seaside, CA 93955
(831) 393-1575
https://www.hopeservices.org/

Coalition of Homeless Service Providers
1942 Fremont Boulevard
Seaside, CA 93955
(831) 883-3080
https://chsp.org/

Monterey County Stand Down for Homeless Veterans
https://www.montereystanddown.org/

Diocese of Monterey
425 Church Street
Monterey, CA 93940
(831) 373-4345
https://dioceseofmonterey.org/

E.6 Additional Outreach

- Website: "Housing Opportunities Made Easier (H.O.M.E.) ~~for~~ Carmel-by-the-Sea" (homecarmelbythesea.com) ~~in operation~~launched April 5, 2023. The website is presented in English with surveys in English and in Spanish. Information continues to be posted on this website;
- Housing Element Website Information Published: April 2023, May 2023, June 2023;

- April, 2023 – ongoing: E-Notification informing the public to, "Visit our Dedicated Housing Element Website" was sent in April 2023 and included in subsequent "City Administrator Friday Letter" e-notifications on a near-weekly basis;
- November 17, 2022: Housing ~~Element Introduction and Overview~~ Ad Hoc ~~Housing~~ Committee Community M~~m~~eeting ~~on November 17, 2022~~provided a Housing Element Introduction and Overview;
- February 7, 2023: City Council meeting to review the Housing Feasibility Study by ECONorthwest and enter into contract with EMC Planning Group for Housing and Safety Element updates;
- March 28, 2023: ~~a~~ Housing Ad Hoc Committee Community Meeting ~~of the Housing Element was conducted. The meeting~~ provided an overview of the housing feasibility study authored by ECONorthwest and constraints that limit housing production;
- April 6, 2023: Housing Ad Hoc Committee Community Meeting addressed 5th ~~cycle~~Cycle accomplishments and goals, programs, and policies;
- May 24, 2023: Housing Ad Hoc Committee Community Meeting discussed the importance of equity, housing needs assessment information, and potential 6th ~~cycle~~Cycle programs, and provided some strategies for sites and ways to provide feedback throughout this process;
- ~~July 11, 2023 City Council meeting to provide strategic direction on public comment received;~~
- ~~Advertisement in the local newspaper about the housing element to spark interest in the community to become involved;~~
- ~~City staff have spoken with property owners interested in the housing element process and about their interests in potentially redeveloping private property;~~
- June 15, 2023: ~~a~~ Joint City Council and Planning Commission ~~Housing Element Workshop~~Special Meeting hosted by the Housing Ad Hoc Committee was held to discuss the draft Housing Element and the 30-day public comment period and to provide an opportunity for the public to give verbal feedback/comments on the draft Housing Element;
- July 11, 2023~~; a Special meeting of the~~ City Council to provide strategic direction related to public comment received; and
- August 1, 2023: City Council to review revised draft Housing Element before submittal to HCD;
- ~~The City has implemented other methods of involvement for community members, including: the "Housing" email Listserv, announcements listed in the "Friday Letter" and "Carmel Pine Cone", and a survey from community members.~~
- Advance (10-day minimum) public notice of all scheduled Housing Ad Hoc and Council meetings published in the local newspaper, *The Carmel Pine Cone*;

- City staff have notified all property owners of identified sites via U.S. mail and - where e-mail addresses were known - have e-mailed property owners to encourage potential redevelopment of private property; and;
- The City has implemented varied methods of involvement for community members, including: the HOME Carmel-by-the-Sea website, the Carmel-by-the-Sea City website/Long-Range Planning page, "Housing" email Listserv, "City Council" email listserv, announcements published in the City Administrator's "Friday Letter" and vlog, public notices in *The Carmel Pine Cone*, a staffed table at the local Farmer's Market; a Community Housing Stakeholder Survey made available in both English and Spanish, and seven (5) community meetings specific to the ~~housing element~~Housing Element topic and three (3) regular City Council meetings with an agendized ~~housing element~~Housing Element topic completed prior to submission of the Draft ~~housing element~~Housing Element to HCD.

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ECONorthwest Feasibility Study

F

APPENDIX

ECONorthwest Study Background

On May 20, 2022, the City of Carmel-by-the-Sea entered into a professional services agreement with ECONorthwest to prepare a housing feasibility study. The study informs the analysis required as part of the 6th Cycle Housing Element update. The feasibility study evaluated current market conditions, the City's development standards related to housing, and potential opportunities for housing development. The study was not meant to be exhaustive. Instead, it starts the conversation about development opportunities and constraints within the City of Carmel-by-the-Sea.

DATE: January 27, 2023
TO: Brandon Swanson, City of Carmel-by-the-Sea
FROM: Chris Blakney, ECONorthwest
SUBJECT: Housing Element Analysis for the City of Carmel-by-the-Sea

Introduction

In the State of California, local jurisdictions maintain a General Plan that serves as a blueprint for its long-term vision. Among the required "elements" of a general plan is the Housing Element. The Housing Element is the only element that state law requires be updated on a periodic cycle. The California Department of Housing and Community Development (HCD) is responsible for overseeing Housing Element updates. Every eight years, HCD allocates a share of projected statewide housing need to regions across the state. This is called the Regional Housing Need Allocation (RHNA). The state is currently in the sixth of these cycles. The sixth cycle will cover the June 30, 2023 to December 15, 2031 planning period for the City of Carmel-by-the-Sea [Carmel].

The City is a part of the Association of Monterey Bay Area Governments (AMBAG). AMBAG is responsible for developing a methodology for allocating its regional share of housing need to its individual jurisdictions. The Final Sixth Cycle (2023-2031) Regional Housing Needs Allocation plan, completed in October 2022, determined that Carmel's share of regional housing need is 349 units; 187 of these units must be suitable to accommodate lower income households. It is important to note that RHNA targets reflect zoned capacity, not a construction quota.

Figure 1: Regional Housing Needs Allocation, Fifth and Sixth Cycle
Source: California Department of Housing and Community Development[1]

Cycle	Income Level				Total
	Very Low	Low	Moderate	Above Mod.	
RHNA5 (2015-2023)	11	5	6	13	31
RHNA6 (2023-2031)	113	74	44	118	349
Sixth Cycle Income and Rent Ranges (County of Monterey)					
Income Levels	*$0 - $45,050*	*$45,050 - $72,080*	*$72,080 - $108,120*	*$108,120 +*	
Rent Level/mo	*$0 - $1,126*	*$1,126 - $1,802*	*$1,802 - $2,703*	*$2,703 +*	

While the City satisfied its Fifth Cycle RHNA planning target and received a certification for the 2015-2023 planning period, the market did not produce all 31 planned units. This underscores a considerable hurdle for the City in the Sixth Cycle which represents a 1,000% increase in its housing target for the cycle. This capacity is particularly challenging because Carmel does not have a deep supply of vacant land and presently lacks water resources to accommodate significant growth. This is further complicated by a parcelization pattern that includes many

[1] https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf

small taxlots and market conditions that support high values for existing structures, making redevelopment improbable.

Executive Summary

As City officials begin to prepare for the Housing Element Update, they want to better understand some of the challenges to development and opportunities for adding housing capacity. This analysis summarizes our work exploring market conditions, observations in the City's zoning code, and sites/locations that are most likely to have development potential. While this report does not constitute a site alternatives analysis suitable for the City's Housing Element Update, it may provide insights into the development challenges, opportunities, and candidate sites for meeting the City's RHNA obligation in the Sixth Cycle.

Although renovation and replacement construction is common in Carmel, the City has had very limited net-new residential development during the Fifth Cycle (2015-2023) RHNA planning period[2]. This has been in part a function of barriers in the current zoning code, access to water rights, market conditions, and the existing development pattern in the City's commercial core. In this work, we have found that existing development standards, such as a two-story heigh limit, effectively prohibit achieving maximum allowed residential densities. Another challenge is a parcelization pattern of smaller lots with existing moderate scale commercial development with well-performing tenants. Despite these challenges, our analysis identified 17 sites in or adjacent to the commercial core that could be viable candidates for redevelopment or densification. To be sure, for development to occur on these sites—specifically development serving lower income households—the City will need to take action to remove barriers and identify resources to support financial feasibility. Actions recommended for consideration include financial subsidies, disposition of City-owned land, targeted rezoning of specific sites adjacent to the existing commercial zones, and amendments to development standards to remove development constraints.

Local Context

Carmel-by-the-Sea is a small coastal community located on the Monterey Peninsula. Incorporated in 1916, the City is among the most affluent communities in California. The City has a strong residential character and a centralized business district. Carmel's architecture in its business district has a distinct character, having been built out during the 1920s and 1930s. Over 45 properties in the commercial district are considered historical resources.

Carmel is also a popular coastal tourism and second home destination. There are over three dozen hotels in Carmel and roughly 40 percent of all housing units are for seasonal, recreational, or occasional use—a rate ten times the national average.[3] This dynamic has created a housing market that severely lacks affordability. Forty-seven percent of all households that

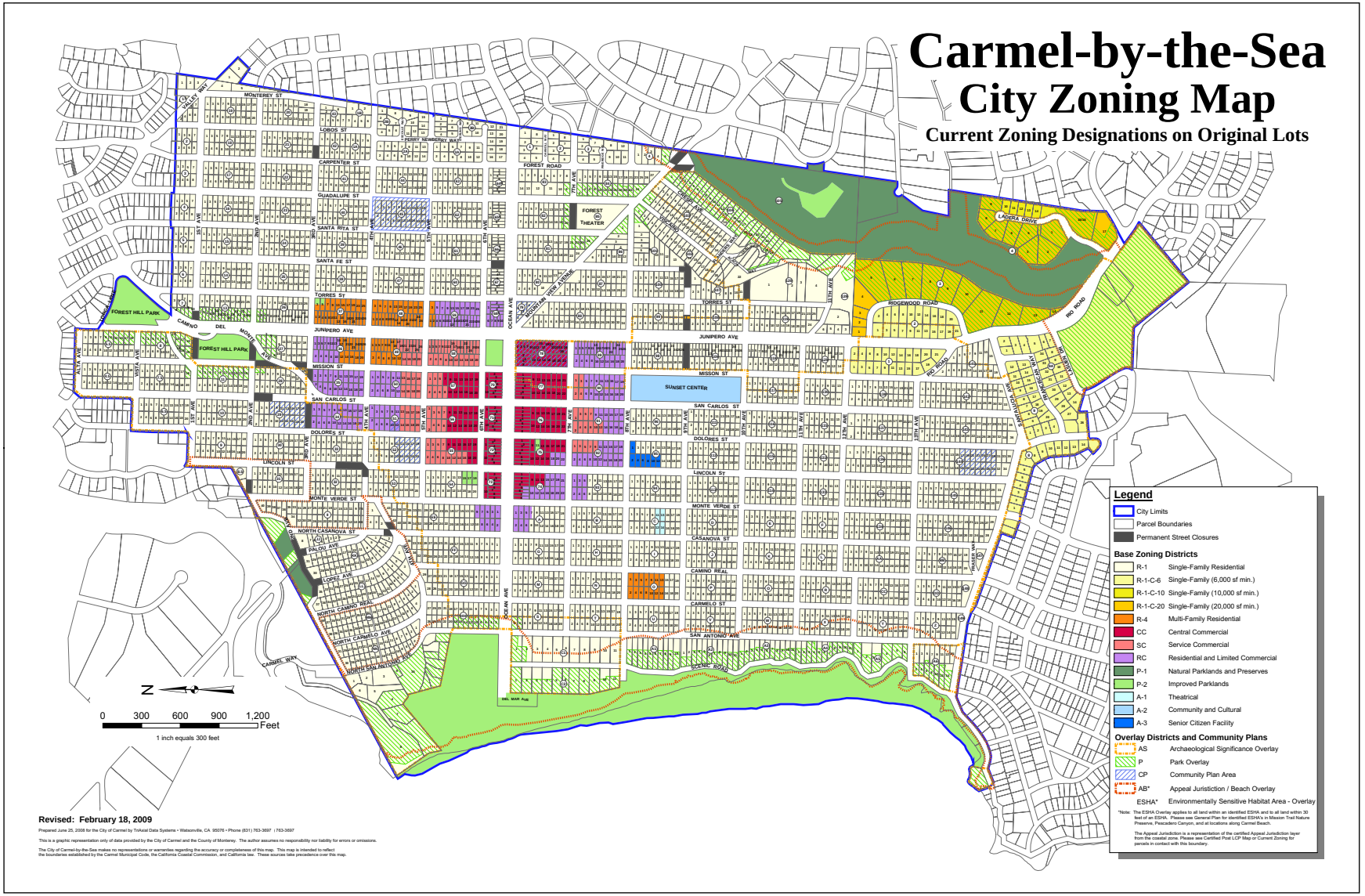
[2] According to Carmel's most recent Annual Progress Report to HCD.

[3] U.S. Census Bureau. American Community Survey 5-Year Estimates (2016-2020); Table B2004. (See https://data.census.gov/)

rent (vs. own) their homes in Carmel are cost burdened, spending greater than 20 percent of their income on housing. Among these, a full 25 percent of renter households are severely cost burdened, spending 50 percent or more of their income on housing. 2,102 individuals work in Carmel, of whom only 2.6 percent live in Carmel.[4]

[4] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Figure 2: Carmel-by-the-Sea Zoning Map on Original Plat
Source: City of Carmel-by-the-Sea (see https://planningsites.org/CarmelPlanning/)



Site Visit

In June 2022, City staff hosted a walking tour of the village. The purpose of this exercise was to observe the characteristics of the built environment and evaluate the potential of City-owned sites to accommodate development of housing. Key themes from this visit include:

Height. The City's current code has a two-story height limit. However, there are many older structures throughout the commercial core that are taller than two stories and are adjacent to single- or two-story buildings.

Interior Courtyards. One of the unique characteristics of Carmel's built environment is the network of interior courtyards and intra-block passageways that connect businesses. Residents and visitors are encouraged to explore these interior areas behind business frontages and facades.

City-Owned Sites. The City owns several sites across the village. In addition to larger and potentially underutilized sites in the downtown core, it owns a series of sites that are unimproved street rights-of-way.

Sunset Center North and South Lots. If on-site parking could be accommodated, the north lot of the Sunset Center could be a redevelopment candidate. The South Lot may also be explored for development potential.

Topography. Some areas within and on the periphery of the commercial district have steep slopes. These areas could be opportunities for development with tuck-under parking.



Low density retail in commercial district



Example of interior courtyard



Ulrika Plaza at 5th and Dolores



Example of City-owned ROW site



Sunset Center North Lot



Example of underutilized parking

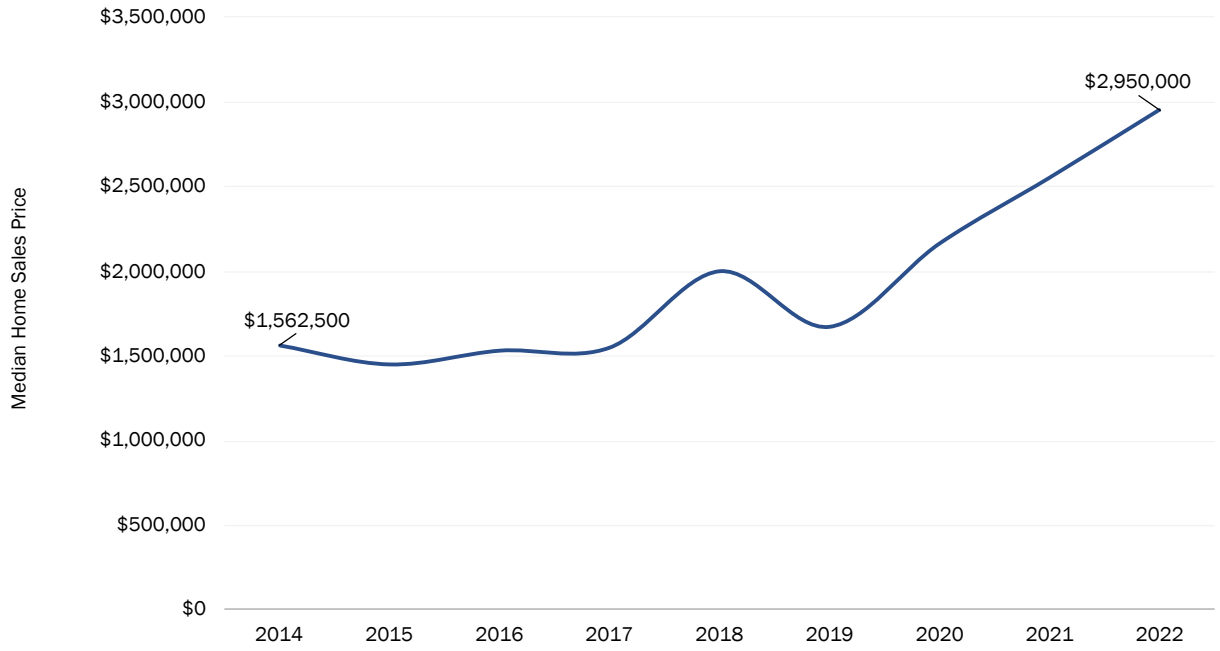
Market Overview

The ability of the market to deliver housing production in the future is largely a function of existing market conditions. An observation of socioeconomic conditions also informs housing need in the community.

For-Sale Market

Following several years of relative stability, the price of homeownership in Carmel has accelerated rapidly in recent years. Since 2019, the median home price in Carmel has jumped from $1.6 million to $2.95 million, an increase of 84 percent.[5] Price increases are being driven by demand-side forces.

Figure 3: Median Home Price
Source: Property Radar[6]



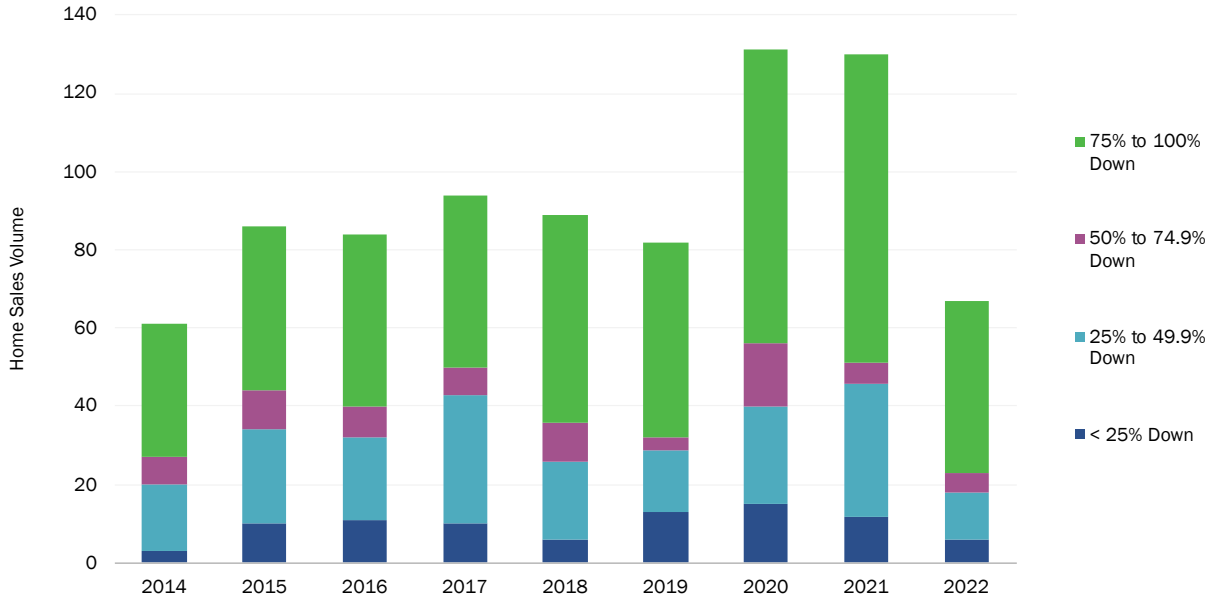
Over this same period, there has been an acceleration of both sales volume and the share of homes that are purchased all cash or with mostly cash. For example, in 2020 and 2021 sales volumes were 50 percent higher than the previous five-year average. Moreover, the percentage of home sales with 75 percent to 100 percent cash down increased from 53 percent to 61 percent through the first half of 2022. This is indicative of a market that is attracting outside capital from other high-value markets. In the context of observed migration patterns in Northern California because of the COVID-19 pandemic, we suspect that much of the movement in the market is being driven by migration of high-net-worth households out of the Bay Area. This is observed

[5] Property Radar. (See https://www.propertyradar.com/) Data reported through most recent period available

[6] Property Radar. (See https://www.propertyradar.com/) Data reported through most recent period available

in migration data from the U.S. Postal Service that shows that since March 2020 Carmel has seen a migration-driven increase of 552 households.[7]

Figure 4: Sales Volume and Percent of Purchase Price in Cash
Source: Property Radar[8]



Second-Home Market

Tourism and the impacts of second homes and long-term rentals are also having an observed impact on affordability in Carmel.[9] Data from the U.S. Census Bureau shows that nearly 40 percent of all housing units are used for seasonal, recreational, or occasional use. This rate is ten times the national average.

Figure 5: Share of Housing Units that are Second Homes
Source: U.S. Census American Community Survey (2016-2020 estimates); Table B25004[10]

	Nation	Carmel
Total housing units	138,432,751	3,731
For seasonal, recreational, or occasional use	5,303,302	1,479
Share of housing units that are second homes	3.8%	39.6%

[7] USPS Change-of-Address Migration Data
https://www.arcgis.com/apps/dashboards/951428e32723456c879d0966af4baa8a

[8] Property Radar. (See https://www.propertyradar.com/)

[9] Short-term rentals are not permissible as per CMC 17.08.060 and CMC 17.14.040. (See https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1708.html)

[10] U.S. Census American Community Survey (2016-2020 estimates); Table B25004. (See https://data.census.gov/)

Renter Market

Reliable real-time market data on the local rental market is challenging to obtain because the majority of the rental market is organized through individual transactions, small property management firms, and in some cases informal agreements. Figure 6 below demonstrates that tenure split (owner vs. renter-occupied) in Carmel is roughly equal. However, a full 78 percent of the rental market is being met by single-family housing units (rather than apartment buildings), typically rented out by individuals as opposed to large property management firms.

Figure 6: Tenure (Rent vs. Own) by Units in Structure in Structure
Source: U.S. Census American Community Survey (ACS) (2016-2020 estimates)[11]
Note: Tenure refers to whether a unit is occupied by someone who owns the unit (owner-occupied) or rents the unit (renter-occupied).

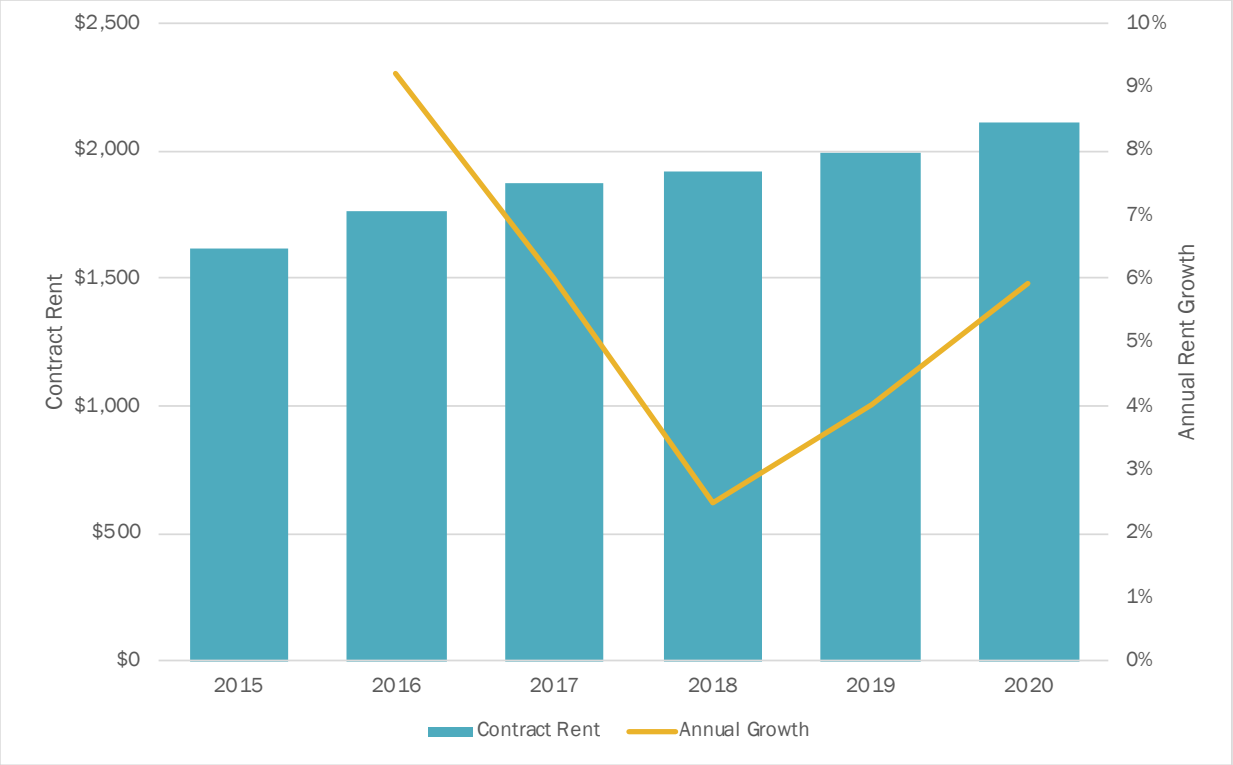
Unit Type	Owner-Occupied	Renter-Occupied	Total
Single-family Detached	993	694	1,687
Single-family Attached	0	19	19
Duplex	0	0	0
Triplex/Quadplex	0	22	22
Small Multifamily (5-19 units)	0	162	162
Large Multifamily (20+ units)	0	0	0
Mobile Homes[12]	0	19	19
Total	**993**	**916**	**1,909**
Tenure Split	*52.0%*	*48.0%*	

In Figure 7 below, we report annual contract rent reported for the market by the U.S. Census Bureau's American Community Survey. We consider "average" rent levels reported in the survey to be considerably lower than where rental properties transact at in the market based on observations of current rent levels. However, this data is showing the expected trend of accelerated rent growth over the last two observation years.

[11] U.S. Census American Community Survey (2016-2020 estimates). (See https://data.census.gov/)

[12] The U.S. Census uses survey data across a five-year period to produce estimates across a broad range of demographic and socioeconomic variables in the American Community Survey (ACS). Because the ACS uses survey data to develop estimates, results can be unintuitive and have larger margins of error in smaller geographies. See https://www.census.gov/programs-surveys/acs/methodology.html for a review of the Census Bureau's methodology for the ACS.

Figure 7: Annual Contract Rent
Source: U.S. Census American Community Survey (5-year estimates from 2015-2020)[13]



Cost Burden

State and federal standards specify that households spending more than 30% of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30% of its income on housing costs, it has less disposable income for other necessities, including health care, food, education, and clothing. In the event of unexpected circumstances such as the loss of employment or serious health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

In Carmel, 47 percent of all households that rent their homes are cost burdened, spending greater than 30 percent of their income on housing. Among these, a full 25 percent of renter households are severely cost burdened, spending 50 percent or more of their income on housing.

Figure 8: Percent of Income Spent on Rent, City of Carmel-by-the-Sea (2020)
Source: American Community Survey 2016-2020 Five-Year Estimate (Table B25070)[14]

Income on Rent	Households	Share

[13] U.S. Census American Community Survey (5-year estimates from 2015-2020). (See https://data.census.gov/)

[14] American Community Survey 2016-2020 Five-Year Estimate (Table B25070). (See https://data.census.gov/)

Less than 10.0 percent	153	16.7%
10.0 to 14.9 percent	49	5.3%
15.0 to 19.9 percent	182	19.9%
20.0 to 24.9 percent	63	6.9%
25.0 to 29.9 percent	39	4.3%
30.0 to 34.9 percent	61	6.7%
35.0 to 39.9 percent	70	7.6%
40.0 to 49.9 percent	70	7.6%
50.0 percent or more	229	25.0%
Total:	916	100.0%

Commute Patterns

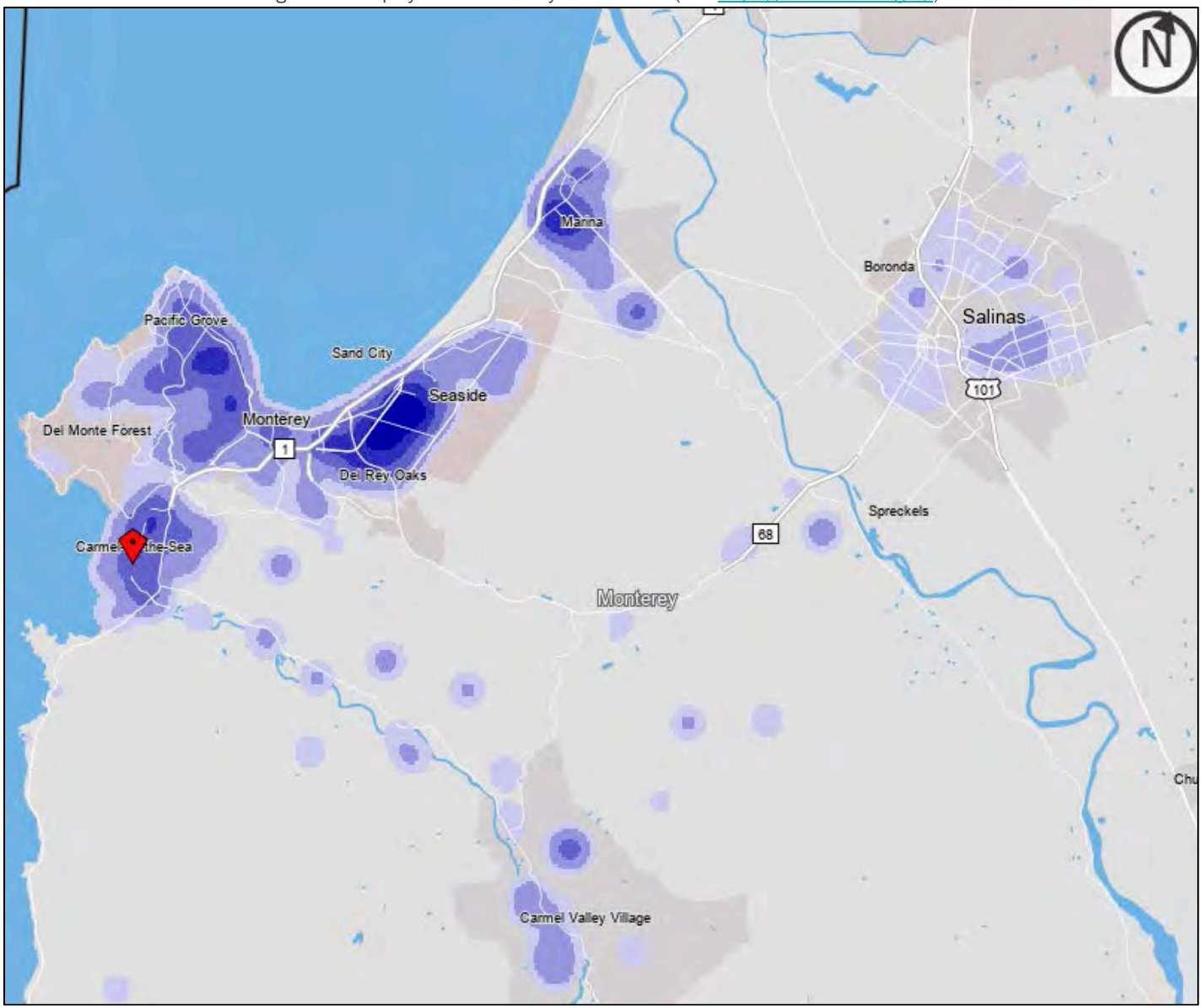
It is hypothesized that Carmel's concentration of jobs in the leisure and hospitality sector creates challenges for local workers who do not have sufficient incomes to afford housing in the community. This imbalance of jobs to housing impacts quality of life including how far workers must travel for work, increasing transportation costs, and reducing individual productivity. In general, a good balance of jobs to housing would occur where the jobs available in a community match the labor force skills, and where housing is available at prices, sizes, and locations suited to workers who wish to live in the area.

In Carmel, roughly half of all workers live within 10 miles of the city. Primary areas where workers live include Seaside, Monterey, Salinas, and Pacific Grove. A full 26 percent of workers commute from greater than 25 miles away. Only 2.6 percent of workers live and work in Carmel.[15]

[15] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Figure 9: Commute Patterns, Where Employees in Carmel Live (2019)

Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics Data. (See https://data.census.gov/)



Code Review

As part of our scope, we conducted a code review to identify potential issues and barriers that could limit housing production in the Multifamily Residential (R-4) district and the commercial zones; Residential and Limited Commercial (RC) Central Commercial (CC), and Service Commercial (SC).

General Notes

- The pattern of existing development is small lot (3,800-6,000), detached single-family. Most new development will be infill.
- Multifamily is defined as any development with two of more units on the same lot.

Building Height in All Zones

Building height throughout the city is limited to two stories, with maximum heights established for each zone. CMC 17.14.150.B-C establishes maximum building heights for the R-4[16], RC, SC, and CC zones. Structures in R-4 and RC zones are limited to 26 feet and structures in the CC and SC zones are limited to 30 feet. Building sites which face, abut or adjoin any property in the R-1 district are limited to a height of 24 feet. Building height may also be determined by compatibility with nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure).

Given the existing small lot sizes observed throughout the city and off-street parking requirements (discussed in more detail below for the R-4 zone), a two-story maximum height will likely prohibit many multifamily projects from achieving base density allowances in the R-4 zone. Building height limitations, maximum building coverage, and floor area ratio (F.A.R) limitations (discussed in more detail below) will even more severely limit multifamily projects from achieving base density allowances in commercial zones, even if parking requirements are lower than in residential zones.

R-4 Development Standards

Density

CMC 17.12.020.B establishes a maximum base density of 33 du/ac, and CMC 17.12.020.C offers a density bonus of 44 du/ac in exchange for affordable units. While these density thresholds are relatively high, they are difficult to achieve given the City's inventory of small lots between roughly 3,800-6000 square feet, with lot widths around 50-60 feet and two-story building height maximum. Off-street parking requirements will further limit the ability to achieve base density.

Given the site constraints and a need for many developments to achieve base density for financial reasons, it is unlikely developers will be able to take advantage of the density bonus

[16] Underground parking does not count as a story in the R-4 zone.

since their ability to achieve the *base* density is already constrained. If the density bonus was offered in another story, rather than du/ac, it could help reduce barriers and allow more housing production on smaller sites.

Parking

CMC 17.38.020 requires 1.5 parking spaces per residential dwelling unit and offers reduced parking standards for affordable units (0.5 spaces per unit) in the R-4 zone. CMC 17.12.020.F.1 prohibits parking requirements in the R-4 zone to be met on-street or through a fee-in-lieu.

Providing parking onsite while achieving the allowed density will be a challenge for many development sites given that many of the existing lots in the city are only 50-60 feet wide. While underground parking is allowed and does not count against the maximum building height, underground parking is far more expensive to construct. Reducing parking standards for certain areas (i.e. areas with access to transit or walkable to commercial districts) or for unit types (i.e. studios and one-bedrooms) may help developments achieve base densities.

Unit Distribution

CMC 17.12.020 requires that on sites larger than 4,000 sf, 50 percent of all units must be provided as rental apartments.

CMC 17.08.050.F. requires at least 25 percent of all units in a multifamily project containing more than two units be between 400-650 square feet. While this provision on its own is not necessarily a barrier to housing development, parking standards for these small units are the same as a single-family home. Reducing the parking standard for smaller multifamily units will help developments to achieve density more easily.

Commercial Zone Development Standards

Building Coverage

CMC 17.14.130.A. limits building coverage to 80 percent in the CC and SC zones.[17] The existing pattern of development in these two zones appears to exceed 80 percent building coverage on many parcels. Additionally, the code prohibits the removal of existing courtyard or intra-block walkways, which will further limit the amount of allowable building coverage on some sites.

Since the land costs in Carmel-by-the-Sea are exceptionally high, these maximum building coverage requirements will likely act as a development barrier. This becomes even more of a challenge in the context of redevelopment where the existing structure exceeds 80 percent building coverage. New developments may be required to build a smaller building than previously existed.

[17] Exceptions are granted up to 95 percent.

Floor Area Ratio

CMC 17.14.140.A-B establish F.A.R limits for the commercial zones. One-story buildings in the CC and SC zones are allowed to achieve an F.A.R equal to 95 percent of the site area. However, this contradicts the allowed building coverage discussed above (80 percent), excluding the exceptions. Two-story buildings can obtain an F.A.R equal to 135 percent of the site area, which further limits the allowed square footage outside of the building coverage maximums, as either the first or second story would need to be smaller than the other to meet this F.A.R. For example:

- A 5,000 square foot lot is allowed a maximum of 4,000 square feet in building coverage, which could translate to about an 8,000 square foot building if the two stories were of equal size. However, two-story buildings are limited to 135 percent of the total site area.
  - 135 percent of the total site area is 6,750 square feet. The F.A.R requirements reduces the potential square footage by approximately 1,250. This lost square footage could translate into roughly two additional apartment units.
  - However, if using a density bonus the limit would be 150% of the total site area, reducing the amount of lost square footage for project utilizing a density bonus.

The restriction is even more severe in the RC zone adjacent to the Single Family Residential (R-1) zone, where F.A.R requirements limit two-story buildings to 80 percent of the total site area. For example:

- A 5,000 square foot lot could result in a maximum building coverage of 3,500 (70 percent), so two stories of the same size could render a 7,000 square foot building.
  - With F.A.R. limited to 80 percent of the total site area for two-story structures, this limits the building to 4,000 square feet. This represents a loss of about 3,000 square feet.
  - Like the example above, the loss of square footage is reduced if a project can capitalize on a bonus.

F.A.R. bonuses are available for projects that include affordable housing, courtyards, and/or intra-block walkways.

Review Processes and Additional Studies

The City should be mindful of how additional procedures and studies can add time and cost to projects that are facing unprecedented cost escalations in the current economic environment. For example, CMC 17.08.050.F.1 requires all multifamily projects to prepare an acoustical analysis and the implementation of acoustical design treatments to meet noise standards contained in Title 25 of the California Government Code. While this is not a barrier to development on its own, it does require a small amount of time and cost to the development process. Cumulatively, review processes can add up to be a significant barrier to development and the City should endeavor to streamline review and approvals wherever possible.

The City also requires conditional use permits for certain residential developments in all zones (i.e. developments over 22 du/ac). The City's standard practice is to process approvals concurrently where possible; but removing this additional process could reduce extra steps and cost in the development process for both City staff and applicants, while eliminating the additional cost of preparing a conditional use application.

High-Level Sites Analysis

In its forthcoming update to the Housing Element of the General Plan, the City will be required to identify physical sites that have the zoned capacity to accommodate its share of regional housing need (349 units). The State agency (Housing and Community Development "HCD") responsible for oversight and certification of the Housing Element has specific requirements for this analysis. It is beyond the scope of this project to conduct a full HCD compliant alternative sites analysis. And the sites included in this review is unlikely to be an exhaustive list of candidates. It likely also includes candidates that future study my find less viable. However, as a precursor to the Housing Element Update, we provide a high-level overview of potential candidate sites. In our methodology we combine anecdotal context through conversations with local developers and property owners alongside a range of variables that are theoretically indicative of redevelopment potential. These include:

- Historic resources
- Sites with adjacent ownerships
- Sites identified in RHNA5
- Land-to-improvement ratio
- Total value per-square-foot
- Sites with high value uses
- Discussions with developers
- Site visit and spot checking

Defining a Study Area

Housing redevelopment generally requires scale to be financially feasible because the value of the new use must be measurably higher than the existing use. Scale is a function of site size and allowed density. Under the existing zoning code, only the R-4 and commercial zones allow multifamily development. For this reason, the focus of this work is on the commercial core, defined in Figure 11.

Conservation District

The purpose of the Conservation District (codified in 2004) is to "recognize that Ocean Avenue and the commercial properties that surround this corridor contain some of the most memorable and important commercial buildings in Carmel".[18] The district includes special procedures that influence the development and design context for properties in the district. While we did not consider all properties in the district to be infeasible, the additional development and design standards add an additional layer of complexity to redevelopment potential.

[18] Carmel Municipal Code § 17.20.260. (See https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1720.html)

Figure 10: Zoning Map; Carmel-by-the-Sea

Source: City of Carmel-by-the-Sea

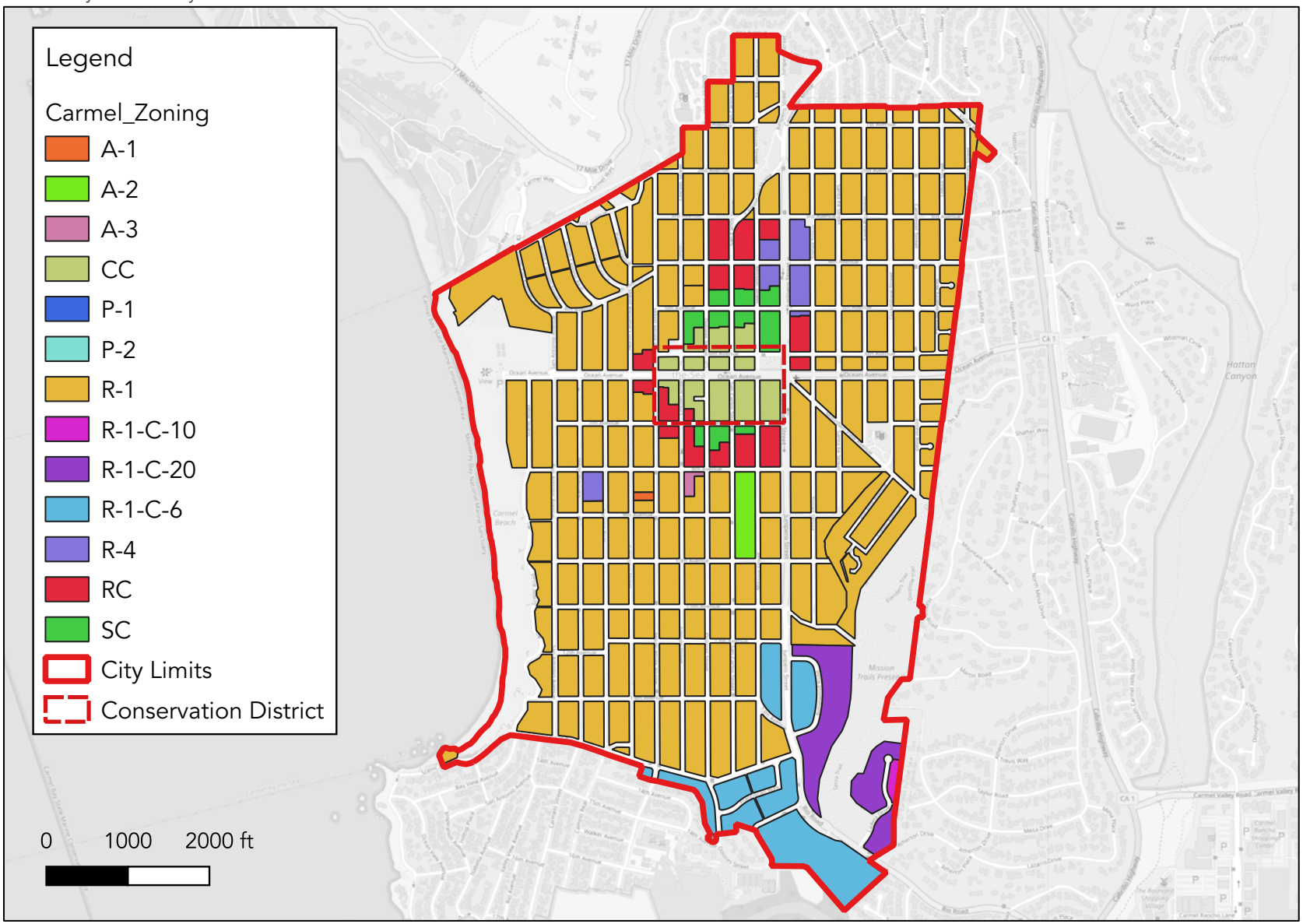
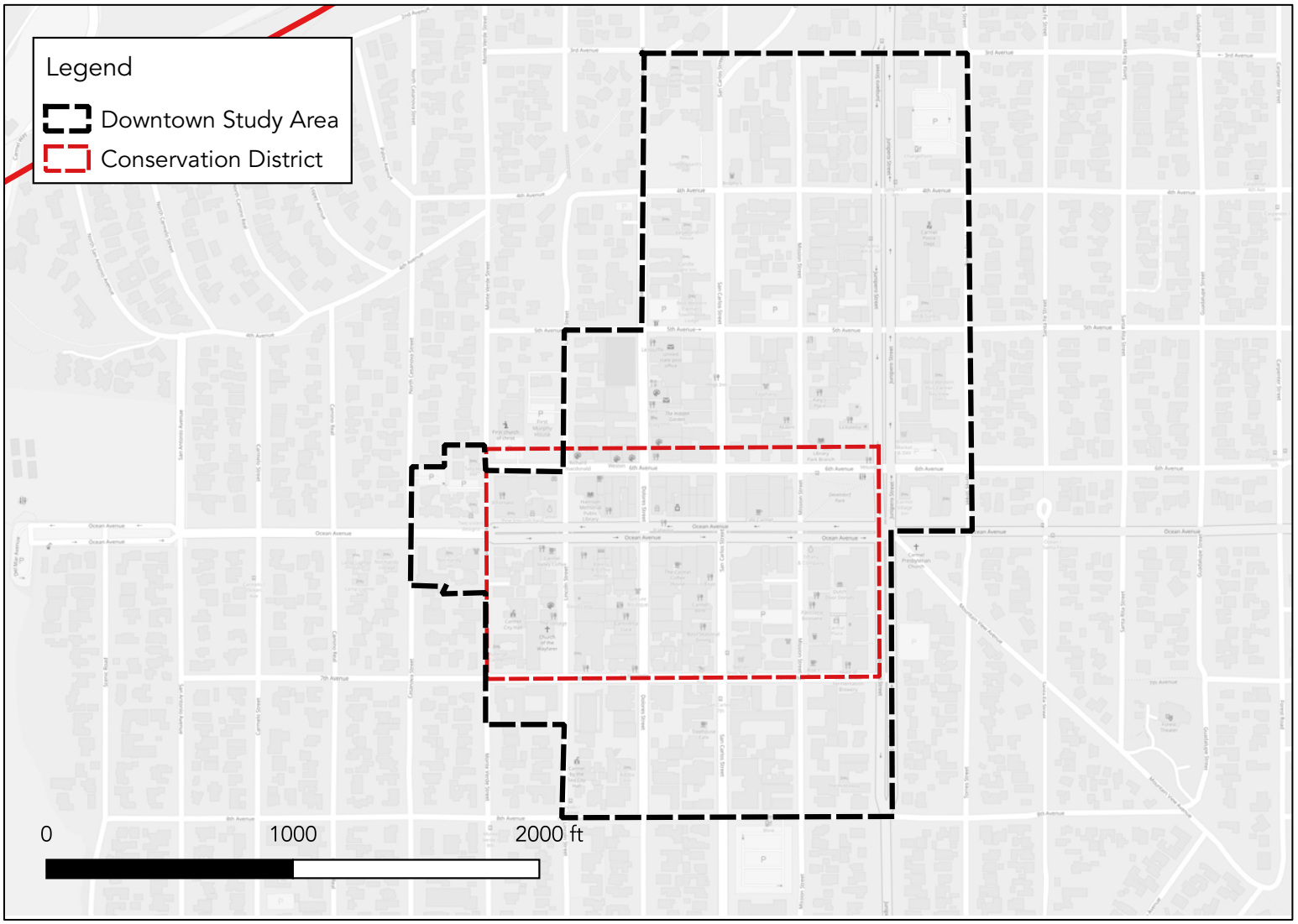


Figure 11: Commercial Core Study Area Definition

Source: ECONorthwest



Historic Resource Properties

The project study area includes 45 properties that are identified as historic. All but seven of these are in the Conservation District (see Figure 12). While we did not omit historic resource sites from being considered redevelopment candidates outright, redevelopment or renovation of historic resource sites will have an additional layer of complexity, as projects will need to meet the Secretary of the Interior's Standards for Rehabilitation.[19]

Properties Omitted Due to Existing Use

In this step we removed properties from consideration that have clear uses that would be a barrier to redevelopment, regardless of the redevelopment economics of the physical sites (see Figure 13). This included a removal of civic and institutional uses such as City Hall, libraries, parks, and open space. It also removed all attached ownership sites (such as condominiums) because assembling ownerships of these properties is nearly impossible. Lastly, we removed sites with businesses where the likely income generating potential of the use was high relative to the real estate asset (such as hotel properties). Due to Carmel's tourism draw, even a 2-star hotel commands room rates well above average for the class. Conversations with City staff and local developers further suggested that it would be highly unlikely that any hotel property in the commercial core would fully redevelop or reposition to permanent housing. However, there is opportunity to add workforce housing capacity through programs that convert a single hotel room to an on-site managers uint.

Fifth Cycle (RHNA5) Housing Element Sites

Carmel's Fifth Cycle Housing Element was adopted in 2015. This document includes an inventory of sites that were identified at the time as the most likely to accommodate future housing need (see Figure 14). The analytical process to identify these sites is established and findings certified by the State Department of Housing and Community Development (HCD).

Adjacent Ownerships

Sites that can obtain scale through size and density generally have a higher likelihood of redevelopment. Larger sites offer greater flexibility and fewer barriers. Often, two or more sites adjacent to each other that are both underutilized can be combined to make more feasible development site. However, assemblage of multiple ownerships can be a barrier. In this step we used ownership data in Assessor's records to identify properties that are adjacent to each other but have the same owner (see Figure 15). If they meet other redevelopment criteria, these sites are more likely to redevelop.

[19] Secretary of the Interior's Standards for Rehabilitation. (See https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm)

Figure 12: Historic Resource Properties

Source: City of Carmel-by-the-Sea.

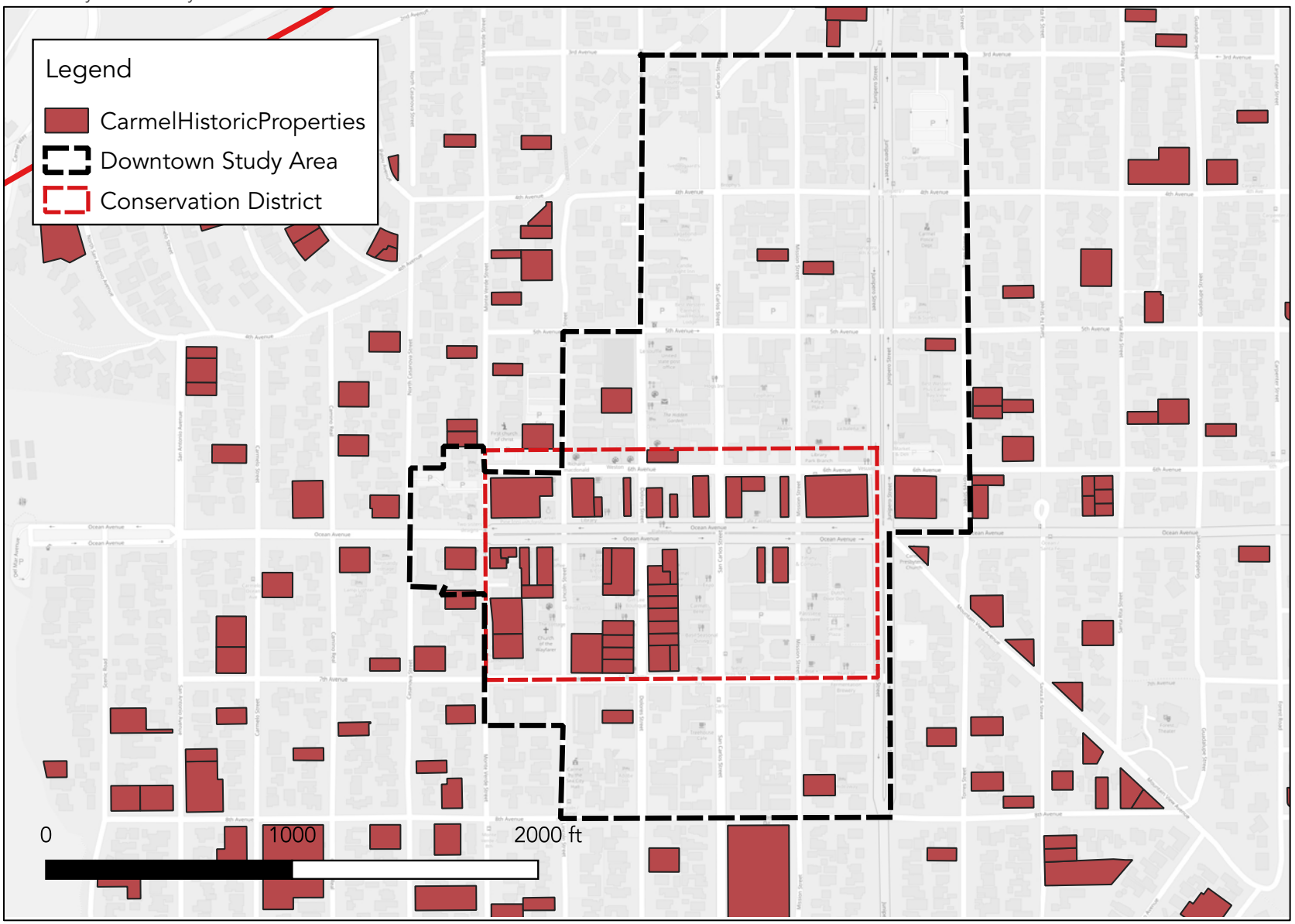


Figure 13: Omitted Properties do to Existing Use

Source: ECONorthwest



Figure 14: RHNA5 Sites in the Commercial Core

Source: Carmel-by-the-Sea Fifth Cycle Housing Element, Digitized by ECONorthwest



Figure 15: Sites with Adjacent Ownerships

Source: ECONorthwest



Land-to-Improvement Ratio

Land-to-Improvement ratio is a metric that compares the value of an improvement on a property to the value of the land using data from the Monterey County Assessor's Office. Theoretically, the more valuable land is compared to improvements on a site, the more likely the site is to redevelop (see Figure 16).

Data Limitations

The land-to-improvement metric and the value per-square-foot metric (below) use assessed value as reported by the Assessor. Assessor's data can deviate broadly from real market value in California due to Proposition 13 which limits the annual increase in assessed value to 2 percent until a property transacts. While the ratio of improvement and land value should be more stable, properties that have not transacted for a long time could provide misleading results. For this reason, we consider these metrics alongside all other variables and in conjunction with site/spot checks.

Total Value Per-Square-Foot

In development economics the term "residual land value" is defined as the maximum value that a developer can pay for a site for a given development program. It is influenced by a range of factors including construction costs, development form, market conditions, and the developer's threshold for rate of return, among other factors. It was beyond the scope of this work to do feasibility testing that would calculate actual residual land values. However, we know that the more expensive it is to acquire sites, the less likely development is to be feasible. Therefore, identifying sites in the study area with the lowest combined value (land plus improvements) relative to the size of the site can be an indicator of redevelopment potential (see Figure 17).

Candidate Site List

We combined the analysis above with an in-person site visit, visual assessment using aerial and streetscape photography, and conversations with local representative to develop an inventory of candidate sites that could have redevelopment potential. In addition to properties within the study area, we also evaluated sites adjacent to the commercial core that could be candidates for future rezoning to allow more housing density. Each site is briefly discussed below Figure 18.[20]

[20] Sites are not listed in any particular order of prioritization

Figure 16: Land-to-Improvement Ratio

Source: ECONorthwest using Monterey County Assessor's Data



Figure 17: Total Value Per-Square-Foot

Source: ECONorthwest using Monterey County Assessor's Data

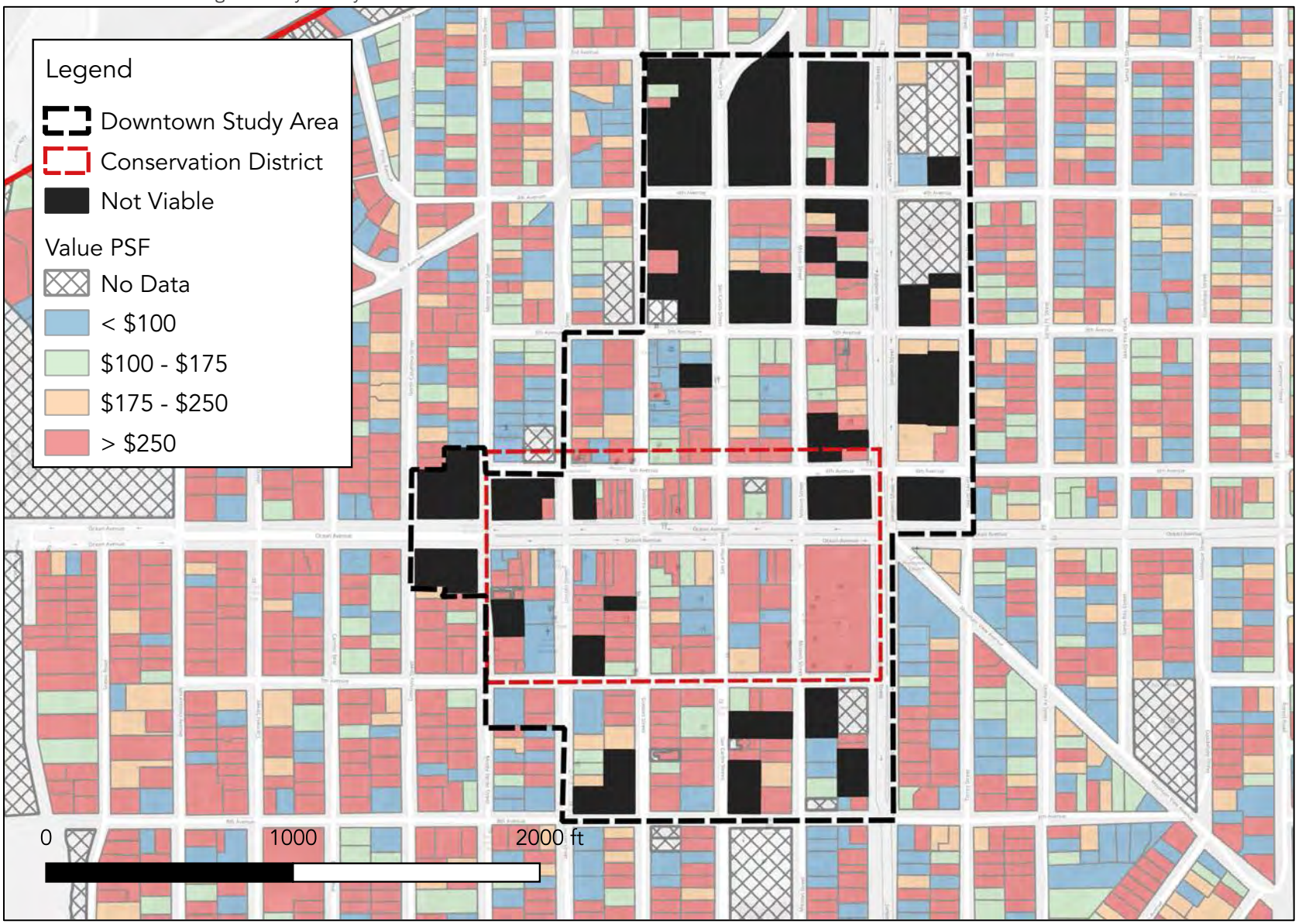


Figure 18: Candidate Site List

Source: ECONorthwest

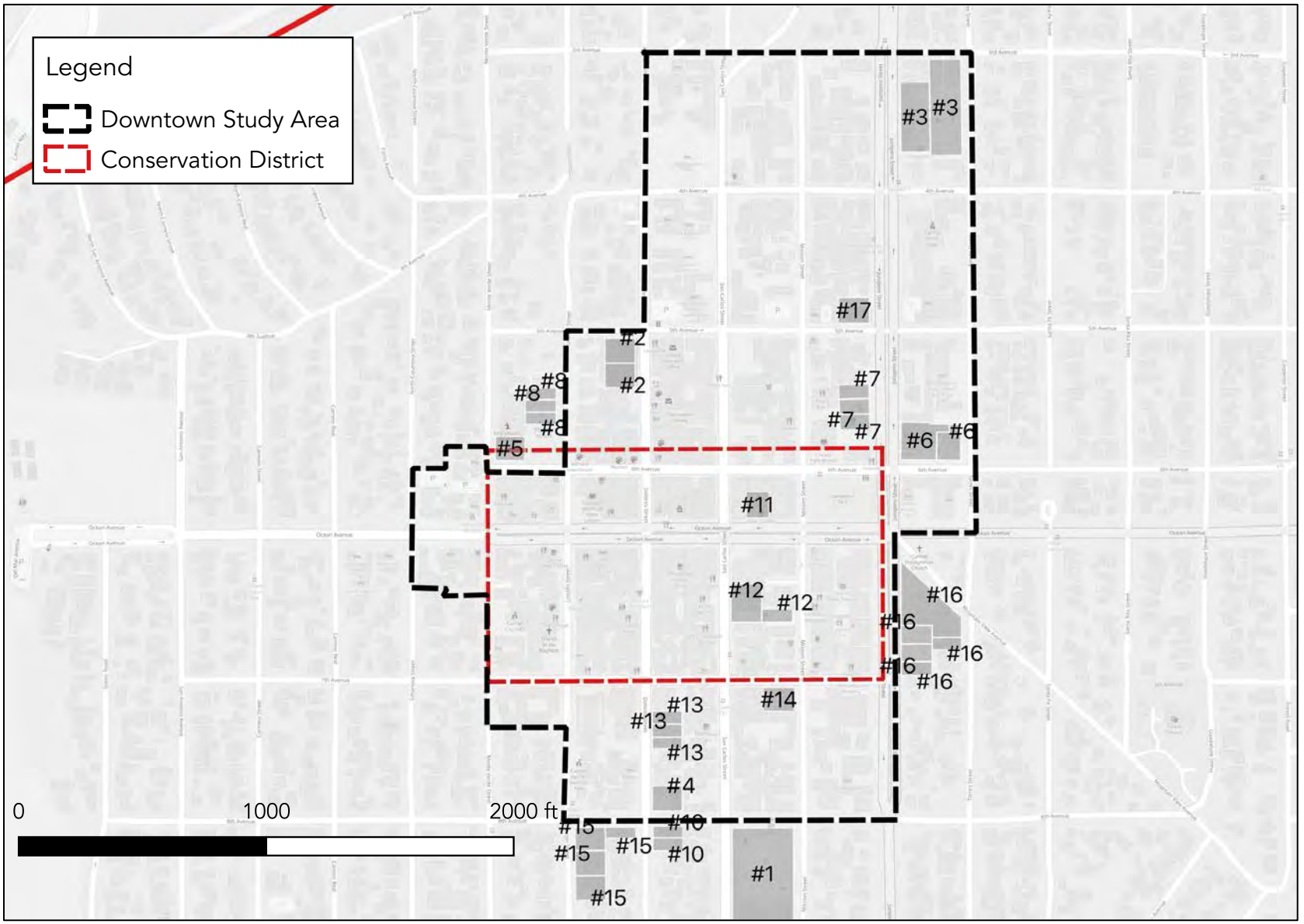


Figure 19: Data Table of Candidate Sites

Source: City of Carmel-by-the Sea Planning Department

Site ID	APN	Zoning	Lot Size	Acres	Max units @ 22 DUA[21]	Max Units @ 44 DUA[22]	Max Units @ 88 DUA[23]
#1	10143001000	A-2	90,084	1.02	22	45	90
#2	10138003000	SC	7,913	0.37	8	17	33
	10138021000	SC	7,949				
#3	10104001000	R-4	32,136	1.28	28	57	113
	10104004000	R-4	21,576				
#4	10145008000	RC	7,878	0.18	3	8	16
#5	10212010000	R-1	7,637	0.18	3	8	16
#6	10095013000	RC	15,313	0.53	11	24	47
	10095012000	RC	8,027				
#7	10098005000	SC	4,871	0.33	7	15	30
	10098004000	SC	4,676				
	10098006000	SC	4,901				
#8	10212027000	R-1	4,014	0.28	6	13	25
	10212004000	R-1	4,004				
	10212026000	R-1	3,994				
#10	10144015000	R-1	4,155	0.18	3	8	16
	10144016000	R-1	3,738				
#11	10133004000 (Example)	CC	6,398	0.14	3	7	13
#12	10141006000	CC	12,520	0.38	8	17	34
	10141011000	CC	4,377				
#13	10145012000	SC	3,632	0.30	6	14	27
	10145024000	SC	4,030				
	10145023000	SC	4,118				
#14	10142001000	SC	8,009	0.18	3	8	16
#15	10149012000	A-3	7,435	0.62	13	28	55
	10149010000	A-3	7,964				
	10149011000	A-3	7,985				
	10149001000	A-3	3,615				
#16	10084030000	R-1	26,874	1.10	24	49	97
	10084023000	R-1	5,822				
	10084024000	R-1	6,016				
	10084022000	R-1	4,496				
	10084003000	R-1	3,856				
#17	10097007000		8,534	.020	4	9	18
			TOTAL:	**7.27 acres**	**152 units**	**327 units**	**646 units**

[21] Permitted by-right. No affordable requirements

[22] 20% of units must be for low-income households OR 10% must be for very low-income households OR 50% must be for seniors. All units must be deed restricted for a minimum of 30 years.

[23] All units must be deed restricted affordable for a minimum of 30 years.

Site 1: Sunset Center Lots Site

The north lot at Sunset Center is a large (1.02 acre) parking lot with no improvements other than paving. It is a City-owned site. The City has expressed interest in redeveloping the site for housing so long as parking needs for Sunset Center could be accommodated in the development program. A zone change from Theatrical District (A-2) to Multifamily Residential (R-4) would be required to facilitate development of the site. The south lot could also be viable, but larger scale development may not be as compatible with existing residential development scale this far removed from the commercial core.



Site 2: Ulrika Plaza Site

The 0.37-acre Ulrika Plaza site previously entitled as a mixed-use building. The initial developer lost the project for financial reasons, and it was acquired by another developer. This developer has been working to get a development program for 12 market-rate apartment units approved on the site for several years. The site is a case study of a development not building to maximum density.



Site 3: City Public Works (Vista Lobos) Site

This is a City-owned site totaling 1.28 acres at the north end of the study area. The site is a large parking lot with low value improvement used for public parking. The City has expressed interest in using the site for housing if feasible. Potential height restrictions due to a protected viewshed to Point Lobos (see CMC 17.12.050) could limit achievable density and feasibility.



Site 4: Carmel Realty Office Site

This site is a 0.18-acre corner-lot parcel that is currently owned and used for office space by Carmel Realty. It has low lot coverage and scores well with a land-to-improvement ratio. It is a single-story structure that is surrounded on all sides by structures that are at least two stories tall. The site was previously used in the RHNA5 inventory.



Site 5: Pine Inn Parking Lot

This 0.18-acre site is the parking lot for the Pine Inn. The site is not attached or adjacent to the inn, it is a separate parcel across the street. As driving patterns and parking needs change, this site could be a future candidate for redevelopment.



Site 6: Bruno's Market Site

This site is two adjacent parcels totaling over 0.53 acres under the same ownership. The site includes a parking lot that leads to low lot coverage. It also scores in the top tier for land-to-improvement ratio. It could be a potential redevelopment candidate.



Site 7: Three Garages Site



This site would be an assemblage of three equal sized parcels totaling 0.33 acres. Two of the parcels are under the same ownership, and one was previously used in the RHNA5 inventory. Existing uses include a site with parking and three attached garages, and a commercial building used for real estate sales. Combined the site scores in the top tier for land-to-improvement ratio and in the mid-tier for value per-square-foot.

Site 8: First Church of Christ Parking Lot



This site is a parking lot used by the First Church of Christ. It is three separate taxlots totaling 0.28 acres. Assessor's records have missing values for ownership on the two southern parcels but given its existing use we assume that all three parcels are owned by the Church. In 2020, the State of California passed AB1851[24], commonly referred to as the "yes in God's backyard" bill. This bill makes it easier for religious institutions to convert excess parking to affordable housing by prohibiting a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. Redevelopment of the site would require a zone change.

Site 9: Misc. City-Owned Sites (Not Mapped)



The City owns a series of miscellaneous small vacant sites in the R-1 zone. These sites are legacy right-of-way that were not developed for streets. Some of these sites may have development potential. However, our site visit identified that barriers were common, including mature trees, topography, and use for primary access for existing homes.

[24] California Assembly Bill. 2020. "Religious institution affiliated housing development projects: parking requirements." 2019-2020 Regular Session. AB 1851. (See https://openstates.org/ca/bills/20192020/AB1851/)

Site 10: Red Cross Site

This site is two adjacent parcels owned and used by the American Red Cross. Collectively the site is 0.18 acres. Because the site is owned by a non-profit organization it does not have Assessor's values to calculate redevelopment metrics. However, site inspection confirms a low intensity use. Because the owner is a mission-driven organization, it's possible they may be a willing partner if they can find an alternative for their current operations.



Site 11: Café Carmel Site (Representing ALL single-story downtown buildings)

All single-story downtown buildings can be explored as opportunities for densification. Site orientation, existing and surrounding uses, and access are contributing factors to feasibility. The Café Carmel site pictured is one example of a single-story commercial property with two-story building on either side. The Café Carmel site specifically scores in the top tier for land-to-improvement ratio and has a land value around $100 per-square-foot. The site was previously used in the RHNA5 inventory.



Site 12: Wells Fargo Site

This site is two adjacent parcels comprised of the existing Wells Fargo building and associated parking lot. Combined the site is 0.38 acres. The site was identified as a candidate site in the RHNA5 Housing Element inventory. It scores in the top tier for land-to-improvement ratio. It is owned by an institutional entity (Wells Fargo). However, conversations with City staff indicate that it could be a candidate for inclusion as a historic property which would complicate redevelopment.



Site 13: Esperanza 7th and Dolores Site

This site is three adjacent parcels owned by Esperanza Carmel. The site totals roughly 0.30 acres. Esperanza has a development proposal on the site for eight market rate apartment units.



Site 14: 7th and Mission Site

This 0.18-acre site currently accommodates a clothing boutique in a single-story commercial building. Half of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5. However, it's value per-square-foot is high at nearly $500 per-square-foot, making acquisition of the property less likely.



Site 15: Carmel Foundation Site

The Carmel Foundation is the only provider of deed-restricted affordable housing in Carmel. Their administrative offices include four parcels totaling 0.62 acres. This site does not score high on land-to-improvement ratio but scores in the top tier of value per-square-foot. This site is being considered as a candidate because the Carmel Foundation is a mission-driven organization and interviews with leadership indicated that if they can accommodate their administrative functions off-site, they would consider redeveloping their property for affordable housing. Redeveloping this site would require rezoning.



Site 16: Carmel Presbyterian Site

This site is five adjacent parcels totaling almost 1.1 acres. Over a third of the site is a parking lot. See previous comments about AB1851. The site is outside of the commercial core and would require a zone change to facilitate redevelopment.



Site 17: 5th and Junipero Site

This is a corner lot site totaling just under 0.20 acres. The existing use is a parking lot and single-story commercial building. The site was included in the RHNA5 inventory. It scores in the mid-tier for both redevelopment metrics.



Housing Capacity Opportunities

Based on our review of market conditions, the character of existing development, and potential needs in the community, we see opportunities to add housing capacity in the following ways:

Promote Accessory Dwelling Units

Accessory dwelling units are commonly built as additional structures on lots with an existing home or are created through garage conversions. Lots that are conducive to accommodating ADUs have common characteristics including larger lot sizes, detached garages, and low lot coverage ratios. In Carmel over 87 percent of parcels are zoned for single-family residential uses (R-1), totaling nearly 2,900 lots. Carmel has also had growing interest in ADU development, receiving 13 applications for ADUs in 2021, up from 8 in 2020.



Infill Capacity

There are several sites, including City-owned properties, where infill could be possible. Development of these sites would require careful consideration of existing adjacent uses. Depending on the scale of the site, this redevelopment could be small-scale plex (duplex, triplex, quadplex) infill or relatively large-scale development. The City should consider amendments to development standards and design guidelines to facilitate achieving the maximum allowed densities. This would result in a greater likelihood of development feasibility for low-to-mid-rise multifamily development forms ranging from three to four stories.



Encourage adding residential units above commercial uses

Carmel's business district has many properties that are single-story low-intensity commercial uses. Some of these properties may be candidates to add an additional story of housing above the existing commercial. There is existing and recent development precedent that this densification is feasible, even for historic properties. The best candidates would be properties where the scale of adjacent properties is two-stories or greater.



Full Redevelopment

There may be opportunities in the commercial district where the value of housing may be higher than the existing commercial use. These sites would be candidates for razing the existing structure and building maximum feasible density. To be feasible the scale of development would have to maximize the development potential of the site through larger massing and maximum height.



Recommended Actions and Potential Incentives

Based on the preceding analysis, we offer the following recommendations for further consideration as the City progresses to an update of its Housing Element.

Explore changes to development standards. Our review of Carmel's zoning code found that overly restrictive development standards, such as the two-story heigh limit are not likely to facilitate maximum allowed densities. The City should explore options to remove these barriers consistent with the findings above.

Adopt objective design standards. Local developers indicate that the review and approval process in Carmel is overly restrictive. Senate Bill 35 and the Housing Accountability Act also require the use of objective standards. The City's code currently includes subjective standards. The City should analyze its current code language and develop recommendations for objective criteria and opportunities for a streamlined review process.

Create an accessory dwelling unit program. An accessory dwelling unit program could range broadly from creating promotional materials and informational outreach to an aggressive program that could project subsidies, development of pre-approved plans, assisting with allocating water credits (for deed-restricted units only), and technical assistance with planning and building staff navigating the planning and permitting process for property owners.

Create a preservation and monitoring program. The City should take action to understand its inventory of existing deed-restricted units and understand the risk of them converting to market rate.

Consider expanding the R-C and/or R-4 zone. Our analysis identified areas south and west of the commercial core that have opportunity sites and/or concentrations of parcels that could be candidates for redevelopment based on common metrics. The City should explore rezoning opportunities in these areas.

Inventory and incentivize properties with opportunities for densification. The City should consider at a minimum creating an inventory of single-story commercial properties with opportunities for densification and conducting property owner outreach. Other alternatives would be to establish flexible development standards like parking waivers and height limit adjustments, or to assist with water credits.

Explore solutions to water credit barriers to development. The water supply conditions on the Monterey Peninsula are a significant barrier to development. To add units to an existing structure or develop/redevelop a property, a developer must obtain water credits to accommodate the net change in fixtures. However, there are a finite number of credits available and no secondary market for transfer. To accommodate future development, the City should play an active role in regional efforts to improve access to water resources and water credits and facilitate prioritizing water credits for affordable housing.

Energy Conservation and Reduction of Greenhouse Gas Emissions

G

APPENDIX

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Tables

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Energy Conservation and Reduction of Greenhouse Gas Emissions

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G~~5~~.1 Introduction

This chapter summarizes opportunities for energy conservation and the reduction of greenhouse gas emissions in the construction of housing in the City of Carmel-by-the-Sea.

G~~5~~.2 Opportunities for Energy Conservation and Reducing Greenhouse Gas Emissions

The ~~City~~city adopted a Climate Adaption Plan (CAP) and Climate Action Plan on August 2, 2022. The documents identify goals, policies, and actions that seek to increase resilience to climate change in Carmel. The CAP policy to minimize health impacts of climate change includes the following actions that address energy conservation and reduction of greenhouse gases:

- **Invest in Improving Resilience in Critical Facilities**. Invest in sustainable backup power sources to provide redundancy and continued services for critical facilities, including City Hall, Carmel Police Department, Carmel Fire Department, the Libraries, and assisted living facilities in the event of a power outage.
- **Conduct a Feasibility Study for Existing Building Electrification and Back-up Power.** Perform an electrification feasibility study/existing building analysis in order to understand the potential for, and associated costs of, electrification retrofitting. Needs may include new heat pumps, on-site energy generation, and battery storage to provide -more resilient back-up power supply. Establish a plan for reducing or eliminating natural gas from existing buildings, potentially through a reach code, and building resilience to potential electrical grid shutoffs.
- **Improve Resilience in Existing Building Stock.** Develop a program for identifying funding and incentives to weatherize residential and commercial buildings. The program will address severe weather protection, energy efficiency, indoor air quality improvements, and other housing improvements. Include an outreach campaign as part of this program to advertise the benefits of weatherizing and electrifying buildings.

- **Promote Funding Opportunities**. Work with partners like 3CE and PG&E to identify and promote potential resilience opportunities and accessible funding and financing mechanisms to pay for building electrification, weatherization, and battery backups.

State Regulations

The City requires compliance with Title 24 of the California Code of Regulations on the use of energy efficient appliances and insulation. Through compliance with Title 24, new residential development has reduced energy demand particularly when contrasted with older building stock.

Providing energy conservation opportunities to residents who reside in less energy efficient residential units can ultimately lead to a reduction in utility-related housing costs for many households. The ~~City~~City processes in excess of 500 building permits per year for remodels, additions and other construction which rehabilitates the existing housing stock, increases energy efficiencies, and improves water conservation.

Central Coast Community Energy

Central Coast Community Energy (3CE) is the community electricity provider for 33 Central Coast communities in Monterey, San Benito, Santa Cruz, San Luis Obispo, and Santa Barbara counties and is governed by local elected officials serving on the Board of Directors. 3CE was formed with the mission to reduce dependence on fossil fuels by providing carbon-free, affordable, and reliable electricity, and innovative programs within the community. 3CE is on a path to sourcing 100 percent clean and renewable energy by 2030. In collaboration with regional and statewide partners, 3CE provides customers with access to energy program rebates and incentives to electrify the region's transportation, buildings, and agricultural sector. Carmel-by-the-Sea is a member of 3CE.

Pacific Gas & Electric

Pacific Gas and Electric Company (PG&E), which provides energy efficiency services in Carmel-by-the-Sea, offers public information and technical assistance to homeowners regarding energy conservation. PG&E also provides numerous incentives for energy efficiency in new construction and home remodeling. For example, remodeling rebates exist for projects installing three or more upgrades from a flexible menu of options that earn points towards incentives and rebates. This program's incentives range between $1,000 and $4,500.

Additionally, PG&E provides residents with information regarding energy saving measures including various incentives and programs available to developers and residential property owners. Table G~~5~~-1, PG&E Programs and Incentives for Residential Properties, includes a description of the various types of financial and energy-related assistance that PG&E offers low-income customers.

Table G35-1 PG&E Programs and Incentives for Residential Properties

Program	Description
Energy Savings Assistance Program	PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
Energy Efficiency for Multifamily Properties	The Energy Efficiency for Multi-Family Properties program is available to owners and managers of existing multi-family residential dwellings containing five or more units.
Multifamily Properties	The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
California Alternate Rates for Energy (Care)	PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
Reach (Relief for Energy Assistance Through Community Help)	The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships, which prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.
Medical Baseline Allowance	The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

SOURCE: PG&E, 2022.

Monterey Peninsula Water Management District (MPWMD)

The Monterey Peninsula Water Management District (MPWMD) was formed on June 6, 1978 under the enabling legislation found in West's Annotated California Water Code. District functions include:

- Augmenting the water supply through integrated management of ground and surface water;
- Promoting water conservation;
- Promoting water reuse and reclamation of storm and wastewater; and
- Fostering the scenic values, environmental qualities, native vegetation, fish and wildlife, and recreation on the Monterey Peninsula and in the Carmel River Basin.

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The Water Management District serves approximately 105,911 people within the cities of Carmel-by-the-Sea, Del Rey Oaks, Monterey, Pacific Grove, Seaside, Sand City, Monterey Peninsula Airport District, and portions of unincorporated Monterey County including Pebble Beach, Carmel Highlands, and Carmel Valley. The District has established five main goals:

1. Increase the water supply to meet community and environmental needs;
2. Assist California American (Cal-Am) Water in developing a legal water supply;
3. Protect the quality of surface and groundwater resources and continue the restoration of the Carmel River environment;
4. Instill public trust and confidence; and
5. Manage and allocate available water supplies and promote water conservation.

Rebates are available for water saving fixtures and appliances for homes and businesses. California American Water (Cal-Am), Seaside Municipal Water District, and other system customers within the District are eligible for a rebate when purchasing and installing water saving devices. Residential rebates are available for purchase of Qualifying Devices when funding is available. The following are residential rebates:

- High Efficiency Toilet — $75;
- Ultra High Efficiency Toilet — $125;
- Toilet Flapper — $15;
- Pint Urinal — $250;
- High Efficiency Residential Dishwasher (Maximum of 3.5 gallons per cycle and has Energy Star certification) — $125;
- High Efficiency Residential Clothes Washer (Water Factor of 4.3 and Energy Star Certification) — $500;
- A second or subsequent rebate for replacing a High Efficiency Clothes Washer is available after 8 years;
- Instant-Access Hot Water System — $200 per Qualifying Property;
- On-demand pump or point-of source water heater as part of an Instant-Access Hot Water System — $100 per component, to a maximum of two components per Qualifying Property;
- Multi-Family Dwelling Meter Split — $100/dwelling unit;
- Smart Irrigation Controller — $100 with four stations. Additional $10 available per station up to twenty (20) stations;

- One or more Soil Moisture Sensor(s) on a conventional automatic Irrigation System — $25 per sensor;
- Cistern water tanks — $50 per 100 gallons of water storage capacity (up to 500 gallons) in a Cistern, then $25 per 100 gallons of water storage capacity up to a maximum storage capacity of 25,000 gallons per Qualifying Property. Sites must have sufficient roof area to fill Cistern and may require an inspection;
- Lawn removal and replacement with low water use plants or permeable surfaces — $1.00 per square-foot to a maximum of 2,500 square-feet per Qualifying Property. Pre-qualification, inspections and deed restrictions are required;
- Rotating Sprinkler Nozzles (minimum purchase and installation of ten) — $4.00 per nozzle;
- Graywater Irrigation System supplied by one Clothes Washer for irrigation — $100. A site inspection is required by Building Inspector and/or MPWMD; and
- Graywater Irrigation System supplied by one or more Bathrooms that have a Bathtub/Shower connected to a Graywater Irrigation System — $100 per Bathroom. (Residential limit: 4) A site inspection is required by Building Inspector and/or MPWMD.

As part of the 6th Cycle Housing Element Update process, the City of Carmel-by-the-Sea will continue to implement a Water Conservation program that supports the MPWMD and also provides information to the community on water conservation retrofits and best practices.

Federal and State Programs

The Low-Income Home Energy Assistance Program (LIHEAP) is a federally funded program to assist low-income households that pay a high portion of their income on energy needs. LIHEAP is funded by the U.S. Department of Health and Human Services, Administration for Children and Families, Office of Community Services.

- The Home Energy Assistance Program (HEAP) provides one-time financial assistance to help balance an eligible household's utility bill;
- The Energy Crisis Intervention Program (ECIP) provides assistance to low-income households that are in a crisis situation. Such an example would be a household receiving a 24-48 hour disconnect notice or service termination by their utility company. Another example would be a household facing an energy-related crisis that could be deemed potentially life-threatening in the household, such as a combustible appliance;
- LIHEAP Weatherization provides free energy efficiency upgrades to low-income households to lower their monthly utility bills while also improving the health and safety of the household's occupants;

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- Education on basic energy efficiency practices and instruction on the proper use and maintenance of installed weatherization measures; and
- Energy budget counseling.

The Inflation Reduction Act (IRA) has provided significant federal funding to support electrification of new construction, renovations, and existing buildings over the next ten years. Enhanced amounts are provided for income-qualified residents. Support provided by IRA includes:

New Home Construction Tax Credits (single family or multi-unit)

- Up to $2,500 tax credit if meets Energy Star certification requirements;
- Up to $5,000 tax credit if meets Zero Energy Ready Homes certification requirements; and
- Tax credit is "per unit" for multifamily developments; maximum tax credit requires conformance with prevailing wage requirements.

Home Improvement Tax Credits (for households with tax liability)

- 30 percent of project cost, capped at $2,000 for heat pump installation and $1,200 for other energy efficiency appliances and improvements; and
- Available January 2023 through 2032; tax credits can be claimed on a per year basis.

Home Improvement Tax Rebates (for low and moderate-income households)

- Rebates up to $14,000 depending on income for heat pumps, induction and electric ranges, and other energy efficient improvements; and
- Available Fall 2023 through 2032.

Home Renewable Power Tax Credits

- 30 percent of project cost for installation of solar panels, battery storage, and any other renewable power source on property;
- Example: $19,000 to install rooftop solar panels generates $5,700 tax credit; and
- Retroactive to 2022, full credit sunsets in 2032; then 22 percent credit expires in 2035.

The Property Assessed Clean Energy (PACE) Financing program enables property owners to secure upfront funding for energy efficiency, water efficiency, renewable energy, and seismic improvement projects. These improvements are repaid through an up to 20-year special line item on their property taxes instead of traditional consumer credit.

The City includes ~~a~~ programs in the 6th Cycle Housing Element to promote energy conservation and green building and to actively disseminate information about State and Federal programs.

Energy and Resource Conservation Need	Programmatic Action
Energy Efficiency	Program 2.4.A: Housing Rehabilitation and Maintenance Information Program 4.1.B: Energy Conservation and Green Building
Water Conservation	Program 4.1.A: Water Conservation

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Stakeholder Survey

APPENDIX H

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APPENDIX H STAKEHOLDER SURVEY 1

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H~~1~~.1 Stakeholder Survey

The Housing Element Stakeholder Survey was conducted from May 24, 2023 to July 6, 2023 to provide residents, business owners, visitors, and people working in Carmel-by-the-Sea with an opportunity to share input on what housing needs exist in Carmel-by-the-Sea and to share ideas on how the City can achieve its Regional Housing Needs Allocation (RHNA). The survey consisted of 21 questions designed to inform the City of what demographics exist in the City, what the affordable housing needs are, and how the 6th Cycle Housing Element can best meet these affordable housing needs. The survey was conducted in both English and Spanish. The survey was available online at the Carmel-by-the-Sea Housing Element page (homecarmelbythesea.com).

City of Carmel-by-the-Sea staff shared information about how to take the survey during the June 15, 2023 joint City Council and Planning Commission meeting. The survey was also distributed throughout town to local businesses in an effort to reach groups who are not typically represented, including people who work in Carmel-by-the-Sea. A total of 156 survey responses were received in English and 1 response was received in Spanish.

The survey responses discussed below represent responses from an uncontrolled sample size of self-selected community members who are considered to be motivated and interested in the 6th Cycle Housing Element. This can make it difficult to draw conclusions based on the responses received. The following serves as a brief summary of the responses received.

Online Survey Results

Respondent Demographics

The City collected a total of 157 responses to the survey. As shown in **Figure 1** below, survey respondent ages range from 18 to 75 years and older. The fewest survey responses were collected from respondents ages 18-34 (3 percent) and the majority of the survey responses collected were from respondents ages 55-74 (87 percent). This indicates an underrepresentation of younger community members in the survey results, and indicates a need for additional future outreach to target these groups.

Of the respondents, 74 percent identified as non-Hispanic White and 50 percent of the respondents identified as earning above $100,000. Thirty-one percent of survey respondents preferred not to

disclose their annual income. In general, the majority of survey respondents are between the ages of 55-74, are non-Hispanic White, and earn over $100,000.

Figure 1: "How old are you?"

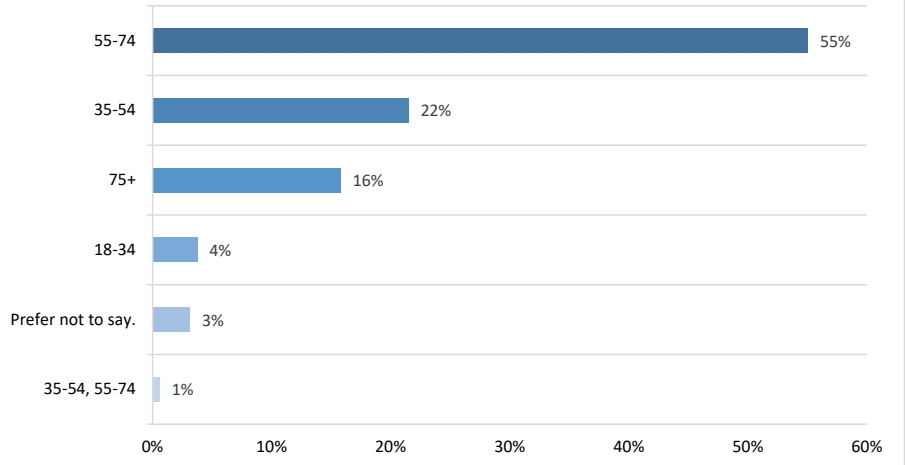
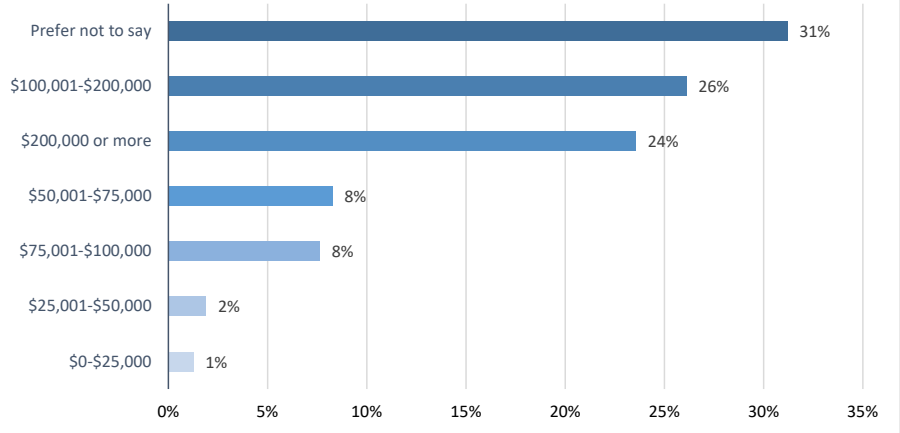


Figure 2: "What is your annual household income?"



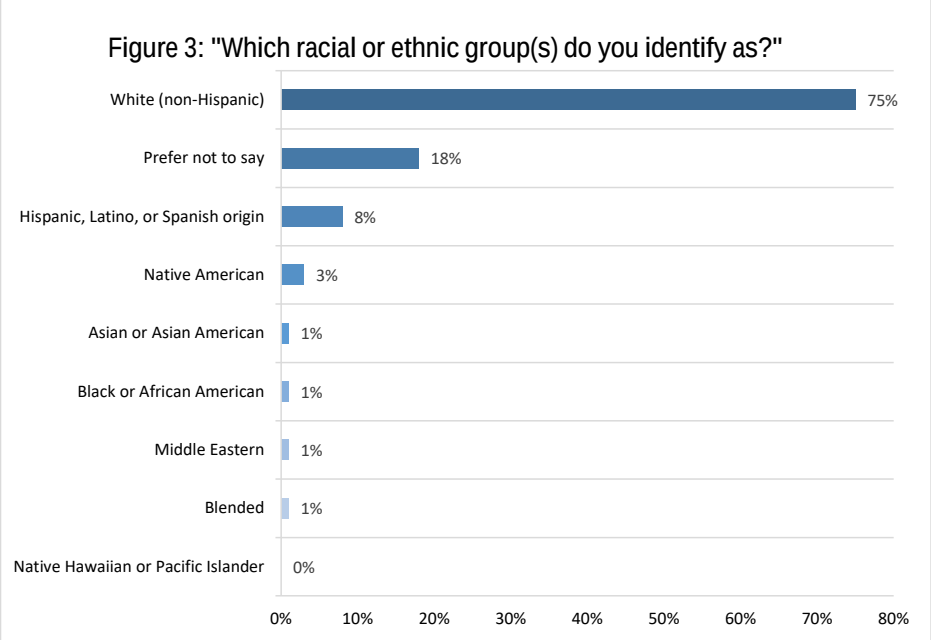


Figure 4 below demonstrates the majority of respondents identified themselves as Carmel residents owning their home (61 percent) compared to 14 percent of survey respondents indicating they rent their homes. Twenty-two percent of respondents identified as working in Carmel-by-the-Sea, 8 percent identified as business owners in Carmel-by-the-Sea, and one respondent identified as being unhoused or lacking permanent housing.

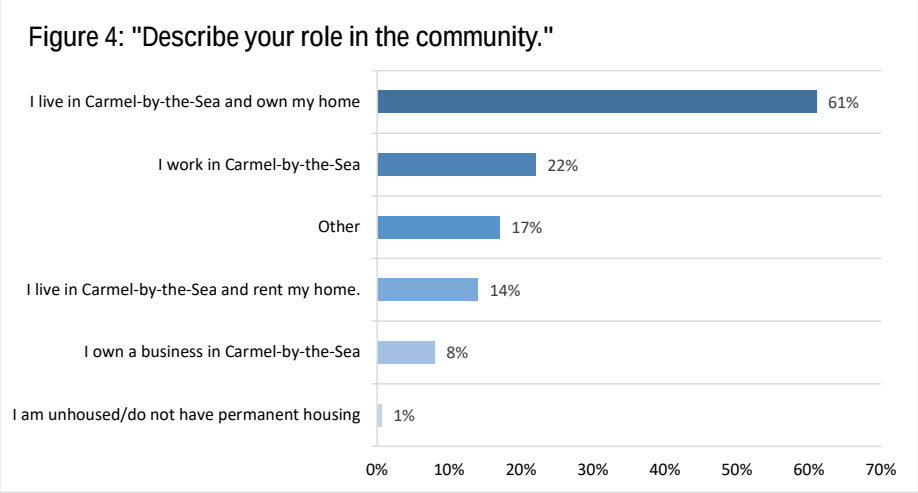
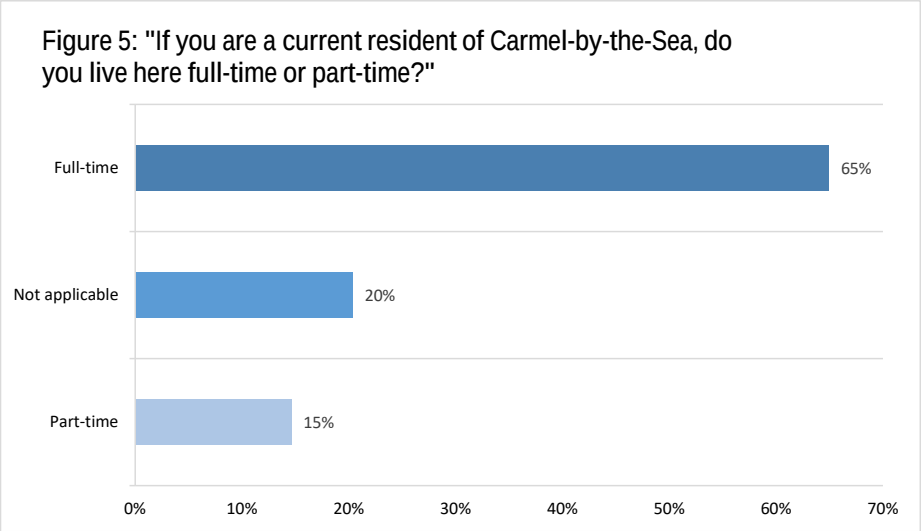
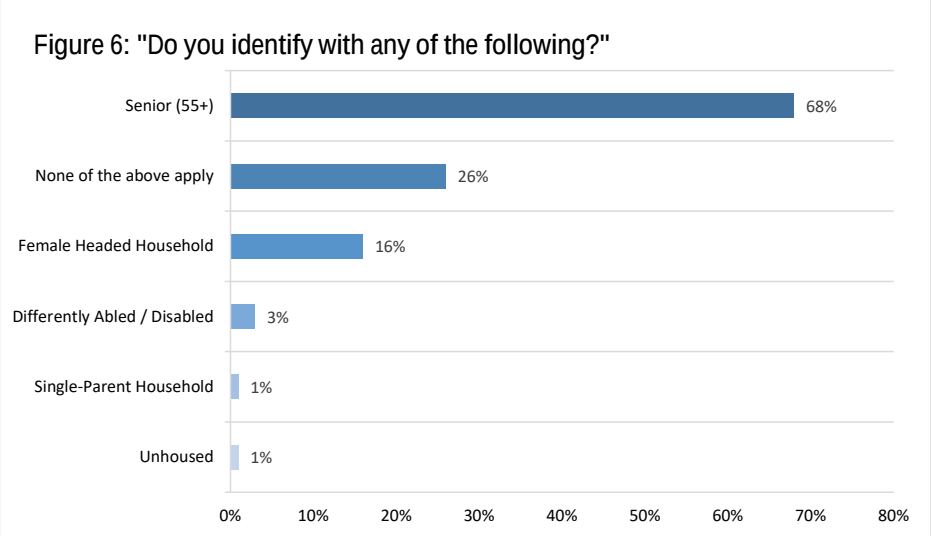


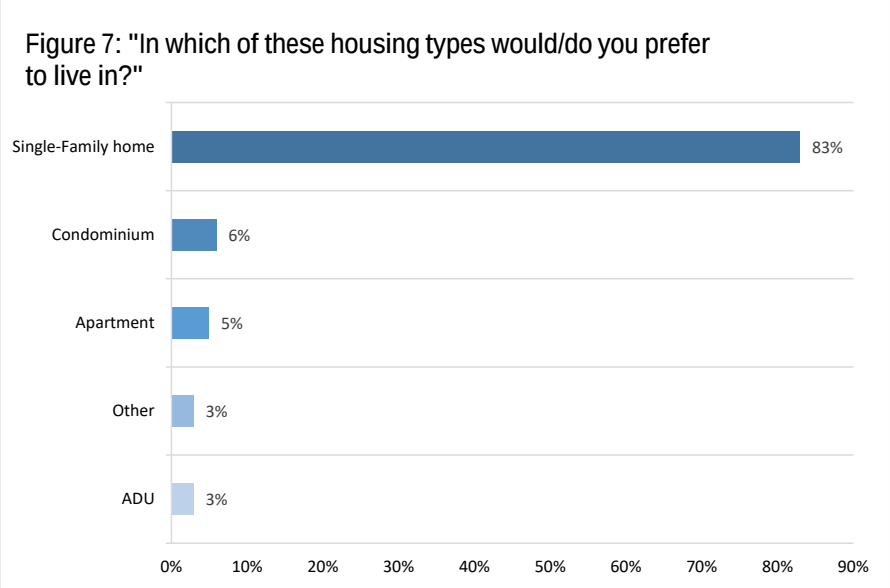
Figure 5 below demonstrates that the majority of survey respondents live in Carmel-by-the-Sea full-time, and **Figure 6** below demonstrates that 68 percent of survey respondents are 55 years or older followed by 16 percent being female-headed households. This demographic data suggests that respondents are likely more established community members in the City.





Desired Housing Types

Survey respondents were asked to identify which housing types they would prefer to live in, of which approximately 83 percent identified single-family homes, followed by 6 percent identifying condominiums, 5 percent identifying apartments, and 3 percent identifying ADUs (**Figure 7)**.



Note: See Attachment B for a full list of "other" responses received.

Respondents were asked to explain why they would prefer to live in ADUs. The following 5 responses were received:

- Privacy;
- Aesthetic (assuming newer prefabricated ADU), privacy and affordability;
- Privacy & more quiet than apartment;
- I only need space for a single bed, table & chair, toilet sink, shower. I work 7 days a week. I just need 800 square feet; and
- Affordable housing.

Respondents were asked to explain why they would prefer to live in an Apartment. The following 7 responses were received:

- I have little time for motivation for the upkeep of a whole house;

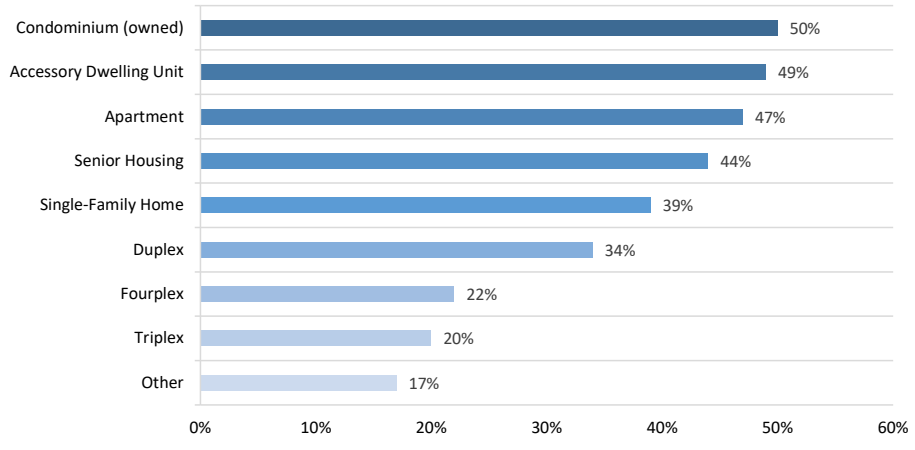
- I am at the stage in my life where I am seeking to maximize my financial solvency through steady accrual of work skills/experience and high willingness to relocate for greater chances of quality employment. I will not seek any living place requiring greater commitment until I have found the community most suited to sustaining both my professional growth and my standard of living;
- Affordability and community living opportunities. Apartments are like little families. Single family homes are like balkanized islands, with little communion;
- Affordable and give the freedom to move quickly;
- Most affordable option;
- Convenience; and,
- Single; No maintenance; Safety/Security.

Respondents were asked to explain why they would prefer to live in a Condominium. The following 10 responses were received:

- It's the right amount of space I'd need and likely more affordable and feasible than a single-family home;
- Pride of ownership, take better care of community and more involved;
- Makes better use of land without the problems associated with high density rental properties;
- Easy maintenance;
- Maintenance lower;
- Less maintenance;
- Less expensive alternative to single-family housing;
- Amenities;
- Would rather own than rent; and,
- No maintenance

In the next survey question, respondents were asked to identify the types of housing they would like to see constructed in Carmel-by-the-Sea. A list of options was provided and respondents were asked to select all that applied (they could select more than one choice). **Figure 8** below demonstrates the most common housing types respondents would like to see built are: Condominiums (50 percent); ADUs (49 percent); Apartment rentals (47 percent); and Senior Housing (44 percent). Seventeen percent of respondents shared their own ideas, which are captured as "other" in **Figure 8**, and can be found under Question #10 in Attachment B where all "free responses" are listed.

Figure 8: "What type of housing would you like to see constructed in Carmel-by-the-Sea?"



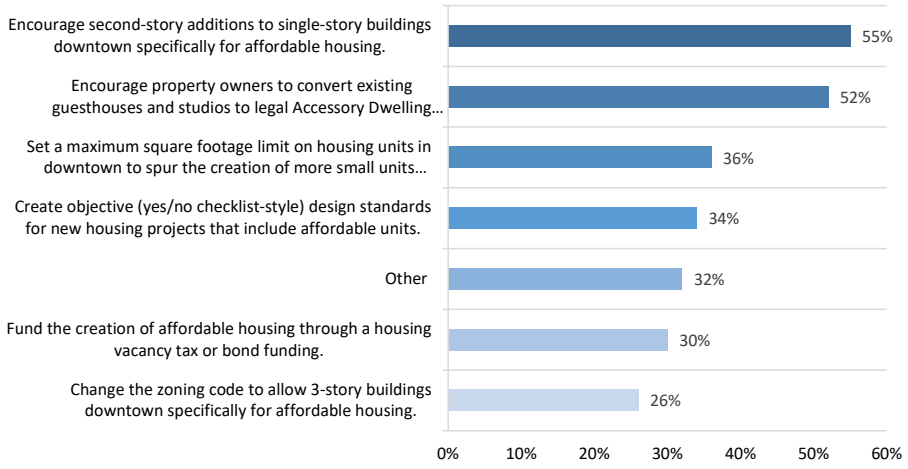
Note: See Attachment B for a full list of "other" responses received.

Affordable Housing in Carmel-by-the-Sea

Survey respondents were asked how the supply of affordable housing could be increased to meet the needs of the community. A list of options was provided and respondents were asked to select all that applied, with many respondents selecting more than one choice.

The majority of respondents (55 percent) selected "second-story additions to single story buildings could provide affordable housing downtown," followed by 52 percent of respondents selecting "guesthouses could be converted to Accessory Dwelling Units," and 36 percent selecting "set a maximum square footage limit on housing units downtown as a means to create more small units." Thirty-two percent of respondents shared their own ideas, which are captured as "other" in **Figure 9**, and can be found under Question #11 in Attachment B where all free responses are listed.

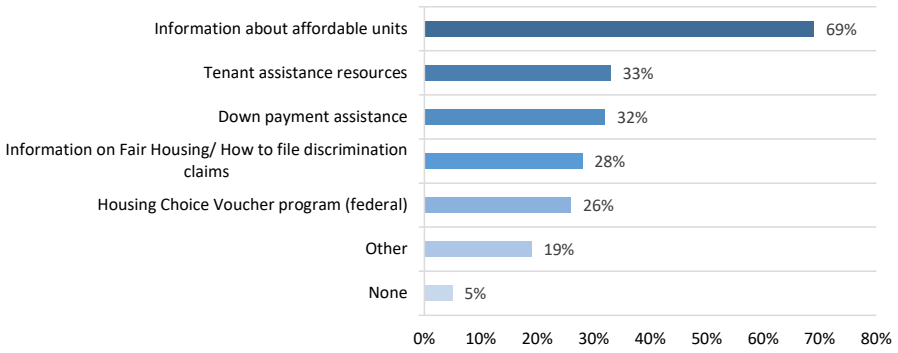
Figure 9: "How can the supply of affordable housing be increased to meet the needs of our community?"



Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Respondents were asked what affordable housing resources should be provided in the City of Carmel-by-the-Sea (**Figure 10**). Out of 157 responses, the majority of respondents (69 percent) selected "information about affordable units," followed by 33 percent selecting "tenant assistance resources," and 32 percent of respondents selecting "down payment assistance." Nineteen percent of respondents shared their own ideas, which are captured as "other" in **Figure 10**, and can be found under Question #12 in Attachment B where all free responses received in the survey are listed.

Figure 10: "What affordable housing resources do you feel should be provided in Carmel-by-the-Sea?"

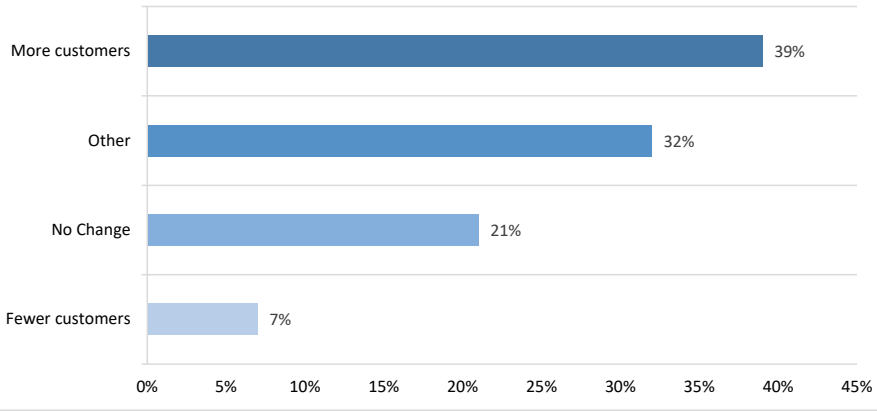


Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Increased Housing and Local Businesses

Survey respondents were asked what effect providing more housing units would have on local businesses in Carmel-by-the-Sea, of which 39 percent indicated more customers, 21 percent indicated no change, and 7 percent indicated fewer customers. Thirty-two percent of respondents shared their own ideas, which are captured as "other" in **Figure 11**, and can be found under Question #15 in Attachment B where all free responses received in the survey are listed.

Figure 11: "What effect would providing more housing units in Carmel-by-the-Sea have on local businesses?"

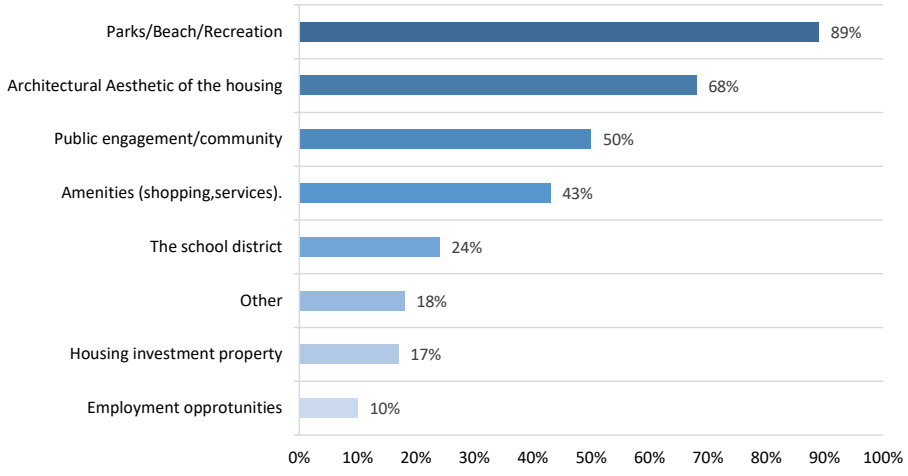


Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Benefits of Living in Carmel

Survey respondents were asked what the most appealing elements about life in Carmel-by-the-Sea is. The most common response was Parks/Beach/Recreation (89 percent), followed by Architectural Aesthetic (67 percent), and Public Engagement/Community (50 percent). Eighteen percent of respondents shared their own ideas, which are captured as "other" in **Figure 12**, and can be found under Question #7 in Attachment B where all free responses are listed.

Figure 12: "What are the most appealing elements about life in Carmel-by-the-Sea?"



Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Discussion of Results

The majority of respondents were between the ages of 55 and 75, earned more than $100,000 year, and owned homes in Carmel-by-the-Sea. This indicates responses from a group who is generally well established in the City and may not adequately capture community-wide ideas towards housing needs, for example from a younger renter or worker in the community.

Although respondents indicated their preferred housing type to live in is a single-family dwelling, many respondents indicated a need for more diverse housing types within the City, such as condominiums, apartments, and ADUs which could help to provide more affordable housing options in the City. The 6th Cycle Housing Element includes programs to increase these housing types. Program 1.3.C (Accessory Dwelling Units) will streamline ADU permitting, Program 1.4.A

(Eliminate Unnecessary Use Permits) will incentive multi-family type housing by removing permitting barriers, and Program 3.1.G (A Housing Priority Overlay Zoning District) encourages a higher unit yield within the commercial and multi-family zoning districts.

A number of respondents did indicate a preference for constructing condominiums, apartments, and ADUs.

When asked how the supply of affordable housing could be increased within Carmel-by-the-Sea, the most common selected responses out of provided options were: 1) encourage second-story additions to single-story buildings downtown, 2) convert guesthouses to ADUs, and 3) set a maximum square footage limit on housing units downtown. Number one will be addressed via Program 2.3.A (Preserve and Increase Upper Floor Residential Uses), number two will be addressed via Program 1.3.C (Accessory Dwelling Units), and number three will be addressed via Program 3.1.G (A Housing Priority Overlay Zoning District). For this question, respondents were also given the opportunity to provide their own response. Themes from these free responses include: utilize empty or underutilized parking lots for housing, turn Flanders Mansion into housing, and sentiment that there is not enough space in Carmel for additional housing. Program 1.1.B (Underutilized Sites) addresses exploring underutilized sites, with the City committed to actively investigate underutilized publicly owned sites such as parking lots.

When asked what affordable housing resources should be provided in Carmel-by-the-Sea, the overwhelming majority of respondents selected "information about affordable units." The 6th Cycle Housing Element includes a Program 5.1.A in which the City will work with fair housing organizations and increase outreach efforts to connect community members to affordable housing opportunities.

Most property owners indicate they are not interested in re-developing their property to include more housing, such as ADUs. However, there were a handful of property owners that did indicate interest. Property owners indicated interest in building additional housing on their property if parking requirements were waived, permitting fees lowered, and water credits made available.

The last two survey questions focused on life in Carmel-by-the-Sea. The majority of respondents believe more housing would result in more customers for local businesses. A handful of respondents said that more housing would result in fewer customers, which appears to be an assumption based on the concern that more housing would result in less parking available for visitors. While the 6th Cycle Housing Element does allow for parking reductions for affordable housing projects, it also requires that all existing parking be integrated into the new housing development, if for example a parking lot is converted.

Finally, respondents were asked about the most appealing aspects about living in Carmel-by-the-Sea. The most popular response was "Parks/Beach/Recreation," followed by "Architectural Aesthetic of

the Housing," followed by "Public Engagement/Community." It is clear that the architectural character and charm of Carmel-by-the-Sea is a major reason people choose to live in Carmel-by-the-Sea. It is evident that a number of community members fear that meeting the RHNA will disrupt this charm they love. Program 1.4.B (Objective Design Standards) will allow the City to retain their design aesthetic while streamlining the permit process. Additionally, based on the survey results, community is also an important aspect of living in Carmel-by-the-Sea. With a current vacancy rate of 51 percent, more market rate and affordable units will result in more full-time community members, which will enrich the community of Carmel-by-the-Sea.

Stakeholder Survey Questions

ATTACHMENT A

1. **How old are you?**

<18
18-34
35-54
55-74
75+
Prefer not to say

2. **Which racial or ethnic group(s) do you identify as?**

Black or African American
White (non-Hispanic)
Asian or Asian American
Hispanic, Latino, or Spanish Origin
Native American
Native Hawaiian or Pacific Islander
Prefer not to say
Other: _____

3. **Do you identify with any of the following? Select all that apply.**

Senior (55+)
Female-Headed Household
Differently Abled/Disabled
Unhoused
Single-Parent Household
None of the above apply

4. **What is your annual household income?**

$0 - $25,000
$25,001 - $50,000
$50,001 - $75,000
$75,001 - $100,000
$100,001 - $200,000
$200,000 or more
Prefer not to say

5. **Describe your role in the Community. Select all that apply.**

I live in Carmel-by-the-Sea and rent my home.
I live in Carmel-by-the-Sea and own my home.
I represent a community organization (please specify): _____
I am unhoused/do not have permanent housing.
I own a business in Carmel-by-the-Sea.
I work in Carmel-by-the-Sea.

I visit the City but live elsewhere (please specify): _____
Other: _____

6. If you are a current resident of Carmel-by-the-Sea, do you live here full-time or part-time?

Full-time.
Part-time.
Not applicable.

General Survey Questions

7. Residents and non-residents, what are the most appealing elements about life in Carmel-by-the-Sea? Select all that apply.

a. The school district.
b. Parks/Beach/Recreation.
c. Employment opportunities
d. Housing (please specify, i.e. "investment property" or "architectural aesthetic," etc.): _____
e. Amenities (Shopping, Services).
f. Public engagement/community.
g. Other: _____

8. When considering housing affordability and availability, what factors might influence your decision to reside in Carmel-by-the-Sea or outside of the City? Select all that apply.

a. Limited supply/availability of housing.
b. High cost of housing.
c. Limited employment opportunities.
d. Limited variety of housing options (limited multi-family options, micro-unit options, etc).
e. Small lot sizes.
f. Lack of demographic diversity.
g. Other: _____

9. In which of these housing types would/do you prefer to live, and why?

a. Accessory Dwelling Unit, because:
b. Single-Family Home, because:
c. Apartment, because:
d. Condominium, because:
e. Other, because:

10. The State housing goal for Carmel-by-the-Sea is 349 new housing units (market rate and affordable) between 2023 and 2031. What type of housing would you like to see constructed in Carmel-by-the-Sea? Select all that apply.

a. Apartment (rental).
b. Condominium (owned).
c. Single-family home.
d. Duplex.
e. Triplex.
f. Fourplex.
g. Accessory Dwelling Unit (ADU)/Junior Accessory Dwelling Unit (JADU).
h. Senior Housing.
i. Other: _____

11. **How can the supply of affordable housing be increased to meet the needs of our community? Select all that apply.** ***Note: The following are examples and not the only options available. Use "Other" to suggest additional options.***

a. Encourage property owners to convert existing guesthouses and studios to legal Accessory Dwelling Units (ADUs) or construct new ADUs.
b. Encourage second-story additions to single-story buildings downtown specifically for affordable housing.
c. Change the zoning code to allow 3-story buildings downtown specifically for affordable housing.
d. Set a maximum square footage limit on housing units in downtown to spur the creation of more small units rather than just a few large units.
e. Create objective (yes/no checklist-style) design standards for new housing projects that include affordable units.
f. Fund the creation of affordable housing through a housing vacancy tax or bond funding.
g. Other: _____

12. What affordable housing resources do you feel should be provided in Carmel-by-the-Sea? Select all that apply.

a. Tenant assistance resources.
b. Information about affordable units.
c. Information on Fair Housing/how to file discrimination claims.
d. Down payment assistance.
e. Housing Choice Voucher Program (Federal).
f. Other: _____

13. If you own property, what would it take for you to consider adding a housing unit(s) on your property, such as an accessory dwelling unit?

a. Answer:
b. Not applicable because:

14. If you own property, would you consider redeveloping your property to include new housing? Examples include building an ADU/JADU, converting commercial office space to an apartment, or constructing a second-floor addition with apartments.

a. Yes, because:
b. No, because:
c. Not applicable because:

15. What effect would providing more housing units in Carmel-by-the-Sea have on local businesses?

a. More customers.
b. Fewer customers.
c. No change.
d. Other: _____

16. **How does, or how would, living in Carmel-by-the-Sea benefit you? (Quality of life question)**. Answer:

Open-ended Responses

ATTACHMENT B

The following lists the open-ended responses received for survey questions 7, 10, 11, 12, 13, 14 ,15, and 16. These responses are indicated as "other" in the figures.

Question 7: "What are the most appealing elements about life in Carmel-by-the-Sea? Select all that apply." See corresponding **Figure 12**.

A forest with a village and a beach!
Our neighbors are kind and we help one another.
2 hour commute from home
The natural beauty of the setting on the California coastline.
Trees, scenic pathway, ocean views, sunsets, walking town, dog friendly
Volunteer opportunities
The natural beauty of the Forest and beach, etc.
The peninsula provides most big city benefits without the downside
beauty of our area and lack of traffic and homeless
garage bands
No streetlight, quiet, good air quality
Weather/climate
Mainly small unostentatious but unique homes on small lots in natural settings.
Serenity, beauty, simple life
Weather, mountains, beach

Question 10: "The State housing goal for Carmel-by-the-Sea is 349 new housing units (market rate and affordable) between 2023 and 2031. What type of housing would you like to see constructed in Carmel-by-the-Sea? Select all that apply." See corresponding **Figure 8**.

Condominium (owned), *Must say, unless you convert a hotel I don't know how you will nicely achieve this. I don't think anyone wants to see high rises.
Housing that naturally flows from a century of local control
I appreciate the efforts of the city to meet the State's dictates, but I do not believe adequate thought has been placed on the implications of additional housing on the natural setting of Carmel, as well as traffic, parking, services, etc. Once built, who will be responsible for maintenance? And who will fairly determine who is allowed to live in these 350 units? I also do not believe that the longer-term has been considered. If 350 units are added in this round will more units be required in the future? There are many more people who work in Carmel's low paying service sector than can ever be accommodated in the surrounding residential area, and the existing residential area should not be expected to serve Carmel's commercial sector. Also, if changes are made to accommodate development of affordable housing, won't some of these changes also be used by clever developers of luxury housing to build larger, more ostentatious housing?
I don't think it is feasible to build affordable housing given the value of the property and cost of building.

Less housing. Isn't 3,000 homes in one square mile enough? I'm not pro-densification. 4,000 square foot lots are already small. We already have small setbacks.
Minimally invasive to character of Carmel.
No additional housing
no more new housing
None
None — Carmel should determine what is right for its citizens not bow to government bureaucrats
None It is too crowded already. Parking is already a problem
None - this needs to be a local decision - not mandated by the state
None.
none. we have no space. how about building housing at fort ord area
None. Ridiculous amount of homes being required by the State. Will destroy Carmel by the Sea.
Resistance/Reduction of State housing goal
We should fight this ridiculous "mandate" from on high!
Would like to see use of second story condos over downtown business only. Against removing Sunset Center parking unless able to dig subterranean parking. Do not think there is space for 349 homes without razing the character of Carmel. Eastwood and others improved water availability and do not believe there is sustainable possibility here--instead, build up city portions in other portions of Monterey county. If would be more efficient and better for the environment

Question 11: How can the supply of affordable housing be increased to meet the needs of our community? Select all that apply. *Note: The following are examples and not the only options available. Use "Other" to suggest additional options.* See corresponding **Figure 9**.

"Affordable housing" is not a right. Supply and demand is the driver of market rates for housing and all other products and services. Work with builders and developers to find solutions and don't make everything so arduous and difficult and fee intensive. There is no "one size fits all solution". Each neighborhood, street and property presents its own problems and solutions.
Affordable housing directives aren't necessary.
Aggressively tax homes that are NOT primary residences. Anyone using Carmel as their vacation home is contributing to the housing problem. Let's make all of Carmel primary residences or full time rentals!
allow free market forces to guide the housing in the community
Annex land outside city for affordable housing
Build housing on the outskirts and empty parking lots
Carmel should not be forced to change its look, feel and style!
CBTS is nearly fully built out and highly desirable and therefor expensive. Adding housing will only ruin the quality of life in the city. Build the additional housing out in the Fort Ord area.
encourage landowners to build on empty lots, fast-track building permits

Fight back. There's no land here for development.
First define "our community." Whose needs are being met? Service workers in the business district? Teachers? Artists? Seniors? If racial/ethnic diversity is a goal, then make sure these people are included in the discussion. Then ask what sort of housing these people wish to have - do not dictate this for them. Keeping in mind that at this point only 350 units would be available, then do what it appears the planning office is recommending. Focus on areas in the central business district that could be enhanced by development and that will not encroach upon residential areas that are already built out with small homes on small lots. Prioritize opportunities for purchasing versus renting so people can benefit from investment and not simply pay rent to a landlord. Any building should require attention to parking availability, increased traffic, environmental impact, and potential increased commercial needs (grocery stores, etc.). I also believe that an argument can and should be made that areas beyond the tiny jurisdiction of Carmel by the Sea can do more to accommodate affordable housing needs, and provide people with larger dwellings and ownership opportunities. Senator Laird seems to be leaning this way.
Hospitality requires workers who aren't paid enough to live here. Hospitality should bear the cost of providing housing for their workers; it is not the responsibility of residents
I did not think that there is a good reason to change the town as we are too small and do not have the availability of land to do this
I do not believe CBTS should be required to provide "affordable housing". I believe in the free market factors.
It is absolutely ridiculous to plan affordable housing in a community the size of carmel By-the-Sea.
Less short term rental places, more long term rental options
Limit the number of the short term vacation rentals of houses
MAKE CERTAIN THE NEED EXISTS. Ask those who work in Carmel if they & their families are willing to give up the square footage they now enjoy to live in Carmel in half the space.
N/A. How will you address the issue of water & parking?
Not everyone can live in the Carmel area. Not enough room! Small lots. Neighbors too close!
OPPOSE THE MANDATE
Press upon our representatives the lack of space in our tiny village and encourage housing in other parts of the county
Push back on State mandate
Reaching the state mandated goal will destroy the character and charm of Carmel
There is no space for this in Carmel - but our state is huge - build housing elsewhere. Anyone who thinks Carmel can accommodate "affordable" housing hasn't built here!
Utilize empty lots for single family housing.
Where is the Water going to come from for any of this?
work with our neighboring communities that have land/water available for housing

Question 12: "What affordable housing resources do you feel should be provided in Carmel-by-the-Sea? Select all that apply." See corresponding **Figure 10**.

A map of someplace else
affordability is the main factor. No gov. assistance should be involved
Affordable housing outside city limits.
I don't know.
I don't care for any of the choices
I'm not sure.
Limit to that which is currently available
N/A. The city is not obligated to provide affordable housing
None
None
None
None
NONE
None
none
NONE
None
None of the above
None. Carmel is NOT affordable for everyone. No one would want to help me if I wanted to live in the first arrondisement in Paris!
None. "Affordable housing" is a result of market demand.
Not for the City to get involved in.
Nothing.
Provide a gig economy type resource such as Airbnb or Neighborhood Storage to allow owners to rent out rooms
Rental agencies
Simplify the building code. Reduce the planning commission to 3,
There is smooch open ground within 1/2 hour of Carmel why would anyone in their right mind try to jam affordable housing in a community as small and as expensive as Carmel?
Unknown

Question 14: "If you own property, would you consider redeveloping your property to include new housing? Examples include building an ADU/JADU, converting commercial office space to an apartment, or constructing a second-floor addition with apartments." *Note: There is no corresponding figure for this question.*

No

yes I would consider
No
More space
no
I would, if I had more space.
No
No
No way
No. don't be ridiculous
No
No
NOT
Our lot is too small and we're already right on top of our neighbors
No
ADU
No
I am not interested at this time to increase the density of my property
No
I would consider an ADU. CTBS is not an apartment community.
no
Absolutely not.
Not possible. No.
N/A, but no
No
The lots are too small
I would consider adding a second floor condo unit but not an apartment.
No
no
Yah, would like to build condominium to retain pride of ownership in community
No
No. My house is already two stories. A third story would destroy the character of the neighborhood. I value the forest-like nature of the neighborhood and am not willing to remove the trees on the property to make space for an ADU.
no
No
No
No
No
No, all the options above make a community a less desirable place to live.
No because the state is on the path to more rent control. How would I recoup my costs unless I sell.

No
n/a
Yes, converting second floor office space to apartments.
No
Yes
No
yes
No - My house location relative to the lot and steep hillside won't support an ADU. Otherwise I would explore this.
Yes an ADU.
No
No. ly have to pay more property taxes than I do now
no
NO
Yes
Not enough space
No…see above
No.
N/A see above
I cannot afford to "redevelop" my 4,000 sf residential lot.
if properly stimulated financially
We live in a modest 100 year old house. Altering it would be a travesty
No
no
Yes, if lot would permit addition
Absolutely NOT!!
We already have a second story. I suspect many homeowners have similar situations. You might do better filling vacant commercial properties as there are quite a few.
only a JDU is possible...but not of interest.
No, don't have the space or floorplan for an addition.
I believe that SFD zoning laws should be respected and followed; so I would not consider an ADU. ADU's as now allowed increase the density of our village without any other requirements to offset the impact: no parking, setbacks, no requirement to even rent at below market rate. Nothing gained and much loss to the community.
Heritage oak in the way.
No.
NA
Yes, all of the above
No
Only with some protection to me as an owner as mentioned above.
No

No
No
I could not afford to build anything. Fixed income senior
No
I would consider it, but we cannot afford to do this.
No
No, my property is too small.
Too small
No
Build ADUs not encourage STRs
no (see above)
Not a property owner
Yes
Yes
I already have a legal subordinate unit.
No, see above
No
No. Already 2 story.
Since I live in a quiet neighborhood, I believe the best option for us is to build an ADU/JADU. The city should evaluate the house size to lot size ratio. With that houses can go to a second level without restrictions.
NA
yes
All of the above.
Yes - I am currently considering this.
N/A
Not at this time.
Yes
Yes.
N/A
No.
No
No, it's a single family home that I plan to live in.
Not sure. It's a complex question.
na
Yes, but the city makes the permitting very difficult and the county does not have the water.
Yes
No
No

Question 13: "If you own property, what would it take for you to consider adding a housing unit(s) on your property, such as an accessory dwelling unit?" *Note: There is no corresponding figure for this question.*

Extra housing on a 4000 sqft lot? No thanks
ability to pay for development and increased property taxes. ADUs appear the most realistic way approach to meet our 349 housing unit goals.
I wouldn't
More space
My property is historic.
More land, more financial resources. All other existing elements are acceptable.
Untenable request due to lot limitations
There isn't space on my property to add an ADU
Wouldn't happen
I would move out of the city if affordable housing continues to be forced on Carmel, and if it indeed comes to fruition
Guidelines to keep the charm and permit process loosened.
Never
I would NOT consider adding a unit to house somebody else
We have a tiny lot and there is no room
We are content with our property just the way it is
HIghly cooperative City regulations and water
No
It should be my choice and not mandated by the State
I would not build an ADU on a 40x100 lot. My poor neighbors!
Nothing
If CTBS changed the access to water and limits on lot coverage, many owners would build ADU's because they would like to have more space available. I would build an ADU and put a relative in it.
There isn't enough room and there isn't enough water
Absolutely not. The city won't even let me build a car port let alone another dwelling!
We do not have room so we could not consider it.
N/A, but if I owned, I would build an ADU for my aging parents
I wouldn't consider it.
More land
Less restrictions on adding units and off street parking.
No
I live on a 4000 sqft lot - cant imagine having additional people on the lot.
Upzoning to allow for condominiums
Nothing would convince me

Waive lot coverage limits to permit ADUs on small lots
My lot is fully built out. I would have to remove trees in order to add an ADU.
no
Not enough space to build an ADU
No room to do so. Nothing could convince me to build a unit
I would only consider housing unit for family members
How would we possibly fit an extra unit on our small lot and where is the water going to come from?????
Nothing would ever entice me to add an ADU to my Pebble Beach property.
Lower the cost of fees, lot coverage, water demand and red tape
No
own property in another county but purchase in Carmel not affordable
n/a
Waive or lower permit fees and improve the building permit process so it is quicker.
Not relevant
Change in Building Codes
Tax break
Not much as have considered.
The position of my house on the lot and the steepness of my backyard won't support an ADU
Currently have an ADU. Have rented it in the past.
I would not consider adding housing to my property. Parking is an issue as is noise and congestion.
a larger lot!
In 4,000 sq. ft and a 1600 sq. ft. hour, where would I put it and would the city allow my extra water rights?
more space
Would never do this the lots are already tiny and this would look horrible it would also eliminate trees which is no good
Significant tax credits
Not enough space
No room for an additional unit.
streamlined, affordable, planning and design services
No incentive would encourage me to add housing to my property.
there is not enough space on our property to add an ADU
I would be happy to convert my 250 sf garage to an ADU. It's on the lot line so the city will have to give on that, and it's my only off-street parking, so the city will have to give on that as well. Also, I'd need more water credits.
financial stimuli
Not possible. Lot already too small
Lot us too small
Nothing

nothing
Planning Commission objections to design elements they do not like. lower permit fees
Already have an ADU on the property.
I am not at all interested.
My house already occupies most of the lot.
No - There is no viable space on our corner lot
Don't have the space for separate structure but might consider roommate if had the space
A much bigger parcel of land so that the ADU structure did not impact my privacy or that of my neighbors. It would have to be in compliance with existing SFD zoning. It would have to have room for off street parking and room to create a lovely landscaped setting for the occupant.
Water available and space to put one. Tree in the way now.
My lot is too small to add an ADU
NA
Eliminate fees, fast track permitting, have the City maintain a renter registry so that recreation rentals are prohibited.
No space for anything
Make the permitting process easier. Fine citizens who weaponize archaic zoning laws for NIMBYism. Make being a NIMBY uncool.
Some way to positively prevent irresponsible people renting it. CA rental laws are so biased against the property owners it's nearly impossible to evict deadbeats or creeps.
Parking plan
Water allocation and change of building codes
N/A live outside of CBTS, but still in surrounding area.
Market rent
I don’t have room on my lot to add a unit
Not possible on our small lot
I would need financial assistance to do that.
Increase the size of the lot. Already built out to allowable size on lot.
Decreased red tape and incentives.
I wouldn’t do it. Too small.
Nothing
Reducing the county fees for permits and facilitate the programs to encourage ADUs. Essentially incentivize efforts to do ADUs.
would depend on what kitchen facilities would qualify (we have a guest house but no room for another structure)
Not a property owner
Financial assistance to build an ADU
Permit streamlining and financial assistance
I already have a legal subordinate unit. I may want to convert it to an ADU.
I wouldn't because I would have to build such a unit from scratch and the return of investmen probably would be low, and the reduction in privacy and yard space.
Functional need arising internally

We would have to be allowed to cut down a large, healthy tree.
For the city to allow me to have different set backs, expedite approval process, maybe provide incentives for quick/economical building, and for the county to increase my water credits. I will be delighted to build an ADU in my property. Additionally, the city may consider making the size on the house bigger than the current 40% of the lot size. An option will be to expand to 50 or 60% of the lot.
Adding a kitchen to existing guest house (need water credits)
NA
I own property in another county, but funding would be the primary requirement.
Reduced/eliminated planning and building fees. Real property tax assessment deferral.
More clarity on rules.
N/A
Have not considered it..mmm
Help with water restrictions, subsidy, low interest loan, clear regulations, reasonable standards and explanations for license and permits and building codes and inspection
Low interest loan and property tax reduction incentive.
N/A
We would have no interest in doing this. Our home is already on a typical small lot. We have little to no backyard. There would be no parking for a tenant/tenants.
We have a gust house already
There is no room for that on my property.
Zoning changes, property tax breaks, neutral to positive cash flow model.
na
Easier building laws and permit allocations.
Limitations on allowed max size of ADU

Question 15: "What effect would providing more housing units in Carmel-by-the-Sea have on local businesses?" See corresponding **Figure 11**.

"Affordable Housing" would not affect the businesses, because if people need help with housing costs, they cannot afford to support the local business. These people who need financial help with housing will probably add burden to public services such as police, schools, fire, paramedics, and infrastructure such as water and electrical.
Adverse affect since Carmel businesses wants to attract affluent visitors not workers in their own stores/restaurants
Affordable housing would not improve local business revenue
Anything that hurts the livability here will hurt the businesses.
Carmel shops and restaurants are too expensive if on a low income
Crowds, parking, traffic, crime, pollution—air and noise
Depends on the disposable income of the new residents.
Depends on the type of shops .. overall could be more customers if service business and affordable goods
Destroy the look and feel of Carmel by the Sea.

Even more congestion , traffic, lack of parking. Remember- let's not kill our Golden Goose.
Fewer customers. It's already hard to get to places due to lack of parking. Hills make it hard to walk with seniors and disabled and losing more spots to younger people would discriminate against aged and disabled
I am not sure, but can offer some thoughts. Residents in affordable housing will likely not be frequenting the tourist venues: the proliferating wine tasting rooms, high end clothing shops, art galleries, restaurants, etc. They will likely need different options that are not available in town. So either these are added (which means even more commercial activity paying low wages), or more people will be travelling to shop/eat out, etc in the surrounding areas. This implies that there are either even more cars on the roads or that mass transit will need to be enhanced so people can travel beyond town. Ideally, the local businesses would feel responsibility for making affordable housing available to the lower wage workers they hire, wherever possible. The idea that hotels would provide living quarters is a good one. Thought should also be put into reducing the number of business licenses in Careml by the Sea. As businesses move or close, these spaces could be made into housing. More service businesses simply means more lower paid workers who are unable to afford housing.
If below market, it would assist with employee housing and retention.
increase in available workforce
Increased diversity; less traffic
It depends if the businesses provide some reasonably priced options
It will be a traffic/parking nightmare. You can't add 300+ Apartments and assume all those people are going to take the bus? The city spent more time actually keeping the city clean (and not rely on Carmel Cares) I think more people woukd frequent downtown CBTS.
It will compound the parking issues. PACT as now proposed: no time limit on parking and residents park free.
It would bring in more traffic and make the parking situation worse. This would drive away the tourists who are willing and able to spend money in the shops and restaurants here.
It would make parking even worse than it already is.
It would probably change the character of the town to some degree
Less parking for visitors. Congestion
less tourists, less income
Like a lot of locals, other than Safeway, they wouldn't shop at local business
Locals do not shop downtown, well except for the cheese shop.
Loss of parking spaces
loss of prestige and distinction -Carmel would no long be a worldwide magnet once the character and charm is destroyed by over development
Low income people will not shop in Carmel
maybe new residents but could they afford the shops and restaurant prices in carmel?
More clients
More congestion and less parking

More crowded, less appealing to shop
More customers, as long as the units are for permanent renters and not visitors.
More employees/employers and City employees living in Carmel will increase demand for services of local businesses. It will also allow city employees to engage with the community and be part of local activities at their backyards.
More housing likely means more illegal short term rentals and vacation rentals - so I suppose business would go up.
More potential employees.
More traffic and no place to park!
More traffic. Less parking.
More workers that could live near their work.
Most would become vacation units of some kind.
Of course more people theoretically would would help local business I doubt that the high end stores will see any increase from the new medium and low income residences. I doubt that many of the high end shops in town will see any increase in buisness from the new medium and low income
Offer housing opportunities of housing for people that also work in Carmel!
Only more customers, if the new residents could afford to shop locally.
Overcrowding and more traffic.
Overcrowding of parking spaces for shoppers.
Parking would be important. More housing comes with more cars.
Simply more congestion
They would probably recognize a need to carry more generally affordable options for lower-paid residents
This will cause a detrimental impact on the desirability just look at San Francisco fewer customers
Traffic congestion. If this town was 100% occupied our neighborhoods and roads could not manage the modern day traffic with most owning 2-3 cars.
Ugly buildings. No parking. Loss of charm of Carmel
Very little as parking is already a problem.

Question 16: "How does, or how would, living in Carmel-by-the-Sea benefit you? (Quality of life question)" *Note: There is no corresponding figure for this question.*

How does, or how would, living in Carmel-by-the-Sea benefit you? (Quality of life question)
Financially and also scholastically.
Pretty incredible year round weather and ease of access to shops / services / restsurants. Less traffic congestion would be a plus
394 units in this small area is ridiculous as the traffic and infrastructure not to mention water supply can't handle it
Fresh air.
The physical benefits of walking the scenic pathway ir ti tien to town, scenic vistas, the architecture and trees are what we like best. We hope we can continue to live here. The expense is a huge sacrifice.

It's a peaceful oasis from the busyness of our "regular" lives threatened by poorly designed and ridiculous government policies. The state owns most of the land in the state. They can and should be building affordable housing in less populous, not necessarily remote, locations of our state
Peace and quiet provided that the city doesn't get more crowded.
Like the small scale community and peacefulness
N/A
Sense of community, cultural and out door events
Living in Carmel is a positive experience for the soul, whether to live or visit. Most people are fantastic. Nature, fresh air, and fairy tale esthetics are refreshing and inspiring. This is not a thriving metropolis by design and I appreciate that. There are different times for different places.
We live here and, once again, appreciate the small, unostentatious homes on small lots embedded in natural surroundings. Nature supersedes housing in Carmel. We appreciate our neighbors. We appreciate living on a street that does not have a lot of traffic, although this has increased. We appreciate being able to hike from our home in most directions and experience beauty.
Access to nature. Walkable town.
Carmel is my haven
Incredible schools, safe, beautiful place to raise my family
What a beautiful place to live. I benefit by being so close to nature, knowing that there is a good school district. Glad I live near cities with more ex and social diversity and would like to see more here in Carmel.
We walk 'into town' everyday to support the local coffee shops and eat at least once a month at one of the restaurants. We rarely drive i to town unless we have an oversized package at the PO. I can tell you having lived here 25+ years we have watched it 'slide' like much of the rest of CA which was/is not only preventable, but sad.
Does not apply since I already live in Carmel-by-the-Sea. I am concerned that there is no work in Carmel requirement for those potential occupants of the new housing. Aren't we trying to eliminate the commute and the environmental impact of such traffic?
I already live in Carmel-by-the-Sea and love it. If we add 349 units of affordable housing, there will be more traffic and overcrowding, which will diminish my property value. Please reject the state's misguided demands. Instead of wasting tax dollars to come up with a plan, we should be fighting the state with a lawsuit.
It's a great little community with a very low crime rate.
We have worked hard to be able to afford to live in this gem of a place. It is perfect the way it is. Affordable housing outside our tiny city would be my preference.
Beach walks and biking encourages my soul. Love the quiet. Value the Safety.
greatly
Our current quality of life is excellent.
I live in Carmel because I can handle the weather, walking to town, close by groceries and medical facilities. I am old and cannot take care of too much anymore. I would hate to see town broken up by little ADU buildings where there used to be a pretty little flower gardens. This town is already crowded. Whoever decided to break up town into 4000 square feet lots was not thinking.
Charming atmosphere… Beautiful views

In an earlier question, you asked what is attractive about living in Carmel - beauty of the landscape, the architecture and the urban forest - destroy that and you've destroyed Carmel
Safe, clean, cool weather, golf, mountains, beach
love being able to walk most everywhere I go and not step over homeless on the sidewalks and have to deal with bay area type traffic
It's a peaceful city with a lot to do
We already live in Carmel-by-the-Sea and enjoy a nice quality of life just the way it is.
It is a tranquil, unique place to spend time. Cramming more housing into limited space will make it less appealing.
Living in downtown Carmel allows me to be a pedestrian, which increases my personal traffic through town. I am more likely to buy something when it catches my eye in the window. Also, walking like a pedestrian decreases my carbon foot print.
I already live here! Our quality of life is good -- walk daily, enjoy restaurants and events, and have developed a very nice community of friends. We like to live here and plan to do so for many years to come. We would have loved to keep the parklets at all the restaurants since that made the city more friendly, encouraged walkability, and community. It gave the city a sense of vibrancy, excitement and camaraderie.
Already do - it is wonderful.
This has been my home for 23 years. I don't want to have to leave.
I enjoy and treasure every moment of living in Carmel. Adding more housing is going to increase traffic, parking problems and congestion which are BIG negatives to the current quality of life here in Carmel. I suggest that a survey with the target audience be done to see who would be interested in living these proposed changes and could they even afford those!
It's a safe place.
There is abundant opportunity to enjoy the beach and MTNP.
Walkable life and friendly people with nice weather.
It is a beautiful town the way it is. Don't over develop it. If you cant afford to live in CBTS then you can always visit it. I am 100% against the changes proposed!
Walk to work, walk to eat, walk to beach! It's obvious a quality of life issue.
Social activities, restaurants, clean air, beautiful nature, lovely architecture, walkable community, less stress.
It would be more crowded.
Reduce my quality. If moving into town from Carmel Woods with larger lots, ocean and forest views, space between houses, wildlife and a large garden and small house, I would feel cramped. When I grew up in Carmel, our house was small, but there were undeveloped lots between houses, so we had places to play and our neighbors weren't right next to us.
I live here now.
Dog friendly

Being close to Carmel Foundation for services allowing us to walk most places, & to shop, bank, eat out, go to the Sunset Center, the theatre etc.
The addition of so many units will be detrimental to the desirability of Carmel…..
I live here full time-adding additional housing is only going to decrease my quality of life as this village is not made for big city congestion.
Encouragement to walk to the beach and into town
Simple answer; I can live anywhere in the world I want to live and I choose Carmel for a myriad of reasons of which affordable housing is certainly not one!
Carmel-by-the-Sea is special and it shouldn't be forced to provide affordable housing, it's a short commute to nearby towns that are more equipped to add housing.
Small town feel/friendliness; less worry about crime, drugs, vagrancy; strong pride in cleanliness, safety, livability of community; wonderful shops and eateries.
I would not live in a City that cratered to ridiculous demands from State government. If 349 units even begin to be sandwiched in Carmel- I move
CTBS is a very special place and it is no business of the government to change our community in any way. Our community is our decision, not up to the "State". We are not yet a communist county.
I like small town living.
If Carmel-by-the-Sea is required to build all these affordable units, the residential density will lower the quality of life and make it a much less desirable city for residents and tourists.
Safety
I like be able to walk everywhere, limited amount of noise pollution, access to events at the Sunset Center - and parking there for patrons.
Wonderful retreat. I appreciate the need to make it affordable for people who work there but do not ruin the charm of Carmel. Can these units be outside of the golden rectangle and be by the crossroads or somewhere else where there is space
Negative.
Sense of community.
It is relatively peaceful, but every holiday and weekend and special event bring hundreds or thousands of visitors. We don't need to Manhattanize Carmel
Great place to retire.
Because every restaurant and business is within walking distance, we are active and healthy. Walking around also results in more friends and that makes a better community.
Love it! Need more more condominiums
Presently living in Carmel offers a unique experience with a peaceful, healthy way of life.
I would be able to live closer to work and in the CUSD school district for my kids
No commuting so more time spent with family.
More active neighborhoods. It would likely result in more traffic, noise and possibly a slight uptick in crime. However, the town has lost ~20% of it's full time population in the 20+ years I've liked here. It can grow by 1000 residents without much pain.
Great weather, small community, friendly residents.
I love the small town feel, clean air, and quiet.
I live in Carmel now
I lke living here.
The same as now, as many homes empty.

I live here and value every aspect of it's beauty, people, nature, charm etc.
Actively involved community
Enjoy hiking in the community and visiting the beach.
Excellent walking and running without having to drive. Quiet forested neighborhoods. Good stuff.
Best Quality of Life experience, lived here 70 years.
High quality of retired lifestyle
I love living here...the beauty of the beach and forest is incredible, and I love the small-town feel of the village and the fact that I can walk everywhere.
Lifestyle
I love easy access to forest, beach, Sunset Center, downtown
Small town life, running into people I know, clean air, pretty surroundings, peace and quiet, community engagement activities.
Low stress environment, nature, low crime
Active lifestyle, great school district, amenities, etc.
Diversity of every kind is good for everyone
I live here full time. I love the quiet atmosphere outside of the downtown district and the charming homes.
I love the way Carmel by the Sea integrates city living with the natural environment.
Living in Carmel by the Sea is a wonderful experience. I chose to live here so i can walk the streets and get to know my neighbors. I wish there were more apartments in the village center and less parking lots. I would recommend having tourist parking at cross roads and provide free electric shuttles to Ocean Avenue and the beaches to cut down on single car traffic.
It would be able to walk or bike to work. I would also be an integral part of the community I serve.
I love living in Carmel. I am incredibly blessed to have a home here and there are wonderful benefits. Strong community connections, peaceful and tranquil lifestyle, safety and security, opportunities for leadership, close to downtown where I can walk, and much more. Great presentation, great work and thank you!
I live and work in Carmel-by-the-Sea, so I rarely drive my car during the week. I feel safe where I live; it is a quiet street. I have access to multiple great restaurants and other small businesses, and I can walk to the beach. My family and friends can stay with me when they come to visit, and we can all enjoy the City together.
Would enjoy greater diversity
Great school district for my kids, the beauty and charm of the area makes me happy
Proximity to outdoor activities.
for affordable housing it would allow a senior artist like myself to create art here and sell it in the shops instead of having to live outside of town.
Living in Carmel would reduce my daily commute time by three hours
Living in Carmel immerses me in natural beauty and allows me to walk rather than take my car for many errands and services. I wish we had a few more of these services in the village these days.
Daily walks to beach, fresh air, minimal traffic; do not see any congestion.
Access to natural resources is incredible.

closer proximity to ocean/beach
Dream location.
peaceful, clean, healthy living, quiet during the non-touristy times of the year.
Peaceful. Friendly. Beautiful.
We have built our lives here, and are deeply involved in the community.
Quality of life
I would live where I work and drive less or not need to drive at all
Shorter commute, and being part of the community I work in.
Easy lifestyle
Allowing my family to be fully emersed with the community that they go to school in and work in. Currently having to commute from another city to be able to attend work and school doesn't allow for a well-rounded lifestyle. Providing housing in Carmel for the people who teach and support Carmel students/children, should be a big factor in this decision.
I grew up here, but without changes to the local real estate market I cannot foresee ever owning a home here. Being able to support my aging parents in the area and maintain my ties to the community mean a great deal to me.
would love to be closer to my job at Library and walk everywhere.
I lose two hours a day of my life to drive here, from salinas, which is also barely affordable
Closer to work
The daily way of life here has been greatly improved for me and my dogs. The ability to walk every where, rarely drive, and have a more active life while feeling safe is a dream.
Would be closer to work.
I would be closer to work and the Carmel community.
Living close to beautiful natural resources of ocean and forest- soul-sustaining. Opportunities for outdoor exercise.
Breathable air
More engagement with the community that sustains my employment, extremely high standard of living.
Surrounded by my current age group and scenic beauty; Monterey Salinas Transit Bus #5 to my place of employment in Carmel by the Sea.
We could absorb these additional homes with no change of quality of life.
Quality would deteriorate if you cram extra housing into our limited space
People are happy here. Happiness is good!
Clean air, low crime
FEWER PEOPLE ARE BETTER FOR THE ENVIRONMENT
Small town
It's safe
I like it as it it. If you start stuffing hundreds of extra units into this town I might actually sell and leave.
We love it here and want to preserve it in its current state before it gets over built
Bonding with community and nature
Great Quiet lifestyle

Quiet Lifestyle
I love living in a safe and small village that is easy to walk where ever I want to go. I rarely need to use my car here. Carmel is quiet and has a high quality of life, unlike Texas where I moved here from almost twenty years ago. I am very much against state control and unfunded mandates. Local control is where we need to concentrate our efforts. There is plenty of land a short drive from Carmel by-the-Sea that can easily accommodate the houses the state is mandating. I do not think it is fair that those who bought houses here under certain conditions such as view shed or single family ownership should have to now live where they would not have bought had they known of the development required by the state.
beautiful surroundings
I live here - not looking forward to have this housing mandate from the state impacting our quality of life
It's a nice, sleepy little town and I like the weather. I don't patronize many local businesses because I don't buy the sorts of things they sell. I do patronize some local restaurants, but my go-to places for dining out are mostly in PG and Monterey as they are more reasonably priced. It's hard to compete with all the tourists who have deep pockets.
Can walk most places
I've traveled the world and can live anywhere. I choose here for its unique culture, weather and natural beauty. I would welcome more residents to share it with.
Fulfills a decades long dream to have a home in one of our favorite places
Peace and quiet, proximity to beauty of the area
Access to CUSD, access to more open/transparent government, access to outdoor opportunities.
I enjoy the beautiful environment and community engagement.
Enjoy current QofL in Carmel
Vastly improved over city living. Very happy to be here full time. Do not lose the charm that is Carmel.
No change to current benefits.
Too expensive for what you get
Carmel is safe and close to my work.
Safety and being in a small community.
CBTS is a small and safe community with lots of culture and entertainment options.
Lower commute times, using less gas, less crime.
Tranquil, beautiful setting, safety and quiet
The feel of being safe. And being able to walk everywhere
Peace of mind from safety
Clean air, can walk to the beach and to town. Local events and outings. Carmelites care about each other. Feel safe, not as safe as before.

Attachment 2

Housing and Community Development (HCD) Initial Draft

6th Cycle Housing Element Update (2023-2031)

City of Carmel-by-the-Sea

August 1, 2023







Prepared by

EMC Planning Group

HOUSING AND COMMUNITY DEVELOPMENT (HCD) INITIAL DRAFT

6TH CYCLE HOUSING ELEMENT UPDATE (2023-2031)

CITY OF CARMEL-BY-THE-SEA

PREPARED FOR

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1.0 Introduction

1.1 Introduction

Carmel-by-the-Sea is a community with a high quality of life, a healthy environment, and renowned architecture. The long-term vitality of Carmel-by-the-Sea and the local economy depend upon the availability of various types of housing to satisfy the community's local housing needs while continuing to be a vacation destination for all. As Carmel-by-the-Sea looks towards the future, increasing the range and diversity of housing options is integral to the City's success. This Housing Element serves as a continuation of the City's commitment to ensuring new opportunities for residential development, as well as preserving and enhancing existing neighborhoods, and continuing to protect the natural environment.

Located on the Monterey Peninsula and incorporated in 1916, Carmel-by-the-Sea is a bijou coastal community boasting sweeping views of the Pacific Ocean, acclaimed architecture, and a strong residential character. The City has nearly 50 historic properties within the centralized commercial district, primarily dating to the turn of the 20th century and the 1920-1930s period. Residences throughout the one-square-mile village span a range of construction eras but are collectively appreciated for their architectural aesthetic. As a result of its beauty, the City is a popular tourism and second-home destination. Approximately 51 percent of housing units are for seasonal, recreational, or occasional use, creating high barriers of entry to the housing market for local renters.

This 2023-2031 Housing Element represents the City of Carmel-by-the-Sea's intent to plan for the housing needs of the community while meeting the State's housing goals as set forth in Article 10.6 of the California Government Code (Section 65580-65589.11). The California State Legislature has identified the attainment of a decent home and a suitable living environment for every Californian as the State's major housing goal. The Carmel-by-the-Sea 6th Cycle Housing Element represents a sincere and creative effort to meet State housing mandates within the constraints of an established and nearly built-out community with limited land availability, coastal hazards, and extraordinarily high costs of land and housing.

Pursuant to state law, the Housing Element must be updated periodically according to statutory deadlines. This 6th Cycle Housing Element covers the planning period 2023 through 2031 and replaces the City's 5th Cycle Housing Element that covered the period 2015 through 2023.

Per State Housing Element law, the document must be periodically updated to:

- Outline the community's housing production objectives consistent with State and regional growth projections;
- Describe goals, policies and implementation strategies to achieve local housing objectives;
- Examine the local need for housing with a focus on special needs populations;
- Identify adequate sites for the production of housing serving various income levels;
- Analyze potential constraints to new housing production;
- Evaluate the Housing Element for consistency with other General Plan elements; and
- Evaluate Affirmatively Furthering Fair Housing.

1.2 California's Housing Crisis

The 6th Cycle Housing Element update comes at a critical time because California is experiencing a housing crisis, and as is the case for all jurisdictions in California, Carmel-by-the-Sea is committed to playing its part in meeting the growing demand for housing. In the period 2020 through 2045, the AMBAG region is projected to add 36,544 jobs,[1] which represents a nine (9) percent increase. These changes will increase demand for housing across all income levels, and if the region can't identify ways to significantly increase housing production, it risks worsening the burden for existing lower-income households, many of whom do not have the luxury or skill set to move to a new job center but that are nonetheless faced with unsustainable increases in housing cost.

If the region becomes less competitive in attracting workers and increasingly unaffordable to lower-income workers and seniors, then social and economic segregation will worsen, only exacerbating historic patterns of housing discrimination, racial bias, and segregation. This potentiality has become so acute in recent years that the California Legislature addressed the issue with new legislation in 2018. Assembly Bill (AB) 686 requires all state and local agencies to explicitly address, combat, and relieve disparities resulting from past patterns of housing segregation to foster more inclusive communities. This is commonly referred to as Affirmative Furthering Fair Housing, or AFFH (more on this below).

"There's a movement in California now called 'Yes, In My Backyard,' and I'd love to see us join that."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

[1] Source: AMBAG, November 18, 2022. "Final 2022 Regional Growth Forecast"

Carmel-by-the-Sea has had moderate success in meeting its housing needs. In the last Housing Element cycle (2015 to 2022 – 2023 pending[2]), for example, 18 housing units were constructed in the City, which represented 58 percent of its Regional Housing Needs Allocation (RHNA) of 31 new housing units. Of the units built, none were affordable to lower- and moderate-income households,[3] and 100 percent were affordable to above moderate-income households.

1.3 Regional Housing Needs Allocation

For the eight-year time frame covered by this Housing Element Update (2023-2031), the Department of Housing and Community Development (HCD) has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[4] This calculation is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. Per Government Code Section 65583(a), the Housing Element must also provide quantification and analysis of projected housing needs for extremely low-income households. The number of units for the extremely low-income level is not assigned by HCD, but is left for quantification by the local jurisdiction. This calculation is based on the HCD approved methodology[5], assuming that 50 percent of very low-income households qualify as extremely low-income households.

Almost all jurisdictions in the Monterey Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher Regional Housing Needs Determination (RHND) compared to previous cycles.

On November 8, 2022, AMBAG's adopted RHNA Methodology was approved by HCD. For Carmel-by-the-Sea, the RHNA to be planned for this cycle is 349 units, a substantial increase from the last cycle. Table 1-1 Regional Housing Needs Allocation shows the RHNA for Carmel-by-the-Sea for the period 2023 through 2031.

[2] Source: November 8, 2022 HCD letter to AMBAG. Local governments may credit new units approved, permitted, and/or built beginning from the start date of the RHNA projection period, June 30, 2023, towards their RHNA
[3] Source: City of Carmel-by-the-Sea HCD Annual Reports and City staff.
[4] HCD divides the RHND into the following four income categories:
Very Low income: 0-50% of Area Median Income
Low income: 50-80% of Area Median Income
Moderate income: 80-120% of Area Median Income
Above Moderate income: 120% or more of Area Median Income
[5] https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/extremely-low-income-housing-needs

Table 1-1 Regional Housing Needs Allocation

Income Group	Percentage of Area Median Income (AMI)	Share
Extremely Low Income[6]	<30	57
Very Low Income	<50	56
Low Income	51-80	74
Moderate Income	81-120	44
Above Moderate Income	121 +	118
Total		349

SOURCE: AMBAG

1.4 Affirmatively Furthering Fair Housing

In 2018, Assembly Bill (AB) 686, established an independent state mandate to affirmatively further fair housing (AFFH). Assembly Bill (AB) 686 extends requirements for federal grantees and contractors to "affirmatively further fair housing," including requirements in the Federal Fair Housing Act, to public agencies in California. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Assembly Bill (AB) 686 requires public agencies to:

- Administer their programs and activities relating to housing and community development in a manner to affirmatively further fair housing;
- Not take any action that is materially inconsistent with the obligation to affirmatively further fair housing;
- Ensure that the program and actions to achieve the goals and objectives of the Housing Element affirmatively further fair housing; and
- Include an assessment of fair housing in the Housing Element.

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability. The 2015 U.S. Department of Housing and Urban Development (HUD) Rule

[6] Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document

to Affirmatively Further Fair Housing and California Assembly Bill (AB)686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity. AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues.

An AFFH analysis was prepared and is included as an Appendix to this Housing Element (see Appendix A).

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood-level segregation *within* a local jurisdiction and city-level segregation *between* jurisdictions in the Monterey Bay Area.

Neighborhood-level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20 percent Latinx, but some neighborhoods are 80 percent Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City-level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of White, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation Patterns in the Monterey Bay Area

Across the Monterey Bay Area, Hispanic and Black residents are significantly more segregated from other racial and income groups. The highest levels of racial segregation occur between the Hispanic and Black populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Monterey Bay Area cities and *across* jurisdictions in the region has slightly increased since the year 2010.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).[7]

Segregation in the Carmel-by-the-Sea

The following are highlights of demographics as they apply to Carmel-by-the-Sea. For further information regarding the history of racial segregation, please refer to Appendix A.

- As of 2019, White residents are the most segregated compared to other racial groups as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups;
- As of 2019, Non-Hispanic White individuals comprise 87 percent of Carmel-by-the-Sea's population followed by Hispanic or Latino (8 percent) and Asian populations (5 percent);
- The City has no populations identifying as American Indian, Alaska Native, Native Hawaiian or Other Pacific Islander; and
- Black or African American non-Hispanic individuals represent less than 1 percent of the City's population.

[7]For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Carmel-by-the-Sea's General Plan and Municipal Code historically emphasized single-family residential development patterns and consequently, the City offers a limited variety of housing types with 87 percent single family detached units. Historically, this type of development contributed to segregation patterns, including in Carmel-by-the-Sea, due to, among other factors, the higher purchase costs that accompany single-family homes. Financing for single-family properties favored educated higher income earners and as a result purchasing property in the City remained out of reach for many lower income households and led to the demographics seen in the City today. While Carmel-by-the-Sea's population demographics are not as diverse as other jurisdictions within Monterey County and restrictive covenants were not enacted specifically in the City, enacting policies and programs that promote AFFH and highlight the community's assets could attract individuals to the area, encourage those that work in the City to live there as well, and assist lower-income households that are currently living in the community. Currently, 28 percent of households within Carmel-by-the-Sea are considered lower-income.

"I urge you to enthusiastically embrace this opportunity to do exactly what you've come up with because Carmel really needs it, and it didn't happen that Carmel turned out to be a wealthy white exclusive community by accident. It was purposeful. "

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Regional Segregation

The following are highlights of regional segregation metrics as they apply to Carmel-by-the-Sea:

- The City has a higher share of White residents than other jurisdictions in the Monterey Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents; and
- Regarding income groups, the City has a lower share of very low-income residents than other jurisdictions in the Monterey Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

1.5 Overview of Planning Efforts

This section provides an overview of planning and legislative efforts that provide the context for development of the 6th Cycle Housing Element.

Effectiveness of Previous Housing Element

The 2015 Housing Element identified a Regional Housing Needs Allocation of 31 housing units in Carmel-by-the-Sea between 2015 and 2023. The RHNA was divided into the following income categories:

- 7 units affordable to extremely low- and very low-income households;
- 5 units affordable to low-income households;
- 6 units affordable to moderate-income households; and
- 13 units affordable to above moderate-income households.

During the 2015–2023 planning period, 18 new above moderate-income units were added to the City's housing stock, and no units were added in the moderate, low or very low-income categories[8]. This indicates that residential growth for extremely and very low-income households was slower than anticipated, which may be in part due to a lack of water resources, the COVID pandemic, the cost of land and construction, and the overall lack of interest to develop affordable housing in the community. As a result, housing costs continued to increase substantially due to low supply, and affordability became more elusive.

The goals, objectives, policies, and actions in the 2015 Housing Element complied with State Housing Law and provided proper guidance for housing development in the City. In the 2023 Housing Element update, objectives for each of the goals will be modified as appropriate to more specifically respond to the housing environment in Carmel-by-the-Sea from 2023-2031. Policies will also be modified as needed to respond to current Housing Element Law and existing and anticipated residential development conditions. See Appendix E for a complete review and analysis of Carmel-by-the-Sea's 5th Cycle Housing Element (2015-2023).

New State Laws Affecting Housing

While the City has taken steps throughout the 5th Cycle to increase housing production locally, the State passed numerous laws to address California's housing crisis during the same period. As the State passes new legislation in the remainder of the 5th Cycle and during the 6th Cycle, the City will continue to amend the Municipal Code; to monitor and evaluate policies and programs designed to meet State requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, accessory dwelling unit (ADU) streamlining, and removing local barriers to housing production. The City implemented changes required by state law, through amendments to the Municipal Code. The following is a summary of recent legislation and

[8] RHNA Progress Report - 5th Cycle RHNA Progress Report - California Open Data

proposed City activities that will further the City's efforts to increase housing production during the 6th Cycle. Please see the section above for a discussion of Assembly Bill (AB) 686 (Affirmatively Furthering Fair Housing).

Climate Change and RHNA Methodology

Per statute, Assembly Bill (AB) 1445 (2023) amends California Government Code Section 65584.04 and would require Councils of Governments to consider including the impacts of climate change as a factor when developing the methodology for allocating regional housing need. Regions would specifically need to consider emergency evacuation route capacity, wildfire risk, and sea level rise, but could also consider any other climate change-related factor. Although this does not apply to the current RHNA, it could affect the 7th Cycle allocation.

Incentives for Accessory Dwelling Units

In 2020, AB 686, AB 587, AB 671, AB 881, and SB 13 further incentivize the development of accessory dwelling units (ADUs) through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. The City last amended the Municipal Code in 2017 to address ADUs and is currently following state law while preparing additional amendments to the Municipal Code.

ADUs and JADUs make economic sense for many of us and could account for scores of new units in the next 8 years.

November 17, 2022 Housing Ad Hoc Committee Community Meeting Attendee

In 2023, the City intends to further amend the standards for ADUs and JADUs, consistent with state Law, to encourage conversion of guest houses to ADUs and promote construction of new units. Further the City will develop pre-approved, standardized ADU plans to make construction more affordable and will continue to include the HD ADU handbook on the City's website.

Low-Barrier Navigation Centers

AB 101 (2019) requires jurisdictions to allow "low-barrier navigation centers" ByRight in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements. A low-barrier navigation center is a service-enriched shelter focused on moving unhoused people into permanent housing. The center provides temporary living facilities while case-managers connect individuals to public benefits, health services, and housing. The City's Municipal Code will be amended to comply with state law.

Surplus Public Land

AB 1255 and AB 1486 (2020) seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. City-owned land was considered through preparation of the adequate sites inventory of the 6th Cycle Housing Element. These sites may be developed over time or possibly leased for development.

In 2019, Governor Gavin Newsom signed an executive order to identify State owned sites to help address the California housing crisis.

Accelerated Housing Production

Assembly Bill (AB) 2162 (2018) and Senate Bill (SB) 2 (2019) address various methods and funding sources that jurisdictions may use to accelerate housing production.

Priority Processing

SB 330 (2019) enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

Housing and Public Safety

In response to SB 379 (2015) and other recent state legislation, local jurisdictions must update their safety element to comprehensively address climate adaptation and resilience (SB 379 and SB 1035, 2018) and identify evacuation routes (SB 99 and AB 747, both 2019). These updates are triggered by the 6th Cycle Housing Element update. This Housing Element will contain an evaluation of the existing safety element and programming actions to update the safety element to satisfy the new state requirements. Also, as sites are identified and analyzed for inclusion in the City's housing site inventory, special attention will be paid to the risk of wildfire and the need for evacuation routes. In this way, the City will coordinate updates between the elements, so that future development is directed into areas that avoid or reduce unreasonable risks while also providing needed housing and maintaining other community planning goals.

Disadvantaged Communities

In 2011, the Governor signed SB 244 which requires local governments to make determinations regarding "disadvantaged unincorporated communities," defined as a community with an annual median income that is less than 80 percent of the statewide annual median household income. The City has determined that there are no unincorporated islands or fringe or legacy communities that qualify as disadvantaged communities inside or near its boundaries.

Consistency with General Plan

The City of Carmel-by-the-Sea adopted a comprehensive update to its GeneralPplan in 2003 in conjunction with the adoption of their Local Coastal Plan. Additional, element-specific, updates

were completed in 2009 and 2015. The General Plan is a long-range planning document that serves as the "blueprint" for development for local jurisdictions in California. All development-related decisions in the City must be consistent with the General Plan, and if a development proposal is not consistent with the plan, then it must be revised or the plan itself must be amended.

State law requires a community's General Plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall General Plan, with consistency between it and the other General Plan elements. From an overall standpoint, the development projected under this Housing Element is consistent with the other elements in the City's current General Plan.

Many housing needs can only be addressed on a comprehensive basis in concert with other community concerns such as infill development or mixed-use incentives, for example, which must consider land use, traffic, parking, design, and other concerns as well.

The City's Housing Element is being updated at this time in conformance with the 2023-2031 6th Cycle update for jurisdictions in the Association of Monterey Bay Area Governments (AMBAG) region. The Housing Element builds upon the other General Plan elements and contains policies to ensure that it is consistent with other elements of the General Plan. As portions of the General Plan are amended in the future, the plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

1.6 Public Participation

The primary purpose of this chapter is to describe the effort made by the City of Carmel-by-the Sea to engage all economic segments of the community (including residents and/or their representatives) in the development and update of the Housing Element. This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from the Tribal Nations that are present and active in Monterey County. It is also responsive to AB 686 (2018, Affirmatively Furthering Fair Housing), which requires local jurisdictions, as they update their Housing Elements, to conduct public outreach to equitably include all stakeholders in the Housing Element public participation program.

The mission of the Housing Ad Hoc Committee is to provide guidance as the City updates the Housing Element of its General Plan. The Committee will participate in public outreach and education; consider opportunities and incentives for the development of affordable housing; and explore creative, tailored solutions to meet the City's workforce and range of other housing needs while preserving the character of Carmel by-the-Sea.

Karen Ferlito and Bobby Richards,
Housing Ad Hoc Committee
Councilmembers

The 6th Cycle RHNA numbers are a monumental change for all California communities, and the success of the update process hinges in part on a community outreach and engagement program that was robust, inclusive, and meaningful. The City's community engagement program has included an initial presentation to the City Council, a series of Housing Ad Hoc Committee community meetings, stakeholder outreach, direct contact with interested residents and property owners, and online/virtual participation. Key components of the interactive engagement plan include: Housing Element website, http://www.HOMECarmelbytheSea.com where all updates are provided as well as community engagement opportunities.

H.O.M.E. Carmel-by-the-Sea website

Housing Opportunities Made Easier (HOME) at HOMECarmel (homecarmelbythesea.com) is a dedicated website that provides a portal to all of the housing -element-related public engagement activities that are available to members of the public. This includes information on housing element basics, community ideas board, property owner interest forms, site surveys, site selection details, and materials from community workshops.

- **Q&A.** Received questions in a managed space that accommodated messages throughout the iterative brainstorming process.
- **Ideas Board.** Promoted brainstorming among community members to suggest creative ways to achieve our RHNA goals.
- **Interactive Site Inventory Mapping.** Allowed community members an opportunity to examine proposed housing sites and suggest alternative solutions via an interactive online mapping tool. The site inventory mapping tool was advertised on the H.O.M.E. Carmel-by-the-Sea website in addition to other City communication outlets and made available through engage.emcplanning.com/homecarmelpotentialsitesinventory.
- **Surveys.** Encouraged community-members to voice their opinions in a convenient way that also helped City staff understand what areas of the City need more encouragement to participate. Aggregate data also helped the City understand generally who is participating with the outreach tools. All surveys were advertised on the H.O.M.E. Carmel-by-the-Sea website in addition to other City communication outlets. City staff also walked the City and handed out flyers to hospitality workers in an effort to increase the demographics of community members taking the Stakeholder Survey. The Stakeholder Survey was available in both English and Spanish.
    - **Stakeholder Survey.** Released for public engagement on May 24, 2023 to solicit input from Carmel-by-the-Sea residents, property owners, business owners, employees, community activists, and visitors. The stakeholder survey closed July 6. The Housing Element will contain updated policies and programs as guided by the public's perspective.

- **Property Owner Interest Form.** Released for public engagement on April 6, 2023 to develop a list of property owners interested in building an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU). A list of interested property owners will be added to Appendix C – Sites Inventory when the survey is closed July 6.

Community Meetings

The City hosted a series of community meetings to inform and educate the public on the 2023-2031 6th Cycle Housing Element Update planning process and collect community feedback. These meetings are ongoing and continue to guide the policies and programs to ensure Carmel-by-the-Sea's character and values are upheld.

- **November 17, 2022 Housing Ad Hoc Committee Community Meeting.** Hosted to introduce the 2023-2031 6th Cycle Housing Element Update to community residents.
- **February 7, 2023 City Council Meeting.** Presentation on preliminary housing feasibility report and Housing Element update status.
- **February 28, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss development constraints and potential incentives.
- **April 6, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss current 5th Cycle Housing Element policies and programs, HOMECarmel unveiling and walk through, and introduction to AFFH.
- **May 24, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss housing needs, fair housing, sites inventory, and policies and programs to address the needs.

If you rewind the clock 30 years, we did have 4,000 or more full-time residents in this town so it's not like that's impossible. But the world is different now, the number of cars has increased, etc., so there will be interesting balances and challenges as we add people to our community, which is going to be a great thing.

November 17, 2022 Housing Ad Hoc Committee Community Meeting Attendee

- **June 15, 2023 Joint City Council/Planning Commission/Housing Ad Hoc Community Meeting.** Hosted to discuss the Public Draft Housing Element, the 30-day Public Comment Period, and next steps in the planning process.
- **July 11, 2023 City Council Meeting.** Update on the Housing Element Public Review Draft and discuss revision to the document after the 30-day comment period and review the City's response to public comments on the Public Draft.
- **August 1, 2023 City Council Meeting.** Update on the Housing Element planning process and review of full Initial Draft Housing Element prior to submittal to HCD for 90-day review.

Public Participation to Affirmatively Furthering Fair Housing

The Carmel-by-the-Sea public participation program was also responsive to AFFH, which requires local jurisdictions to conduct public outreach to equitably include all stakeholders in the Housing Element public participation program (see the discussion above for more complete information on AFFH).

The organizations listed in Appendix E were contacted initially with an invitation to further connect. There were more opportunities for deeper connection with some of the Community Based Organizations (CBOs) included with the list.

The City emphasized the power of public participation during the public draft 30-day review period. Community members were informed that their comments would be included in the public record that will be read by decision-makers and reviewed by HCD, with transparent obligation to be responsive to comments as part of the preliminary draft submittal to HCD.

Tribal Consultation

This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from the Esselen Nation that is present and active in Monterey County. Consultation is in process.

Public Review of Draft and Final Housing Element

Public Comment Review Period

As required by HCD, the Draft Housing Element was available for 30-days of public review from June 5, 2023 to July 6, 2023. The Draft Housing Element was posted on the City of Carmel website and the dedicated Housing Element website (homecarmelbythesea.com) and a number of public comments were received. Additionally, a joint City Council and Planning Commission Committee meeting was held on June 15, 2023 where verbal public comments were accepted on the Draft Housing Element.

Public comments received during the 30-day public review period can be found in the Public Comment Report, along with responses. The HCD Initial Draft has been updated as needed to reflect the comments received by the public.

Stakeholder Survey

The City of Carmel published a Stakeholder Survey to gather input from community members. The goal of the survey was to inform the City of Carmel-by-the-Sea what housing needs exist and to solicit community members input on how to achieve the RHNA. The survey was made available in English and Spanish and was posted on the dedicated Housing Element website (homecarmelbythesea.com). The Stakeholder survey was available from May 24, 2023 to July 6, 2023. 156 responses were received in English and 1 response was received in Spanish. See Appendix H for an in-depth discussion of the Stakeholder Survey results.

Overall, survey respondents indicated a need for more diverse housing types within the City (apartments, condominiums, ADUs and senior housing). Survey respondents encourage the use of second story buildings for housing within the Commercial District, especially for affordable units, and indicate a need for expanded City services to distribute information about affordable units. When asked if property owners would consider adding an ADU to their property, many responded that lots are too small, however, a number of property owners did interest if the permitting was streamlined, fees were lowered, or financial assistance was provided.

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2.0 Goals, Policies, and Programs

2.1 Introduction

The City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified the following goals:

Goal HE-1 Facilitate Housing Construction

Goal HE-2 Protect Affordable Housing and Improve the Housing Stock

Goal HE-3 Provide Opportunities for New Affordable and Other Special Needs Housing

Goal HE-4 Exemplify Sustainable Development and Energy Conservation

Goal HE-5 Publicize Housing Needs and Resources

The City's demographic and housing needs assessment, including contributing factors to housing disparities, formed an integral part of program development. Highlights include: the predominant age group in 2019 was between 65 to 74 years of age; the population was comprised of over 85% White individuals; the unemployment rate was 0.1 percent; above-moderate households made up the majority of households at 62 percent; and 57 percent of total households were owner occupied and 43 percent renter occupied. Of note, 23 percent of household are cost burdened and 23 percent are severely cost burdened. Detailed information is provided in Appendix A.

Additionally, the majority of the sites identified in the Site Inventory were not identified in the 5th Cycle Housing Element. The Policies and Programs below are intended to reduce the regulatory barriers to redevelop of these sites and to demonstrate the City is taking measures to ensure construction of more units, in the 6th cycle.

2.2 What's New

This section provides an overview of significant new policy and program directions being taken by the City of Carmel-by-the-Sea to address housing issues in the community and the larger Monterey Bay Area.

Affirmatively Furthering Fair Housing

The new policy direction that the City will undergo during the 6th Cycle Housing Element Update involves addressing historic economic and racial segregation patterns. In 2018, the California Legislature established an independent state mandate to affirmatively further fair housing (AFFH). Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Contributing Factors

The following contributing factors that impact fair housing and affirmatively furthering fair housing (AFFH) within the City were identified and prioritized as follows:

High Priority

- Lack of affordable housing;
- Lack of adequate housing stock that meets the needs of residents;
- Lack of adequate affordable housing options;
- Jobs-worker imbalance;
- Lack of accessible units for individuals with disabilities;
- Lack of Transitional and Supportive Housing/Emergency Shelters;
- Since 2015, there have been eighteen (18) housing permits in the City of which all are for above moderate-income households;
- There is a lack of developable land, and the City is subject to additional coastal zone regulations;
- Lack of racial and ethnic diversity within the City; and
- Cost of land, materials, and labor which limit profitability of affordable housing.

Medium Priority

- Lack of access to information about fair housing rights; and
- Limited knowledge of fair housing by residents.

More detailed AFFH information is located in Appendix A. The City of Carmel-by-the-Sea is adopting new policies and programs through the update of this 6th Cycle Housing Element, to align with the state's new AFFH mandate. Policies and programs that support this alignment are identified with the letters "AFFH."

2.3 Program Overview and Quantified Objectives

Quantified Objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The Quantified Objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints. These objectives will focus communication between the City and HCD with future Annual Progress Reports (APRs). HCD does not require that all objectives must be met, rather, it is a goal that enables objective assessments about program effectiveness so the City can make informed determinations to continue, modify, or delete programs with the next Housing Element update Cycle. Table 2-1, Quantified Objectives, provides an estimate of the number of units likely to be constructed, rehabilitated or conserved/preserved in Carmel-by-the-Sea in the 6th Cycle.

Table 2-1 Quantified Objectives Summary

Income Category	New Construction	Rehabilitation*	Conservation/ Preservation**
Extremely Low	57	0	0
Very Low	56	5	0
Low	74	5	50
Moderate	44	6	0
Above Moderate	118	400	0
Total	349	800	0

SOURCE: City of Carmel-by-the-Sea 2023

NOTES: *The City has approximately 3,800 residential units, 60 (or about one percent) of which are affordable units. Each year the City processes approximately 100 building permits for remodels, additions, and other construction, which rehabilitates the existing housing stock. For the lower-income categories rehabilitation goals, the City assumes that one percent of the total permits processed will be for affordable units. Under these assumptions, the City would rehabilitate two units of affordable housing a year or approximately 16 units throughout the 2023-2031 planning cycle. This represents approximately 30 percent of the City's existing affordable housing inventory.

**The City has no units at risk of converting to market rate during this planning cycle.

2.4 Goals, Policies and Programs

Community input has been and continues to be an integral part of the development of policies and programs for the 6th Cycle Housing Element. The purpose of this section is to set forth goals, policies, and programs to further the development of housing for all income levels in the community. The Implementation Programs listed below provide a workplan for programs to ensure timely implementation and tracking.

"... The land as it exists now, the way it's zoned, could support the 349 units, plus the buffer. So, the question then is how do we get people excited about developing some of those units?

That's where these programs and processes come into play and that's why we need to amend the Municipal Code, to codify those things..."

May 24, 2023 Housing Ad Hoc

GOAL H1 FACILITATE HOUSING CONSTRUCTION

Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Program 1.1.A: Adequate Sites

The City has a RHNA or growth need of 113 units affordable to Extremely Low- and Very Low-Income households. The City's General Plan and Municipal Code provide for housing types at appropriate densities to accommodate the RHNA. The City will encourage and facilitate the development of new units consistent with the RHNA by continuing to work with housing providers such as the Carmel Foundation and will actively find new organizations to partner with. The City also offers incentives and concessions outlined in Programs listed below including Program 3.1.G A Housing Priority Overlay District. See Figure 2-1 for Sites Inventory map, and further analysis in Appendix C.

Quantified Objective:	*57 Extremely Low, 56 Very Low, 74 Low, 44 Moderate and 118 Above Moderate-Income housing units*
Timeframe:	*Ensure adequate sites are maintained to meet RHNA through June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-3.1.a: Adequate Sites)

Figure 2-1 Sites Inventory

[Map to be inserted prior to HCD submittal]

Program 1.1.B: Underutilized Sites - AFFH

Publicly owned sites represent an opportunity to partner with a non-profit or developer to build affordable units. The City may enter into an agreement with a development partner that makes construction of affordable units more financially feasible because the cost of the land is under City ownership. The City will actively investigate the feasibility of developing underutilized publicly owned sites for housing development and possible partnerships with housing providers to develop housing for lower-income households and/or senior housing on appropriate underutilized sites.

Quantified Objective:	*50 affordable units*
Timeframe:	*Complete investigations and potential partnerships by June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly 3-3.1.b: Surplus Sites)

Program 1.1.C: Development on Small Sites

Small sites can be difficult to develop particularly when development standards don't adequately take into account small lot dimensions. The City will continue to offer incentives and concessions that facilitate development on small sites in the commercial and multi-family districts, including density bonuses that allow for development up to 88 du/ac. Presently, Carmel Municipal Code Section 17.14.060 (Central Commercial (CC) District Regulations Applicable) waives off-street parking entirely for apartments in the CC district. In the Service Commercial (SC) District, the required parking for an affordable housing unit is ½ space per unit and for senior housing it is ⅓ space per unit. Senior housing also has a guest parking requirement of 1 space per 4 housing units. The City will further evaluate the residential parking requirements in the Service Commercial (SC) and Residential & Limited Commercial (RC) zoning districts to help facilitate market rate housing. Alternative parking programs such as bike and/or car share, or free or discounted bus passes, will be evaluated to offset reduced parking.

Quantified Objective:	*35 units*
Timeframe:	*Complete evaluations by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly 3-3.1.c: Development on Small Sites)

Policy 1.2: Continue to monitor and work cooperatively with regional agencies to augment infrastructure in a manner that provides adequate capacity for existing and new housing needs while preserving and improving the unique visual character of the City.

Program 1.2.A: Water Distribution Prioritization for Affordable Housing – AFFH

Perhaps the greatest constraint to housing production in Carmel-by-the-Sea is the lack of water. Potable water is a fundamental infrastructure need for housing and is a limited resource in Carmel-by-the-Sea. Water is regulated by the State Water Resources Control Board (SWRCB) and the Monterey Peninsula Water Management District (MPWMD). Few developed sites have available water credits sufficient to accommodate construction of additional residential units, and the City's own water allocation is quite limited. Further, due to the current State imposed cease-and-desist order in Carmel, California American Water (Cal-Am) is not permitted to set new water meters at this time. The City will continue to work cooperatively with MPWMD to address water availability and infrastructure limitations that affect the ability to serve new housing development.

From its own modest water allocation, the City will grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households. A City policy to clearly reflect water allocation priority and incentives for Extremely Low, Very Low, Low and Moderate-Income households will be adopted.

Quantified Objective:	*187 units*
Timeframe:	*Adopt policy by June 2025*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-3.2: Address Infrastructure Constraints)

Program 1.2.B: Address Infrastructure Constraints

Ensuring the City's infrastructure is modernized and can accommodate future growth is a critical charge of local governments. Much of the City's infrastructure is nearing the end of its lifecycle and crafting Capital Improvement Programs that effectively manage infrastructure is imperative. Additionally, the City experienced significant power outages during the 2022-2023 winter season that negatively impacted the City at large. The City's Public Works Department continues to improve City infrastructure including road maintenance and storm drains, through the City's 5-Year Capital Improvement Plan process. The City will continue to work cooperatively with outside agencies, including the Pacific Gas and Electric Company (PG&E), the Carmel Area Wastewater District (CAWD), and California American Water (Cal-AM), to continue to maintain and upgrade the City's infrastructure.

Quantified Objective:	*N/A*
Timeframe:	*City's 5-Year Capital Improvement Process through June 2031*
Responsible Party:	*Public Works Department*
Funding Source:	*General Fund*

(Formerly Program 3-3.2: Address Infrastructure Constraints)

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Program 1.3.A: Condominium Conversions - AFFH

The City will continue to implement the condominium conversion ordinance, which restricts the conversion of apartments to condominiums to preserve the lower-cost rental housing options (i.e., apartments) within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.

Quantified Objective:	*Preserve rental units*
Timeframe:	*Continued ordinance implementation through June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.3.a: Condominium Conversions)

Program 1.3.B: R-1 Overnight Visitor Accommodation (Conversion) Development Transfer Rights - AFFH

Pursuant to Coastal Zone requirements, the City has recognized existing overnight visitor accommodations (hotels/motels, inns, bed and breakfasts and other various lodging options) as an important coastal visitor asset and economic base in the community. There are a number of older, overnight visitor accommodations s in the R-1, CC, RC, and SC zoning districts, including some that are non-conforming. Figure 2-2 shows existing overnight visitor accommodation locations, and the corresponding list can be found in Appendix C. Property owners of these establishments are encouraged to consider rehabilitating these sites as multi-family rental residences. These properties are distributed throughout the City and this policy would diversify the housing stock through more cost-effective means of rehabilitating and refurbishing existing buildings. The City will develop a program to incentivize both the transfer of development rights of overnight visitor accommodations to other sites within commercial zoning districts and conversion of existing overnight visitor

accommodation properties to multi-family residences that include 15 percent lower-income units. This program would retain the same number of overnight visitor accommodation rooms to serve coastal visitor access in the City while increasing the affordable multi-family housing rental stock.

Quantified Objective:	*33 units converted from overnight visitor accommodation rooms to housing units*
Timeframe:	*Program developed by June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-4.1.b Conversion of R-1 Motels)

Program 1.3.C: Accessory Dwelling Units - AFFH

The City's Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) ordinance is currently being updated to reflect state law. The City recognizes that ADUs provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. It's also important to note that 80% percent of Carmel-by-the-Sea's vacant units are for seasonal, recreational, or occasional (second home) use. ADU and JADU development on properties used for occasional use adds to the permanent rental housing stock and provides on-site oversight for second home properties. The City includes the Housing and Community Development Department ADU Handbook on the Planning Department website to offer technical assistance to interested property owners.

Pre-approved, standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard sized.

To further promote ADU development the City will implement to the following:

- Amend the Municipal Code to reflect current State ADU law in a timely manner as new relevant state laws are adopted during the planning cycle.

  Timeframe: *Program developed by June 2031*

- Develop pre-approved, standardized ADU plans available on the City's website to further incentive the construction of ADUs.

  Timeframe: *December 2028*
  Quantified Objective: *34 units*

Responsible Party: *Community Planning and Building Department*
Funding Source: *General Fund*

(Formerly Program 3-5.3.c: Subordinate Units)

Program 1.3.D – Overnight Visitor Accommodation - Employee Housing Program

The City has a number of overnight visitor accommodation (motels, hotels, inns) properties that would greatly benefit from incorporating affordable on-site employee housing. Figure 2-2 shows existing overnight visitor accommodation locations, and the corresponding list can be found in Appendix C. These units would alleviate the current lack of housing that many employees that work in overnight accommodations in Carmel face. As an incentive to commercial overnight visitor accommodation property owners to provide on-site affordable employee housing, the City will offer an additional overnight accommodation room for every onsite housing unit created. This incentive will serve to increase affordable rental housing, offset the loss of revenues for the business owners, and maintain visitor-serving coastal access. The City will amend the Municipal Code as follows:

- Allow at least one on-site affordable employee housing unit in conjunction with one new overnight visitor accommodation room per unit;

Timeframe: *December 2026*
Quantified Objective: *31 units*
Responsible Party: *Community Planning and Building Department*
Funding Source: *General Fund*

(Formerly Program 3-5.3.c: Subordinate Units)

Program 1.3.E: Amend the A-2 Zoning District - AFFH

The Community and Cultural Center Zoning District, A-2, allows senior housing (55+) as a permitted use in addition to uses that provide cultural and community activities associated with the arts, education and recreation; however, development standards are not specified for the A-2 district and design review is required. The lack of development and design standards adds uncertainty and can significantly lengthen the development process. Amending the A-2 zoning district with clear setbacks, height, and objective design standards will add clarity and remove a development constraint. The City will amend the Municipal Code to include clear development and design standards for the A-2 zoning district to encourage affordable senior housing.

Quantified Objective:	*33 units*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(NEW)

Figure 2-2 Existing Overnight Visitor Accommodation Map

[Map to be inserted prior to HCD submittal]

Program 1.3.F: Manufactured Homes on a Foundation System

The City currently permits manufactured homes on a foundation system on lots zoned for conventional single-family residential dwellings pursuant to state law Government Code 65852.3. Manufactured homes represent an affordable and cost-effective form of housing. The City will amend the Municipal Code to include manufactured homes as a permitted use in the R-1 zoning district subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.

Quantified Objective:	*8 units*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(NEW)

Program 1.3.H: Prepare Checklist and Procedures for SB35

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. SB 35 does not apply within the Coastal Zone. Carmel-by-the-Sea is entirely within the Coastal Zone. If SB-35 becomes applicable to Coastal Zone areas, the City will create a SB35 checklist and written procedures for processing SB35 applications to ensure efficient and complete application processing.

Quantified Objective:	*N/A*
Timeframe:	*Within 6 months of any change to the law that would impact the City*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(NEW)

Program 1.3.I: Implement state law SB-10 Opportunities to Maximize Feasibility of Development in Strategic Locations.

SB10 encourages strategic density within neighborhoods. There are at least three larger sites zoned single-family (R-1) near the commercial core that could be developed with multi-family units with the implementation of SB-10. Figure 2-3 maps the three potential sites.

Quantified Objective:	*18 units*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*

Funding Source: *General Fund*

(NEW)

Figure 2-3 Potential SB-10 Opportunity Sites

[Map to be inserted prior to HCD submittal]

Policy 1.4: Improve Development Review and Approval Processes

Program 1.4.A: Eliminate Unnecessary Use Permits - AFFH

Multi-family and duplex housing units constituted approximately 13 percent of Carmel's housing stock. The use permit (UP) (or conditional use permit (CUP)) requirement is implemented as an additional regulatory tool and adds extra regulations, review, and required findings, to a variety of development standards that affect multi-family development. Municipal Code Chapter 17.64 Findings Required for Permits and Approvals includes a broad list of applicable conditional uses and incentives. There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations. For example, a use permit is required in:

- Municipal Code Section 17.64.190 Residential Construction at Densities Between 33 and 44 Units per Acre;
- Municipal Code Section 17.64.230 Affordable Housing – Residential Construction at Densities Between 45 and 88 Units Per Acre for developments the request a bonus density or a density bonus; and
- Municipal Code Section 17.14.150 Building Height requires a use permit for additional underground floors used for parking vehicles, storage and mechanical equipment. The additional use permit requirement can affect how much parking can be accommodated and limit the number of units.

The City will explore eliminating UP requirements to remove a constraint to the development of multi-family residential units in conjunction with Program 3.1.G A Housing Priority Overlay District.

Quantified Objective:	*50 units*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Development Department*
Funding Source:	*General Fund*

(Formerly Program 3-2.1.d: Multi-Family Residential Development Review)

Program 1.4.C: Objective Design Standards - AFFH

The City currently relies upon mostly subjective design guidelines for new single-family residences. In the commercial and multi-family districts, less detailed subjective design guidelines are in place. The City's residential and commercial design guidelines are being updated this year to provide clarity and more objectivity, however fully objective design standards are not currently being developed.

The lack of objective design guidelines creates a higher level of subjectivity for multi-family affordable projects.

The lack of Objective Design Standards poses a constraint to residential development. Guidelines that are subjective increase uncertainty and risk for housing developers. Objective Design Standards provide a measure of clarity that proposed developments will be measured against, and provide the community with assurance that developments will conform with measurable objective standards. The City will create Objective Design Standards for multi-family affordable developments.

Quantified Objective:	*50 units*
Timeframe:	*Adoption of Objective Design Guidelines by December 2025*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(NEW)

GOAL H2 PROTECT AFFORDABLE HOUSING AND IMPROVE THE HOUSING STOCK

Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Residential and Commercial Districts.

Program 2.1.A: Incentives for Mixed-Use Development - AFFH

Providing additional development capacity of any type increases project feasibility. In order to better incentivize affordable residential development, the City will amend the Municipal Code to increase the floor area bonuses from 15 to up to 25 percent for projects that include housing for Moderate, Low or Very-Low-income households. The City will also distribute informational materials promoting the floor area bonus and other applicable incentives.

Quantified Objective:	*65 units*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-2.1.a)

Program 2.1.B: Permanent Housing - AFFH

Short-term rentals can provide valuable coastal visitor-serving access; however, units used as short-term rentals preclude the establishment of permanent housing. The City also has a significant percentage of the housing stock that remains vacant for part of the year due to second home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and further limits opportunities to correct the housing crisis, address diversity, and provide inclusive housing options.

The City's ordinance prohibiting short-term, transient rentals and timeshares of residential dwellings in the R-1 District and allowing a limited number of short-term rentals in the commercial areas has successfully limited the proliferation of these uses. The City will continue to implement these ordinances. In an effort to address the high rate of second home ownership, the City will promote Accessory Dwelling Units and Junior Accessory Dwelling Units (see Programs 1.3.C and 1.3.D) to add affordable rental units on properties that may otherwise lie vacant, and will establish an Affordable Housing Trust Fund (see Program 2.1.D).

Quantified Objective:	*Preservation of permanent housing and affordable units*
Timeframe:	*Continued ordinance implementation through June 2031*
Responsible Party:	*Community Planning and Building Department, and City Administrator*
Funding Source:	*General Fund*

(Formerly Program 3-4.1.a)

Program 2.1.C: Monitor Affordable Housing Stock - AFFH

The City will develop a City-managed Affordable Housing Oversight Program and continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. The program will formalize annual monitoring of the affordable housing stock throughout the city to ensure affordable housing is being protected and provided as required by Government Code Section 65590. The City will update its databases to better track data on new construction, demolition, conversion and replacement housing units for low- and moderate-income households including the following:

- The number of new housing units approved for construction;
- The number of low- and moderate-income housing units required to be provided in new housing developments;

- The number of existing residential dwelling units occupied by low- and moderate-income households that have been authorized to be demolished or converted; and
- The number of low- and moderate-income housing units required to be replaced (of those units being demolished or converted).

Quantified Objective:	*Monitor 60 housing units*
Timeframe:	*Develop program by June 2025*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.3.d: Monitor Affordable Housing Stock)

Program 2.1.D: Establish Affordable Housing Trust Fund - AFFH

The City currently relies on outside agencies and organizations to fund affordable housing projects. However, in an effort to establish a City-funded source dedicated to supporting the creation, maintenance, and rehabilitation of affordable units, the City will explore the creation of an Affordable Housing Trust Fund. Sources of funding could include increasing the existing Transit Occupancy Tax (TOT) or dedicating a portion of existing TOT to affordable housing, property transfer tax, sales tax, vacancy tax or other funding source.

"I believe a vacancy tax should be proposed to the voters, which can go toward funding affordable housing. The City needs to frame affordable housing in a positive way. I feel like people's aversion to affordable housing in their communities is just a public relations failure."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Quantified Objective:	*$1,000,000*
Timeframe:	*Establish Fund by June 2031*
Responsible Party:	*City Administrator*
Funding Source:	*General Fund*

(NEW)

Policy 2.2: Preserve and protect the scale of established neighborhoods while encouraging property improvement.

Program 2.2.A: Historic Preservation Educational Programs

Cities have unique characteristics that develop over time. Carmel-by-the-Sea has a distinctive building style and form that existing residents cherish and which serves to attract new residents and

visitors. In an effort to continue to encourage improvements to the existing housing stock, the City will continue to promote education programs that improve public understanding of the City's rich cultural and design heritage, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources. The City will continue to use the Historic Building Code to facilitate residential rehabilitation of historic residences.

Quantified Objective:	*50 rehabilitated historic units*
Timeframe:	*Continued education and ordinance implementation through June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-4.3.a: Neighborhood Preservation Educational Programs)

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Program 2.3.A: Preserve and Increase Upper Floor Residential Uses - AFFH

The retail and office landscape is shifting and the City continues to experience retail and office vacancies. This shift represents an opportunity to increase supply of housing as a preferred development form in all Commercial Districts. The City currently prohibits the conversion of existing second-floor residential units to commercial use and requires all newly constructed second-floor space to be used as residential units. Housing over first-floor commercial uses is a particularly suitable solution for underutilized second-floor space. Therefore, the City will proactively work with property owners to encourage conversion of vacant or underutilized upper floors to residential use.

Quantified Objective:	*20 units*
Timeframe:	*Proactive outreach through December 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-2.1.b)

Policy 2.4: Preserve the existing housing stock

Program 2.4.A: Housing Rehabilitation and Maintenance Information - AFFH

In order to stay habitable and energy efficient, all buildings need maintenance. When buildings fall into an extreme state of disrepair, a more comprehensive housing rehabilitation procedure is needed.

Over the past few years, inflation and building supply chain issues have dramatically increased the cost of building materials. Labor costs have also risen significantly due to a shortage of skilled construction workers and ongoing cost-of-living increases. This results in very costly rehabilitation projects. In order to assist Low-income property owners, the City will distribute information on Inspection Services and Housing Rehabilitation programs and alternative ways of financing home repairs.

Quantified Objective:	*16 rehabilitated units*
Timeframe:	*Proactive outreach through June 3031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Programs 3-1.1.a and 3-1.1.c Housing Rehabilitation and Housing Maintenance)

GOAL H3 PROVIDE OPPORTUNITIES FOR NEW AFFORDABLE AND OTHER SPECIAL NEEDS HOUSING

Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely-Low and Low Income residents. Encourage the private sector to produce affordable housing.

Program 3.1.A: Mixed Use Affordable Housing - AFFH

The retail and office landscapes are shifting and this change represents an opportunity to encourage mixed-use developments (housing over first-floor commercial uses) as a preferred development form. The City will proactively work with property owners to incentivize upper-floor housing opportunities, including the potential of allowing a third-floor mezzanine for affordable housing. Such development would be subject to appropriate objective design standards, including the City's 30-foot height limit.

Quantified Objective:	*10 units*
Timeframe:	*Proactive outreach through June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly 3-2.1.c: Incentives for Mixed Use Affordable Housing)

Program 3.1.B: Housing for Extremely-Low Income Households - AFFH

"I'm pretty passionate about affordable housing and diversity. I think that's what makes a community, and we do lack it. I have kids that live in the community and go to Carmel High School, and I would like to see more of a social, economic, and age difference in our community, personally."

May 24, 2023 Housing Ad Hoc Committee Community Meeting

Providing housing units for Extremely-Low Income (ELI) Households earning 30 percent or less of the Area Median Income (AMI) for Monterey County has proved challenging for the City. The City will continue to place specific emphasis on the provision of multi-family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. The City will encourage development of housing for ELI households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in state law.

The City also has a variety of programs to encourage the development ELI units including Accessory Dwelling Units, a portion of which are affordable by design to Extremely-Low Income Households and Employee Housing. The City has also funded a full-time permanent Associate Planner position through the General Fund to focus on long-range planning and housing needs.

Quantified Objective:	*57 units*
Timeframe:	*Fund Associate Planner through June 2031*
Responsible Party:	*Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.4.b)

Program 3.1.C: Density Bonus - AFFH

Density bonuses can provide a significant incentive to build affordable housing units. By increasing the number of units permitted to be built on a property, the financial investment required to bring the development to fruition has a higher likelihood of a return. Given the high cost of materials, labor and borrowing costs, increasing the number of units can make the housing project financially feasible. The City will further review and revise applicable density bonus and bonus density ordinances to clarify the regulations and increase certainty of applicability.

Quantified Objective:	*15 units*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.4.a: Density Bonus)

Program 3.1.D: Reduced Entitlement and Development Fees - AFFH

Entitlement and development fees paid by project applicants assist in the City's ability to recover administrative and operating costs; however, these fees may have the unintended consequence of increasing the cost of housing. To encourage the development of affordable housing, the City will waive the parking in-lieu fees and reduce the planning and building permit fees by up to 25% for projects that provide affordable housing in commercial areas.

Quantified Objective:	*Reduced City fees by 25% for developments with affordable units*
Timeframe:	*Adopt Fee Schedule by July 2025*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.5.a: Reduced Entitlement and Development Fees)

Program 3.1.E: Reduced Parking Requirements - AFFH

Parking requirements increase costs to residential development and take up valuable space that can be used for housing. The City will continue to offer reduced parking requirements for affordable housing developments. Additionally, the City will waive the parking in-lieu fees for projects with affordable units, clarify the program requirements in the Central Commercial (CC) zoning district, and reduce parking requirements in the Multi-Family Residential (R-4), Residential & Limited Commercial (RC), and Service Commercial (SC) zoning districts.

Quantified Objective:	*Reduced parking for developments with affordable units*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.5.b: Reduced Parking Requirements)

Program 3.1.F: Expedited Processing Procedures - AFFH

Faster permit processing times reduce overall project timelines and allow a project to get to the construction stage in a timely manner. Reducing overall project timelines is critical during this inflationary period where materials and labor costs continue to rise. Additionally, supply chains still have not recovered to pre-pandemic levels and delays in processing can also result in delays in placing orders and receiving materials and securing labor. The City will develop a policy to offer expedited review procedures for residential projects that include affordable housing units and will clarify and refine permit processing procedures to shorten processing procedures.

Quantified Objective:	*Shorter processing times by 50% for developments with affordable units*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.5.c: Expedited Processing Procedures)

Program 3.1.G: A Housing Priority Overlay Zoning District - AFFH

Overlay districts are zoning districts established by the City to carry out specific purposes. Overlay districts can be constraints to development, or they can be used as a tool to encourage certain types of development. Currently, the City does not have an overlay district to encourage housing in the commercial districts. An overlay that requires a minimum density of 33 du/ac in the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC) District, and R-4 District encourages a higher unit yield and improves the financial viability of the project by increasing the unit count. Minimum density is also a tool that works to ensure the limited available land in the City is used in an efficient manner and lower densities are avoided.

The City will revise and incorporate into this new overlay zoning district all Municipal Code sections addressing affordable housing, including but not limited to Municipal Code Sections 17.64.190 Residential Construction at Densities Between 33 and 44 Units Per Acre, 17.64.220 Affordable Housing – Residential Construction at Densities Between 45 and 88 Units Per Acre, 17.64.230 Single-Family Dwellings in the SC and RC Districts, 17.14.030 (Land Use Regulations), and 17.14.230 (Affordable Housing); and to include incentives found elsewhere within the Municipal Code and 6th Cycle Housing Element programs including:

- Water distribution priority (Program 1.2.A);
- Parking reduction/waiver (Program 3.1.E);
- Fee waiver/reductions (Program 3.1.D);

- FAR incentive (Program 2.1.A); and
- Establish a minimum density of 33 du/ac.

Quantified Objective	*100 units*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(NEW)

Figure 2-4 The Housing Priority Overlay Zoning District

[Map to be inserted prior to HCD submittal]

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

Program 3.2.A: Reasonable Accommodation Procedures - AFFH

A reasonable accommodation is any change, exception or adjustment to a rule, policy, practice or service that allows a person with a disability to have an equal opportunity to participate. Information on reasonable accommodation procedures will continue to be provided at City Hall and on the City's website. The City will evaluate and revise Policy C11-01, which describes procedures to provide reasonable accommodation and will explore reduced or waived permit fees for persons with disabilities in compliance with the provisions of SB 520 (Year), in an effort to remove any additional barriers and encourage those with disabilities to apply.

Quantified Objective:	*8 applications*
Timeframe:	*Adoption of revised policy by June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.1: Reasonable Accommodation Procedures)

Policy 3.3: Facilitate the provision of transitional and supportive housing in appropriate districts in the community.

Program 3.3.A: Zoning for Transitional and Supportive Housing - AFFH

Senate Bill (SB) 2 (2007) revised Housing Element law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential dwellings of the same type in the same zone. The City will also amend the Municipal Code to clarify that transitional and supportive housing is a permitted use in zoning districts that allow residential uses.

Quantified Objective:	*N/A*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.8: Zoning for Transitional and Supportive Housing)

Program 3.3.B: Low-Barrier Navigation Centers - AFFH

Assembly Bill (AB) 101 (2019) provides a pathway to permanent housing for people experiencing homelessness. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing. The shelter provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. In order to comply with state law, the City will amend the Municipal Code to include the definition for "Low Barrier Navigation Center" and will develop By Right procedures for processing low barrier navigation centers.

Quantified Objective:	*N/A*
Timeframe:	*Adoption of Municipal Code amendments by December 2024*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(NEW)

GOAL H4 EXEMPLIFY SUSTAINABLE DEVELOPMENT AND ENERGY CONSERVATION

Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.

Program 4.1.A: Water Conservation - AFFH

Potable water remains scarce and highly regulated in the City and continues to be a major limiting constraint to new development. In order to preserve the City's limited water allocation for new residential units, the City will continue to enforce the Water Management Program through the building permit process, establish the Water Distribution Policy, and provide information to the community on water conservation retrofits and best practices. In addition, the City will provide information on and promote water conservation education through outreach and community engagement, and retrofit rebates provided by the Monterey Peninsula Water Management District.

Quantified Objective:	*Promote water conservation in 100 existing units*
Timeframe:	*Adoption of policy by June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly 3-5.6.b Water Conservation)

Program 4.1.B: Energy Conservation and Green Building

Conserving energy to reduce stress on the electrical grid and reduce the effects of climate change (i.e. wildfire and flooding) is increasingly critical. The City experienced significant power outages during the 2022-23 winter storms, adjacent areas were flooded, and the past few wildfire seasons have significantly impacted air quality and resulted in evacuations of neighboring communities. The City will continue to review applications for new construction and substantial alterations, taking into consideration solar orientation and access to sunlight. The City will also continue to require compliance with current state building standards for energy efficiency in all new homes. The City will further disseminate information by updating the website annually with related energy conservation and green building information. The City also participates in the Community Wildfire Protection Program and is committed to implementing Program recommendations.

Quantified Objective:	*Promote energy conservation in 100 existing units*
Timeframe:	*Continued education and compliance through June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-5.6.a: Energy Conservation and Green Building)

GOAL H5 PUBLICIZE HOUSING NEEDS AND RESOURCES

Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

Program 5.1.A: Fair Housing Services - AFFH

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City shall coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings such as the City's two libraries. The City shall also refer inquiries related to fair housing to these agencies and provide fair housing resources at outreach events.

Quantified Objective:	*25 referrals/materials distributed*
Timeframe:	*Proactive outreach through June 2031*

Responsible Party: *Community Planning and Building Department*
Funding Source: *General Fund*

(Formerly Program 3-5.7: Fair Housing Services)

Program 5.1.B: Housing Choice Voucher Program - AFFH

Created by the Housing and Community Development Act of 1978, the Housing Choice Voucher program, formerly known as Section 8, provides assistance to eligible Low- and Moderate-Income families to rent housing in the private market. Eligibility for this program is based on the family's gross annual income and family size. The Housing Choice Voucher rental assistance program is administered by the Housing Authority of Monterey County. The City will continue to facilitate use of the Housing Choice Voucher program in the community by distributing information for the program at City Hall and the Library and making referrals to the Housing Authority.

Quantified Objective: *40 referrals/materials distributed*
Timeframe: *Proactive outreach through June 2031*
Responsible Party: *Community Planning and Building Department*
Funding Source: *General Fund*

(Formerly Program 3-5.3.b Section 8 Rental Assistance)

Program 5.1.C: Shared Housing Information - AFFH

Shared housing is another important tool to provide affordable housing units. Shared housing is generally more affordable because a portion of a residence is rented as opposed to an entire unit. Shared housing can also financially help low-income individuals who own their homes and alleviate loneliness. Benefits to Low-Income individuals include provision of safe and secure affordable housing in a high-cost market. The City will continue to distribute informational materials from the Monterey County Housing Authority and the Carmel Foundation, display information at City Hall and other public buildings and posted on the City's website. The City will also seek out other Shared Housing providers and resources to expand this housing option.

Quantified Objective: *80 referrals/website visits*
Timeframe: *Proactive outreach through June 2031*
Responsible Party: *Community Planning and Building Department*
Funding Source: *General Fund*

(Formerly Program 3-5.2: Shared Housing Information)

Policy 5.2: Promote public awareness and foster pride in the history of the village.

Program 5.2.A: Support Community Organizations - AFFH

Community organizations play a pivotal role to provide outreach and services to those facing housing issues. The City will continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement, including but not limited to the Carmel Residents Association, the Carmel Foundation and the Carmel Heritage Society. The City will develop partnerships with these organizations to promote neighborhood enhancement programs, conduct and improve outreach and education, and solicit community input.

Quantified Objective:	*N/A*
Timeframe:	*Proactive outreach and partnerships through June 2031*
Responsible Party:	*Community Planning and Building Department*
Funding Source:	*General Fund*

(Formerly Program 3-4.2.b: Support Neighborhood Organizations)

Housing Needs & Fair Housing Report

A
APPENDIX

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Appendix A
Housing Needs & Fair Housing Report

A.1 Introduction

The following report provides both the City of Carmel-by-the-Sea Housing Needs Assessment and Fair Housing Assessment. This analysis primarily utilizes U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate data[1] and California Department of Housing and Community Development (HCD) data.

Housing Needs Assessment

The Housing Needs Assessment for the City of Carmel-by-the-Sea provides an in-depth analysis of the City's population, employment, economics, household, and housing stock conditions and characteristics. This assessment develops context for the City's goals, programs, and policies for the 6th Cycle Housing Element.

Fair Housing Assessment

In 2018, Governor Brown signed Assembly Bill (AB 686) which requires departments and agencies to administer programs relating to housing in a way that affirmatively furthers fair housing (AFFH) [2]. As of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in the State of California. This affirmative duty is not limited to those agencies with relationships with the federal government and is to be broadly applied throughout agencies at the state and local level. Now, all public agencies must both (1) administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and (2) take no action inconsistent with this obligation[3]. AB 686 also made changes to Housing Element Law, requiring Housing Elements and General Plans to incorporate AFFH requirements. Such requirements include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

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[1] The primary reason for using 2019 data is because this is the data that was primarily being used by HCD in their AFFH datasets for the majority of housing needs data, including data that is pulled from CHAS datasets which range from 2013-2019. Additionally, 2020-2021 Census data may not be representative due to the COVID-19 pandemic. Largely, the data is reported for 2019 as this aligns with the supplemental data HCD has provided and allows for consistent reporting.

[2] Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.

[3] California Department of Housing and Community Development Guidance, 2021, page 9.

Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 14.

History of segregation in the region

The United States' oldest cities have a history of mandating segregated living patterns. Exclusive zoning practices were common in the early 1900s -- courts struck down only the most discriminatory and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co. (272 U.S. 365)* supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as "mere parasite(s)" with the potential to "utterly destroy" the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among different residents.

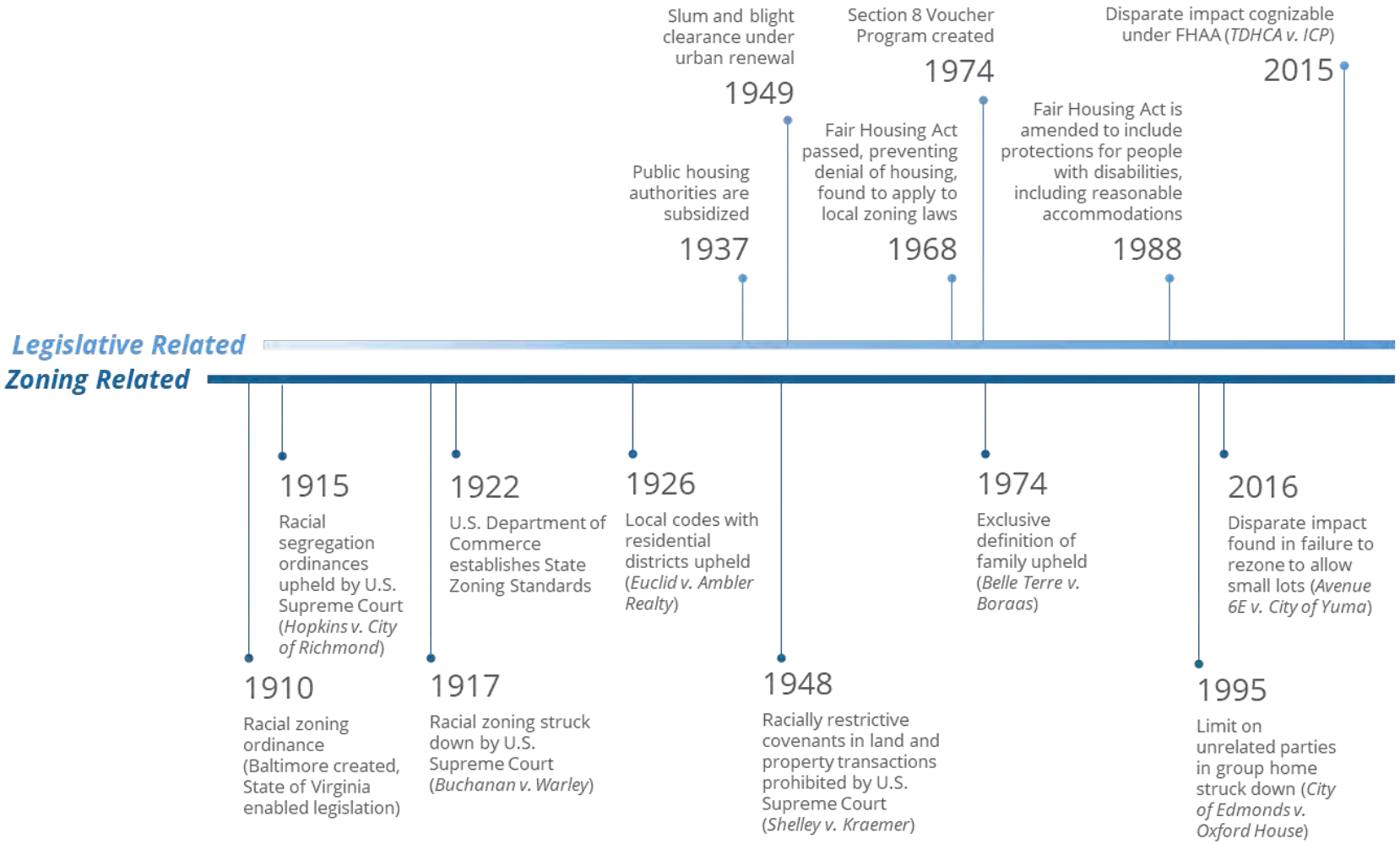
In sum, not all residents had equal ability to build housing wealth.

This historically unequal playing field in part determines structural inequities that persist today.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies, now called Housing Choice Vouchers)—the latter of which is only effective when adequate affordable rental units are available.

Figure A-1 on the following page provides a timeline of major legal and public actions that have influenced fair access to housing beginning in 1910.

Figure A-1 Major Public and Legal Actions that Influence Fair Access to Housing



SOURCE: Root Policy Research

Monterey County and the Monterey Bay region also have an interesting past, as far as the fight to end racial segregation is concerned. Some of the segregation in the Monterey Bay area can be attributed to historically discriminatory practices, such as racial covenants[4], redlining[5], and discriminatory mortgage approvals. While Carmel-by-the-Sea itself does not have a history of racial covenants, the City's racial characteristics do reflect persistent "structural inequities" in society, and "self-segregation" (i.e., preferences to live near similar people).

Kent Seavey's 2007 book *Carmel: A History in Architecture* details the history of Carmel-by-the-Sea, from its early settlement by Spanish explorers, to its marketing as a "seaside resort for Catholics" in the 1880s, to the development of the City's more contemporary history and architectural design. Similar to other jurisdictions within Monterey County, Carmel-by-the-Sea does not have a high level of diversity.

Harold and Ann Gilliam describe the history of Carmel in their 1996 book *Creating Carmel, The Enduring Vision*. Carmel started as an artist town, with notable writers, artists and poets Mary Austin, Sinclair Lewis, Jack London and Robinson Jeffers settling in Carmel-by the-Sea. They were drawn to Carmel-by-the-Sea for its natural beauty, a quiet town among Monterey pine forest, scenic, rocky coastline, and white sand beaches. The early small cottages of the early 1900's reflect these humble beginnings, and the evolution of Carmel's architecture, including, Comstock's notable fairy-tale style buildings, mirrors the community of artists who resided in Carmel-by-the-Sea. As Carmel-by-the-Sea grew and became a globally known tourist destination land prices began to increase. Gilliam writes, "[a]s expensive homes have replaced Carmel's traditional cottages, the town's demographics have changed. The artists and writers who carried on the Sterling tradition… and the low-to-middle-income residents in the old redwood cottages, have been gradually replaced by upscale business people and professionals able to afford the fantastically escalating prices of land". In addition to historical discriminatory practices that embedded segregated living patterns throughout the Monterey Bay area, it's also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. Historically, the Monterey Peninsula has been home to indigenous populations for more than 10,000 years. The original inhabitants of present-day Monterey County were the Ohlone (Costanoan), Salinan, and Esselen tribes who have "…lived in communities related by language, family, and custom."[6] However, "[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, these tribes have lost the vast majority of their population as well as their land."[7]

[4] Racial covenants are clauses that were inserted into property deeds to prevent people who were not White from buying or occupying land.
[5] Redlining is the practice of denying credit to individuals based on race, ethnicity, or other discriminatory practices.
[6] From *Racial Beachhead: Diversity and Democracy in a Military Town*, by Carol Lynn McKibben, 2012, Stanford University Press.
[7] From *Indigenous peoples of San Mateo County*. San Mateo County Office of Education.

The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.[8]

The *Monterey County Weekly* news outlet highlights the past and present effects of restrictive covenants, along with other housing issues such as "the lack of affordable housing, generational wealth inequities and zoning issues," as potential contributing factors segregation within the County.[9] Though restrictive racial covenants were never enacted specifically in Carmel-by-the-Sea (unlike nearby Pebble Beach and Pacific Grove), the City's population demographics are less diverse than other jurisdictions within Monterey County. Carmel-by-the-Sea's General Plan and Zoning Ordinance have long emphasized single-family residential patterns and consequently, the City offers a limited variety of housing types with 87 percent single family detached units. Historically, this type of development contributed to segregation patterns in part due to higher purchase costs that accompany single-family homes. Because financing for single-family properties favored educated higher income earners, purchasing property in the City remained out of reach for many lower income households and likely contributed to the demographics seen in the City today.

Enacting policies and programs that promote AFFH and highlight the community's assets could attract a broader demographic to the area, and encourage those that work in the City to live here as well. As reflected by the 2021 Proclamation of the City Council of Carmel-by-the-Sea: Carmel-by-the-Sea has been and will continue to be enriched and enhanced in its cultural fabric, economic prosperity, and personal understanding of others by having a principled and respectful community standard towards all people.

Carmel-by-the-Sea has been and will continue to be enriched and enhanced in its cultural fabric, economic prosperity and personal understanding of others by having a principled and respectful community standard towards all people.

July 5, 2021
Proclamation of the City Council of
Carmel-By-The-Sea

[8] From *Systemic Inequality: Displacement, Exclusion, and Segregation,* by Danyelle Solomon, et al., 2019, Center for American Progress.
[9] From Ribakoff, S. (2022, November 24) A new group sets out to explore the history of racist housing covenants in Monterey County. *Monterey County Weekly.*

Overview of Carmel-by-the-Sea

Over the past 10 years, Carmel-by-the-Sea has experienced growth in both population and jobs[10], which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the City has steadily increased, housing production has not kept pace with demand, contributing to the housing shortage in the City. The following Housing Needs and Fair Housing Assessment develops context for the goals, programs, and policies that Carmel-by-the-Sea will implement to address inequities in the 6th Cycle Housing Element.

The fear factor about 'housing projects' is very high in this community. Even the process of identifying housing sites is a red flag for this community. However, [more detached dwelling units and new residential apartments above commercial spaces] is a continuation of a tradition that is tried and true and proven all over the world and also is the tradition of this community.

February 28, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Summary of Population, Employment, Household and Housing Stock Characteristics

The following provides a brief overview of population, employment, household, and housing stock characteristics in Carmel-by-the-Sea. These statistics help inform the existing housing needs in Carmel-by-the-Sea, as well as highlighting past trends and future forecasts to develop proactive policies and programs to address the needs of the community.

- Between 2010-2019, Carmel-by-the-Sea's population increased by 2.8 percent.[11]
- According to the Association of Monterey Bay Area Governments (AMBAG) 2022 Regional Growth Forecast, Carmel-by-the-Sea, the population is forecast to grow by approximately three (3) percent between 2015 to 2045.
- In 2019, the predominant age group was individuals between 65 to 74 years of age.
- In 2019, the population was comprised of the following racial and ethnic groups: non-Hispanic White individuals (86.5 percent), Hispanic or Latino (8.2 percent), Asian populations (5.2 percent), and Black or African American (0.1 percent).
- According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea is projected to experience an employment growth of 17 percent (562 new jobs) between 2015-2045.
- In 2019, the unemployment rate was 0.1 percent; approximately 5 percent less than the County.

[10] From AMBAG Regional Growth Forecast 2022; 2010 (population: 3,722); 2015 (population 3,854); 2020 (population: 3,949).
[11] From U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

- According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea is forecast to have a household growth of approximately one (1) percent by 2045 – an increase of 42 housing units.
- In 2019, the largest household type was married-couple family households (47 percent) single-person households (40 percent), female-headed households (6 percent), Other non-family households (5 percent), and male-headed households (2 percent).
- In 2019, above moderate-income households made up the majority of households in the City (62 percent) followed by lower-income households (28 percent), and moderate-income households (10 percent).
- In 2019, the housing stock was predominantly occupied by owner households (57 percent), compared to renter households (43 percent).
- In 2019, the majority of households (94 percent) do not experience overcrowding. Six (6) percent of households in Carmel-by-the-Sea are severely overcrowded and zero percent are moderately overcrowded.
- In 2019, 23 percent of households are cost burdened and 23 percent are severely cost burdened.
- The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 310 extremely low- and very low-income households living in Carmel-by-the-Sea. There are approximately 140 extremely low-income households in Carmel-by-the-Sea, 100 of which are owner-occupied households and 40 extremely low-income renter-occupied households.
- In 2019, senior households makeup 43 percent of all households; 15 percent of seniors rent their homes.
- In 2019, 12 percent of people in Carmel-by-the-Sea have a disability of some kind.
- In 2019, Carmel-by-the-Sea had 70 large households, of which 57 percent are renter-occupied households. Renter-occupied households makeup the majority of all 3-5+ person households.
- In 2019, female-headed family households comprised 75 percent of single-parent households and male-headed households accounted for 25 percent. No single-parent households fell below the poverty level.
- The number of households experiencing homelessness has decreased between 2017 to 2022 from 16 persons to one (1), respectively.
- In 2019, Carmel-by-the-Sea had 3,832 housing units, an approximate 6 percent increase from the 3,606 units that existed in 2010.

- Between 2015 and 2022, 18 housing units were issued permits in Carmel-by-the-Sea which represents 58 percent of the RHNA number of 31 units assigned in the 5th Cycle Housing Element.
- In 2019, the housing stock included the following unit types: 87 percent of homes were single-family detached; 10 percent were multifamily; 2 percent were mobile homes; and 1 percent were single-family attached.
- From 2010 to 2019, the City has experienced a stable vacancy average of 51 percent as a result of tourism and second-home ownership.
- As of 2019, 80 percent of Carmel-by-the-Sea's vacant units were for seasonal, recreational, or occasional (second home) use.
- In 2022, the median home value was estimated to be $2,070,835. Home prices increased by 59 percent from 2019 to 2022. This reflects a 20 percent higher increase than the County, which is similar to nearby cities.[12]
- As of 2023, the average rent for an apartment in Carmel-by-the-Sea ranged from $2,200 (studio) to $5,459 (three bedrooms).[13]

A.2 Population, Employment, and Household Characteristics

Population characteristics impact current and future housing needs in a community. A city's population growth, age composition, and race and ethnicity composition help to determine the type and extent of housing needed. The following section provides analysis of population characteristics and local trends that affect housing demand in Carmel-by-the-Sea.

Population Growth

Table A-1 shows population projections through 2045 according to the Association of Monterey Bay Area Governments (AMBAG) 2022 Regional Growth Forecast. In Carmel-by-the-Sea, the population is forecast to grow approximately 3 percent between 2015 to 2045. This reflects 11 percent less than the County, 1 percent more than Pacific Grove, and 56 percent less than Del Rey Oaks[14]. Population growth forecasts provide critical insight to the future demands of communities in terms of housing needs, employment, and more.

[12] From Zillow Home Value Index, December 2019-2022
[13] From Zillow Rental Price Index, March 2023
[14] These two Cities have been chosen for comparison throughout the document based on having comparable population sizes to Carmel-by-the-Sea.

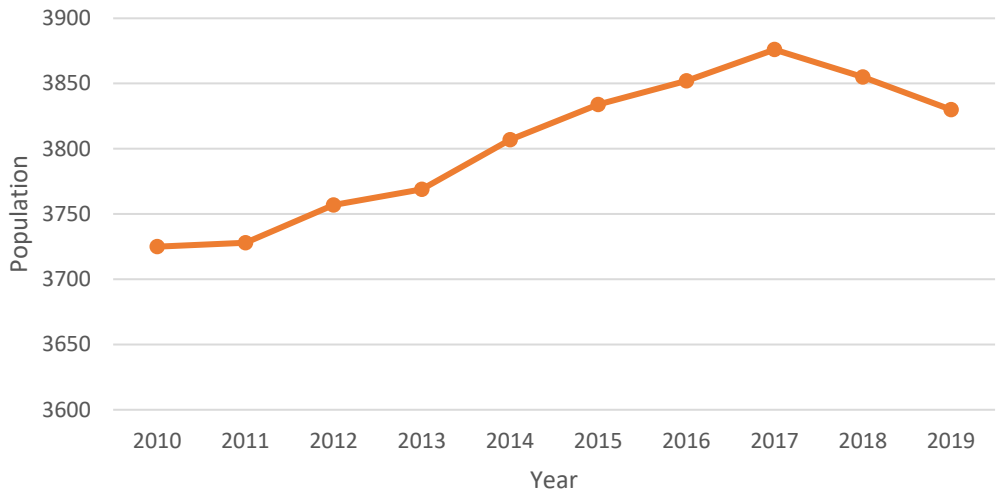
Table A-1 Population Growth Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015-2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	%
Monterey County	430,310	441,143	452,761	467,068	476,028	483,884	491,443	61,133	14%
Carmel-by-the-Sea	3,854	3,949	3,946	3,954	3,964	3,974	3,984	130	3%
Del Rey Oaks	1,663	1,662	1,693	1,734	1,859	2,330	2,650	987	59%
Pacific Grove	15,460	15,265	15,290	15,395	15,530	15,676	15,817	357	2%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

Figure A-2 illustrates population growth in Carmel-by-the-Sea between 2010-2019. Carmel-by-the-Sea's population increased by 2.8 percent from 2010 to 2019. The City's population steadily increased from 2010 to 2017 before experiencing a sharp decline through 2019.

Figure A-2 Population Growth, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Age Characteristics

A community's housing needs are partly determined by preferences of age groups and household types (age, family/non-family, female-headed, etc.). When seeking housing, households may prioritize factors such as size, accessibility, and price. For instance, younger and middle-aged households may seek homes that can accommodate a growing household size, whereas older adults may seek to downsize to an apartment with assistive care services or a smaller, more affordable single-family home. Disabled persons may seek homes that are accessible and include universal

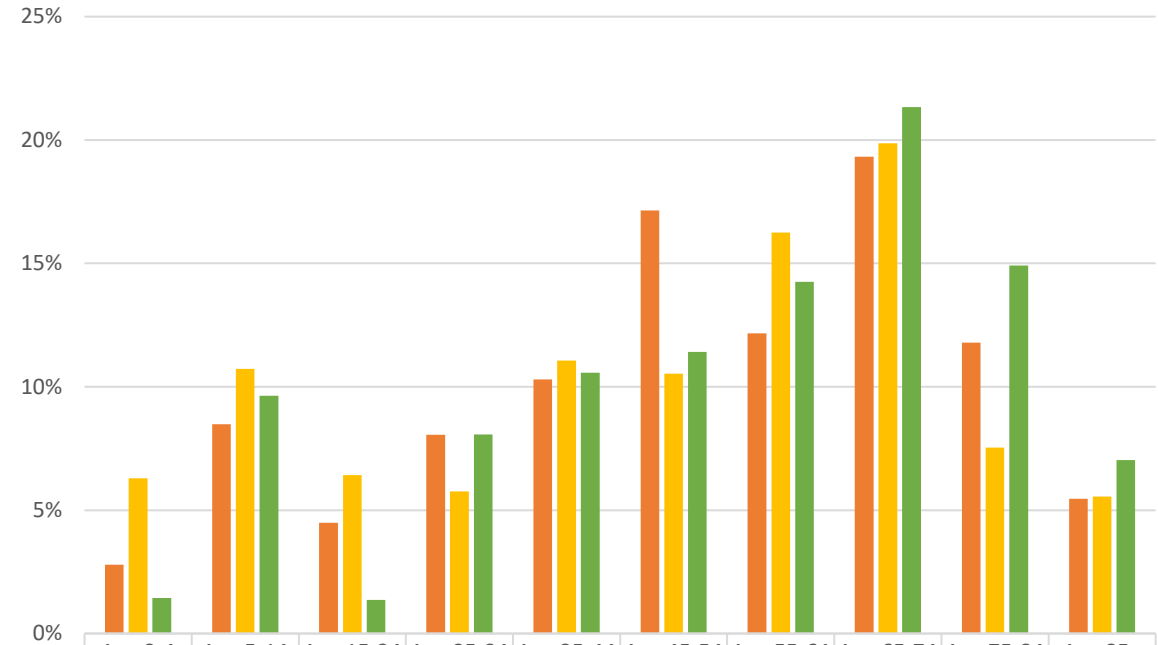
design or visitability features. Overall, the life stages of a population determine the housing stock that is needed in a community.

In 2010, Carmel-by-the-Sea's predominant age group was individuals between 65 and 74 years of age (19 percent). Figure A-3 shows that between 2010 and 2019, the general age of the population has been slowly increasing, with the most populous age groups in the City being individuals between 55 and 84 years of age. The City's median age has changed little since 2010, ranging from 56 in 2010, 54 in 2015, and 59 in 2019. Overall, the City's aging trend suggests a demand for housing geared toward middle-aged to senior groups.

"When I grew up, this was a town of children. All the property owners were parents. All the employees in the stores were parents. So, everything in this town was about children, and we don't have children anymore."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Figure A-3 Population Distribution by Age, Carmel-by-the-Sea, 2010-2019



	Age 0-4	Age 5-14	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+
2010	3%	8%	4%	8%	10%	17%	12%	19%	12%	5%
2015	6%	11%	6%	6%	11%	11%	16%	20%	8%	6%
2019	1%	10%	1%	8%	11%	11%	14%	21%	15%	7%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

Table A-2 shows population age distribution revealing that Carmel-by-the-Sea's most populous age group in 2019 was individuals 65 to 74 years of age (21 percent). Compared to the County and nearby cities, Carmel-by-the-Sea has the largest 55 to 85+ age group (43 percent) followed by Pacific Grove (27 percent), Del Rey Oaks (23 percent), and the County (13 percent). Since 2010, Carmel-by-the-Sea's smallest age demographic are those aged 0-14.

Table A-2 Population Age Distribution by Jurisdiction, 2019

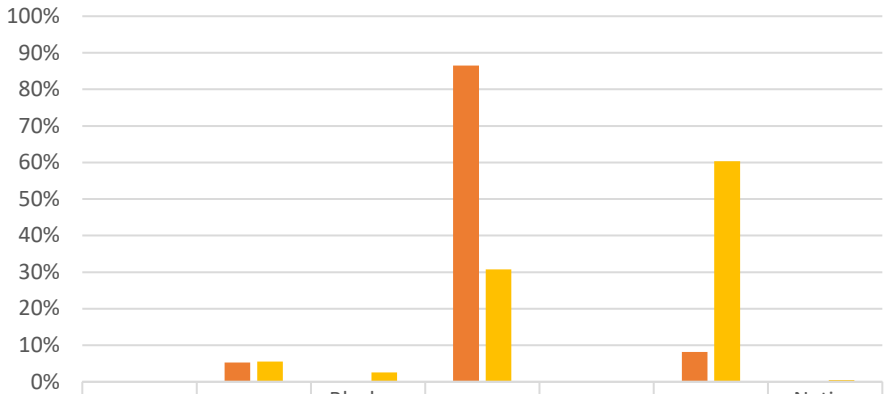
Jurisdiction	Population Age									
	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Monterey County	7.3%	14.8%	14.3%	14.4%	13.0%	11.8%	11.1%	7.7%	3.6%	1.9%
Carmel-by-the-Sea	1.4%	9.7%	1.4%	8.1%	10.6%	11.4%	14.3%	21.3%	14.9%	7%
Del Rey Oaks	5.7%	8.3%	5.7%	12.6%	12.5%	13%	18.9%	15.9%	4.4%	2.9%
Pacific Grove	3.5%	12.2%	8.5%	10.0%	10.4%	13.3%	14.7%	16.5%	6.6%	4.3%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Race and Ethnicity Characteristics

Understanding the racial and ethnic composition of a city is vital to ensuring equal opportunity to housing for all groups, inclusive of cultural norms and preferences. An in-depth analysis of race and ethnicity is provided in the Fair Housing Report in Appendix A. Figure A-4 illustrates the racial and ethnic composition of Carmel-by-the-Sea compared to the County.

Figure A-4 Population by Race Compared to the County, 2019



	American Indian or Alaska Native	Asian	Black or African American, Non-Hispanic	White, Non-Hispanic	Some other race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Carmel-by-the-Sea	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%
Monterey County	0.2%	5.5%	2.5%	30.8%	0.1%	60.3%	0.5%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

When comparing the City and the County, non-Hispanic White and Hispanic or Latino populations are the most represented; however, the County presents more diversity than Carmel-by-the-Sea. Non-Hispanic White individuals comprise 87 percent of Carmel-by-the-Sea's population followed by Hispanic or Latino (8 percent) and Asian populations (5 percent). In contrast, the County's largest population is Hispanic or Latino individuals (60 percent) followed by non-Hispanic White (31 percent). The City has no populations identifying as American Indian or Alaska Native or Native Hawaiian or Other Pacific Islander. Black or African American non-Hispanic individuals represent less than 1 percent of the City's population.

Table A-3 provides a comparison of racial and ethnic composition by jurisdiction. In 2019, Carmel-by-the-Sea (87 percent) and the neighboring City of Pacific Grove (83 percent) had the largest non-Hispanic White populations compared to Del Rey Oaks (75.5 percent) and the County (30.8 percent). Compared to surrounding cities and the County, Carmel-by-the-Sea had the lowest Asian population (5 percent). Overall, Carmel-by-the-Sea is one of the least diverse when compared to the County and the nearby cities of Del Rey Oaks and Pacific Grove.

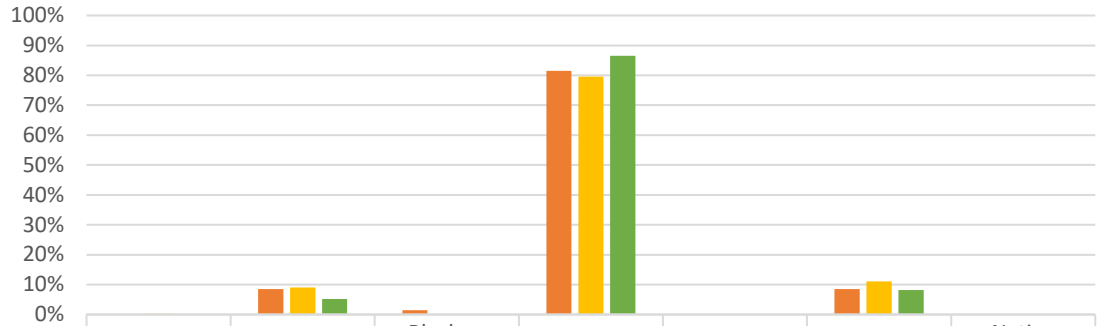
Table A-3 Population by Race by Jurisdiction, 2019

Jurisdiction	American Indian or Alaska Native	Asian, alone	Black or African American, Non-Hispanic	White, Non-Hispanic	Some Other Race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Monterey County	0.2%	5.5%	2.5%	30.8%	0.1%	60.3%	0.5%
Carmel-by-the-Sea	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%
Del Rey Oaks	0.0%	7.1%	2.5%	75.5%	0.0%	13%	0.3%
Pacific Grove	0.2%	5.8%	1.0%	82.8%	0.0%	10.3%	0.1%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

When analyzing race and ethnicity in a city, it's important to understand how demographics have changed over time. Figure A-5 illustrates changes in population by race between 2010-2019 in Carmel-by-the-Sea. During this time frame, Carmel-by-the-Sea's population composition experienced fluctuations in nearly all populations, and by 2019 saw a decline in each population except non-Hispanic White. In 2015, the non-Hispanic White population experienced a 2 percent decrease in size, while the Asian and Hispanic or Latino populations increased 2 percent and 3 percent, respectively. In 2019, Carmel-by-the-Sea experienced a 7 percent increase in the non-Hispanic White population, and a decline in both the Asian and Hispanic or Latino populations by 4 percent and 3 percent, respectively. Since 2015, population levels have remained less than 1 percent for Black or African American, American Indian or Alaska Native, Native Hawaiian, and Other Pacific Islander populations in Carmel-by-the-Sea.

Figure A-5 Population by Race, Carmel-by-the-Sea, 2010-2019



	American Indian or Alaska Native	Asian	Black or African American, Non-Hispanic	White, Non-Hispanic	Some other race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
2010	0.0%	8.6%	1.4%	81.5%	0.0%	8.5%	0.0%
2015	0.3%	9.0%	0.0%	79.6%	0.0%	11.1%	0.0%
2019	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

Demographic characteristics such as the racial and ethnic composition of a city are necessary to inform the housing needs of a community inclusive of cultural norms and preferences.

Diversity Index

The Diversity Index measures the degree to which the five major ethnic populations (non-Hispanic White, non-Hispanic Black, Asian and Pacific Islander, Hispanic, and Two or more races) are evenly distributed across a geographic area. The index ranges from 0 to 1 – where 0 is low diversity, meaning only one group is present and 1 is high diversity, meaning an equal proportion of all five groups is present).

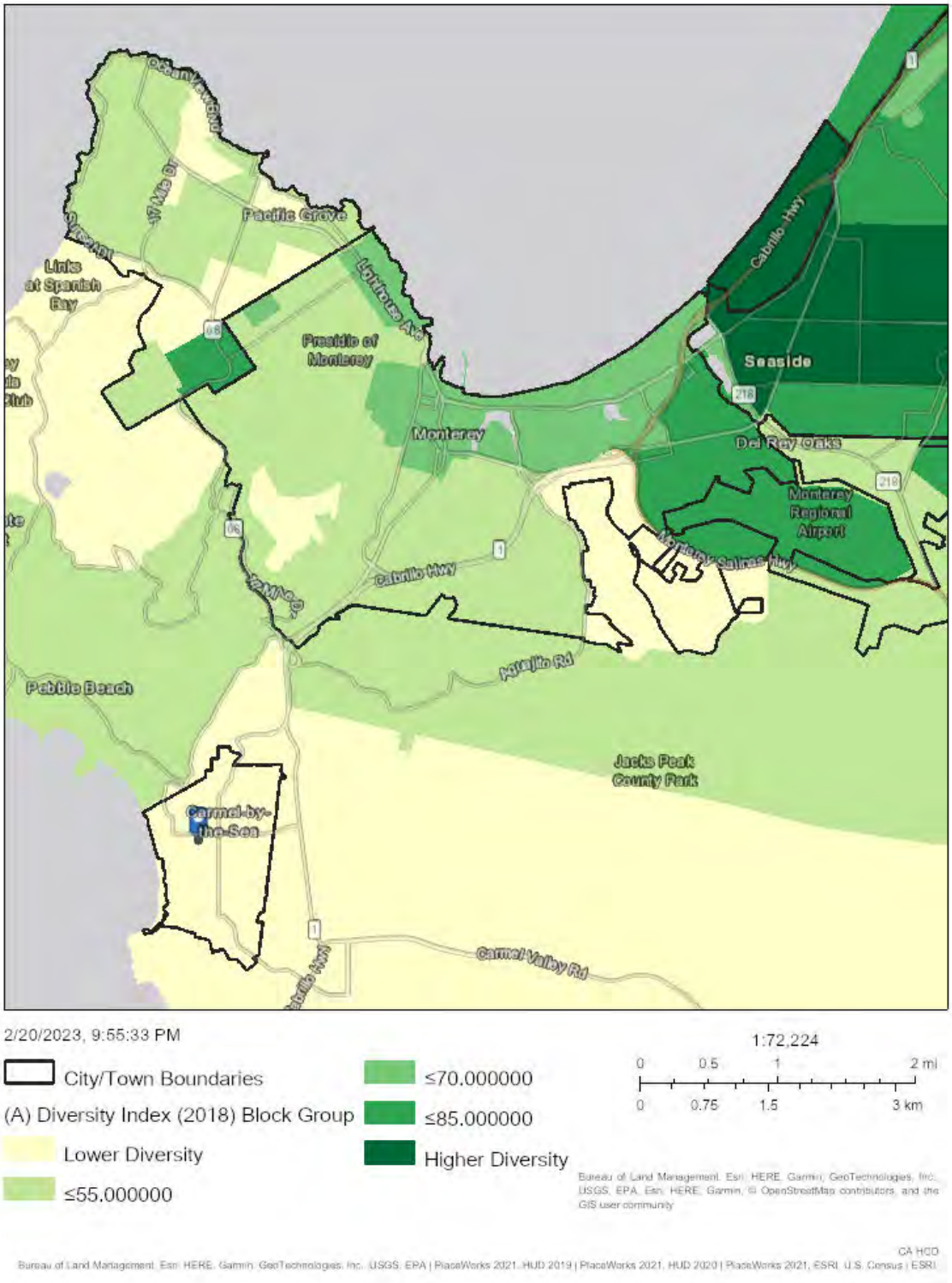
Integration and Segregation

"Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. **Segregation** generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area."

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 31.

Figure A-6 below depicts the level of diversity within the City. Carmel-by-the-Sea, along with neighboring jurisdictions have the lowest levels of diversity within the region. Carmel-by-the-Sea has a low level of diversity with 86.5 percent of the population identifying as non-Hispanic White.

Figure A-6 Diversity Index, Carmel-by-the-Sea, 2018



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Racially or Ethnically Concentrated Areas of Poverty and Affluence

A Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and a Racially Concentrated Area of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.[15]

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is: A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR A census tract that has a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

SOURCE: California Department of Housing and Community Development Guidance, 2021.

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

RCAAs

HCD and HUD's definition of an RCAA is a census tract 1) with a percentage of its total White population that is 1.25 times higher than the average percentage of the COG region's White population; and 2) has a median income that is 2 times higher than the COG Area Median Income (AMI). Generally, these are understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates.

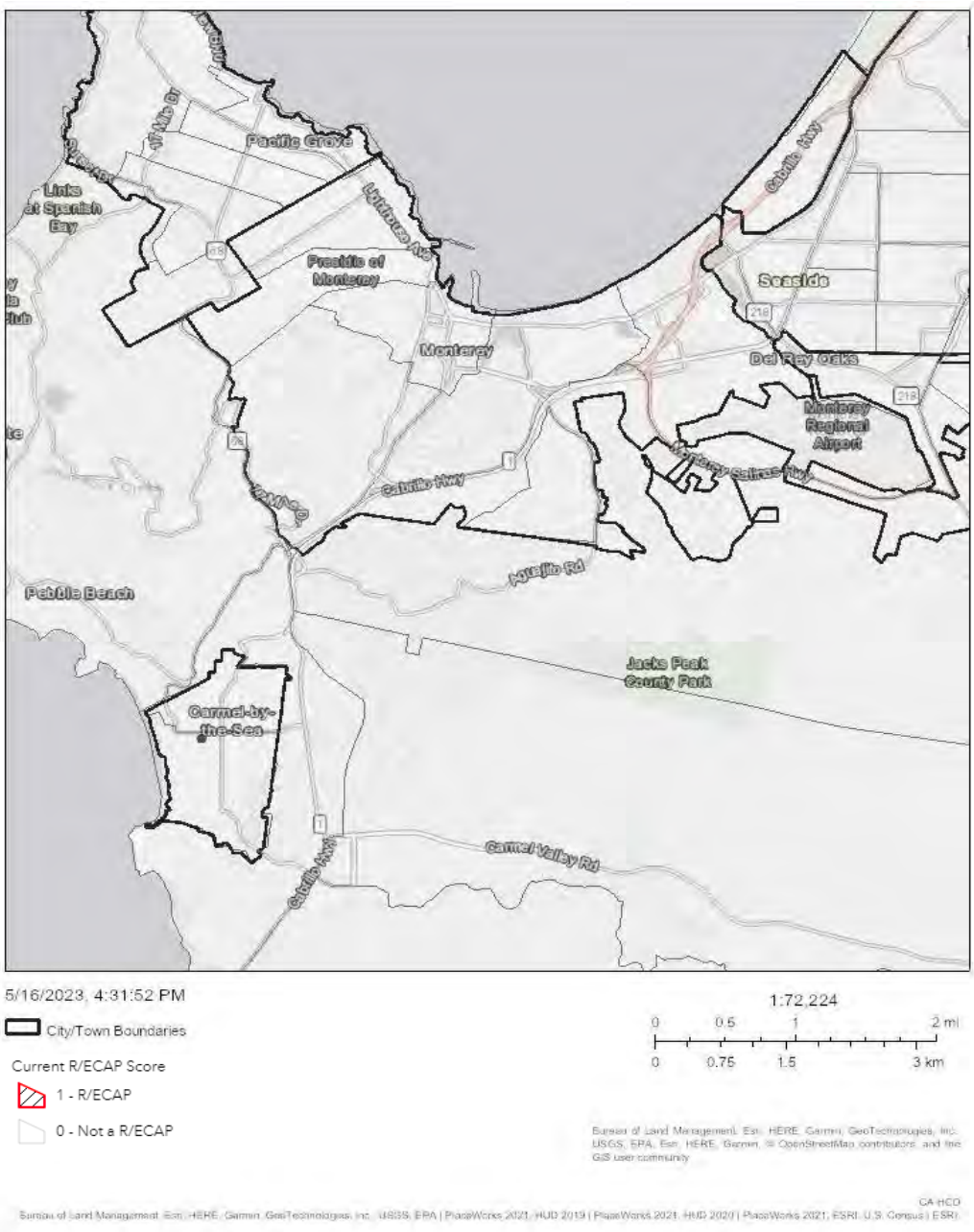
SOURCE: California Department of Housing and Community Development Guidance, 2023

As can be seen in the Figure A-7 and Figure A-8, the City of Carmel-by-the-Sea is not considered a R/ECAP; nor, is the City considered an RCAA. As highlighted previously, Carmel-by-the-Sea does not have a majority-minority population and thus cannot be labelled as a R/ECAP. Figure A-9

[15] From Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124

shows that less than or equal to 20 percent of the City's population is non-White. Though Carmel-by-the-Sea's percentage of exclusively White population and AMI are higher than the County-wide average, the median income in the City is not high enough for the jurisdiction to be considered an RCAA[16].

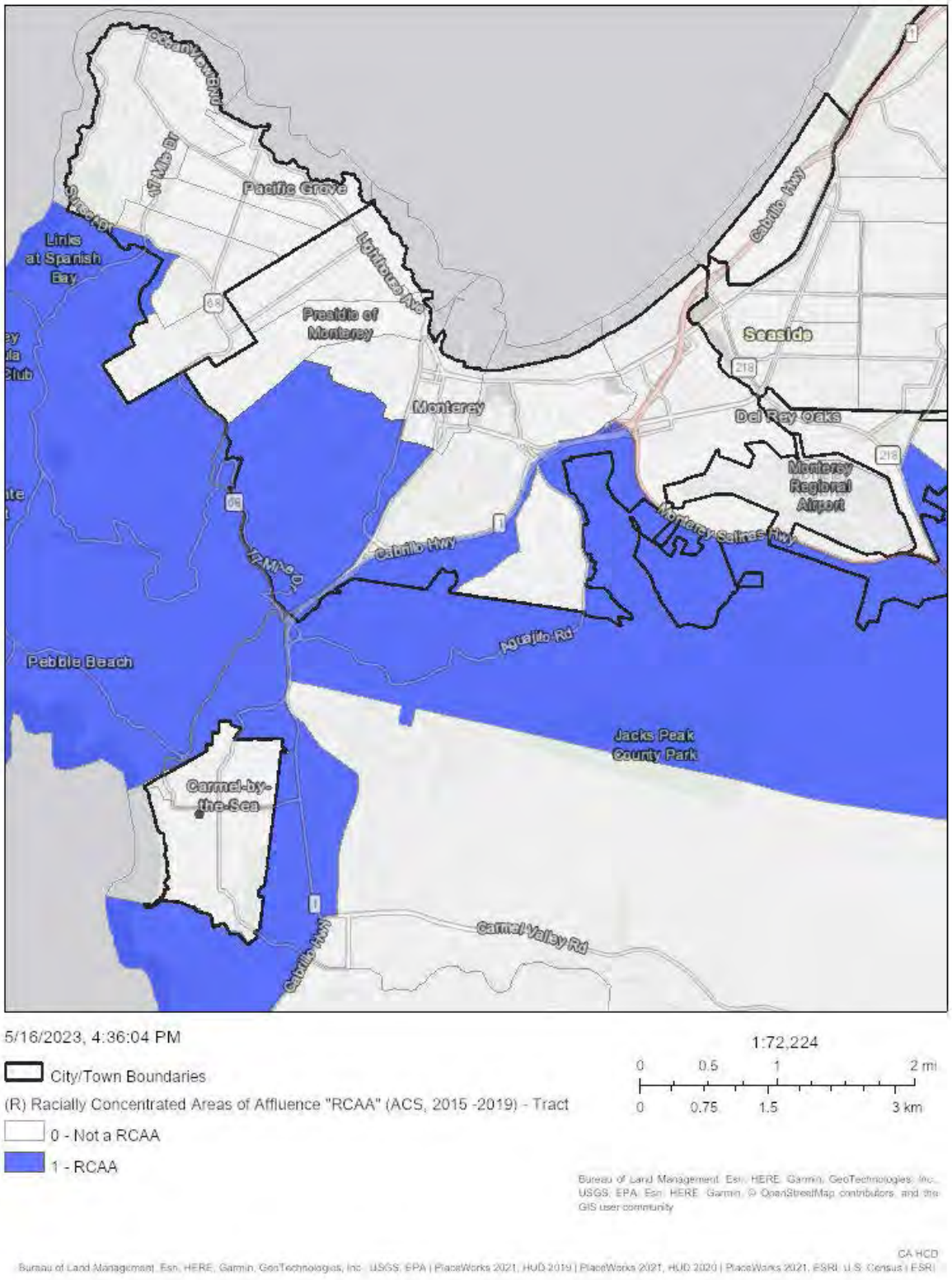
Figure A-7 R/ECAP by Census Tract, Carmel-by-the-Sea, 2009-2013



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

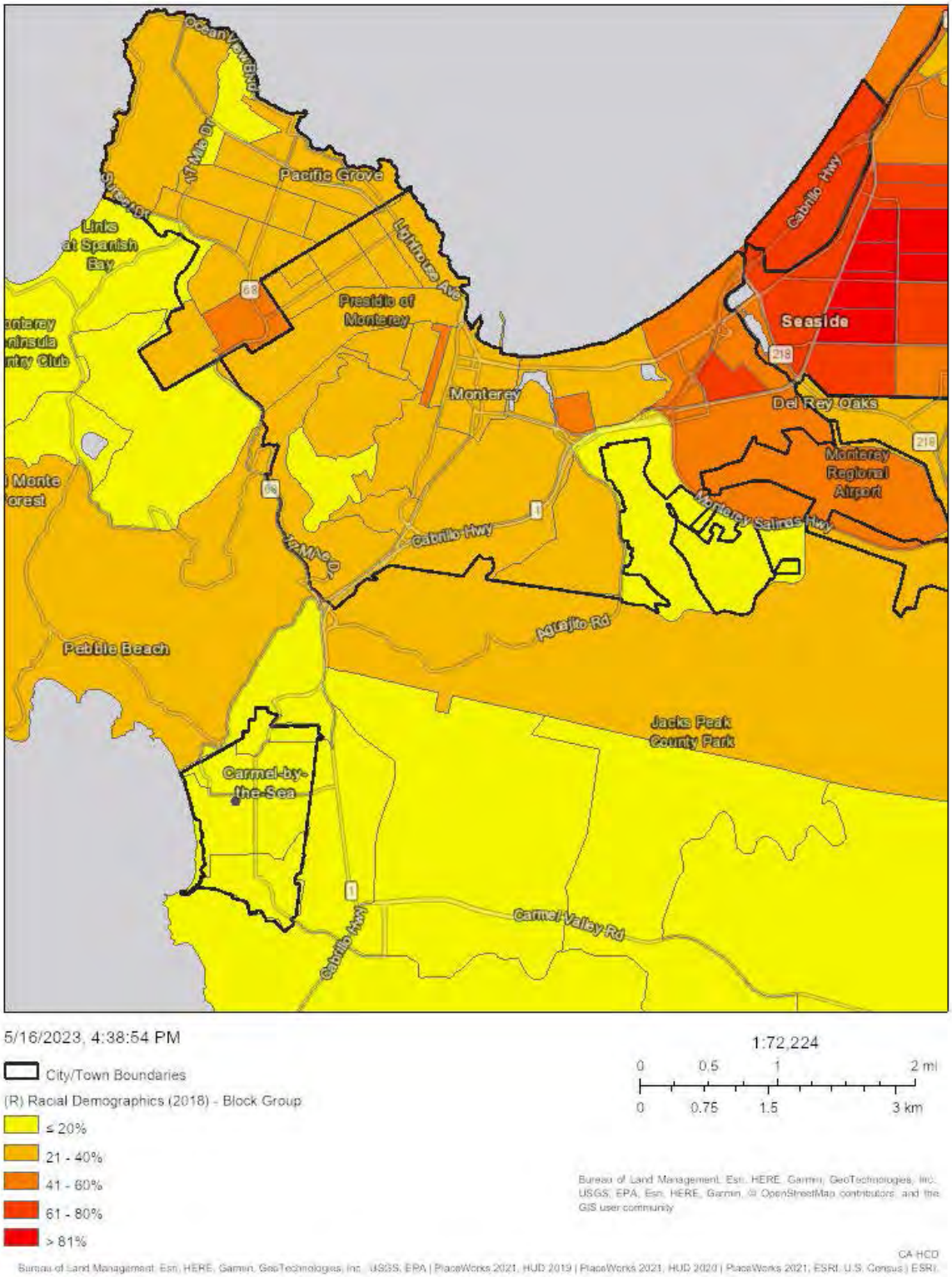
[16] To be considered an RCAA, census tracts must have a Location Quotient (LQ) of more than 1.25 and a median income 1.5 times higher than the COG AMI or 1.5 times higher than the State AMI, whichever is lower. In this case, Carmel's median income would need to be 1.5 times greater than the State AMI of $69,021.

Figure A-8 RCAAs by Census Tract, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-9 Percent Non-White by Block Group, Carmel-by-the-Sea, 2018



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Employment

Employment characteristics can significantly impact the housing needs and trends of a community from income and wage scale to job location and industry. Employment and income are determinates of a population's ability to purchase housing including the type of housing and size, both of which can induce negative effects such as overpayment and overcrowding. Table A-4 summarizes projected employment growth for Carmel-by-the-Sea, the County, and nearby cities from 2015-2045.

Table A-4 Employment Growth Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015 - 2045	
	2015	2020	2025*	2030	2035*	2040*	2045*	Numeric	Percent
Monterey County	225,268	243,015	245,054	249,613	253,918	258,553	263,437	38,169	17%
Carmel-by-the-Sea	3,353	3,566	3,593	3,674	3,752	3,833	3,915	562	17%
Del Rey Oaks	705	748	753	774	794	815	834	129	18%
Pacific Grove	7,470	8,016	8,061	8,152	8,244	8,343	8,445	975	13%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea was projected to experience an employment growth of 17 percent (562 new jobs) between 2015-2045. This projected employment growth mirrors the County (17 percent) and is 4 percent higher than Pacific Grove (13 percent), but reflects 1 percent lower than Del Rey Oaks (18 percent). This projected increase in job growth presents an opportunity for cities to construct additional housing options for the existing and future workforce.

Table A-5 shows 2010 and 2019 employment data for Carmel-by-the-Sea by sector. Key findings in employment data include the following:

- Education services, healthcare, and social assistance industries were the largest employers of Carmel-by-the-Sea (28 percent) in both 2010 and 2019, followed by arts, entertainment, recreation, accommodation, and food services (19 percent and 15 percent, respectively);
- Information industries experienced the greatest increase between 2010 and 2019 (585 percent), followed by construction (276 percent);
- Five sectors experienced drastic declines in employment between 2010 and 2019 including finance and insurance, real estate, and rental leasing (137 percent), professional, scientific, management, and administrative services (61 percent), public administration (54 percent), arts, entertainment, recreation, accommodation and food services (35 percent), and education services, healthcare, and social assistance (20 percent);

- Wholesale trade (2 percent) and agriculture, forestry, fishing and hunting, and mining (0 percent) industries experienced the least amount of growth; and
- Overall, there was a 19 percent decrease in employment for Carmel-by-the-Sea residents between 2010 and 2019.

Table A-5 Employment by Sector, Carmel-by-the-Sea, 2010 and 2019

Industry Sector	2010		2019		Percent Change 2010-2019
	People Employed	Percent of City Employment	People Employed	Percent of City Employed	
Agriculture, forestry, fishing and hunting, and mining	0	0%	0	0%	0%
Construction	25	1%	94	7%	276%
Manufacturing	40	2%	67	5%	68%
Wholesale Trade	0	0%	26	2%	2%
Retail Trade	247	14%	213	15%	14%
Transportation and warehousing, and utilities	63	4%	95	7%	51%
Information	14	1%	96	7%	585%
Finance and insurance, real estate, and rental leasing	172	10%	73	5%	-137%
Professional, scientific, management, and administrative services	273	15%	106	7%	-61%
Education services, healthcare, and social assistance	493	28%	394	28%	-20%
Arts, entertainment, recreation, accommodation, and food services	330	19%	216	15%	-35%
Public Administration	112	6%	52	4%	-54%
Total Employment	1,769	100%	1,432	100%	-19%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2019

Balance of Jobs to Workers

A city houses employed residents who either work in the community where they live, or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city but more often employ workers commuting from outside of it. One measure of local imbalance is the relationship between workers and jobs. A city with a surplus of workers, "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them.

Smaller cities will typically have more employed residents than jobs and will export workers as a result, while larger cities tend to have a surplus of jobs and will import workers. To some extent, the

regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

A community may offer employment for relatively low-income workers but have relatively few housing options for those workers. Conversely, it may house residents who are low-wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers mean the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Figure A-10 illustrates earnings of workers in comparison to worker place of residence and place of work in Carmel-by-the-Sea. In 2019, Carmel-by-the-Sea had more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than $25,000). At the high end of the wage spectrum (i.e., wages over $75,000 per year), the City had more high-wage jobs than high-wage residents.[17] This indicates the City is a net-importer of workers for both low- and high-wage jobs. It should be noted that the minimum wage has increased since 2019, from $12 to $15.50, thus increasing the annual incomes of full-time workers as well.

Figure A-10 Worker Earnings by Place of Residence & Place of Work, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

[17] The source table is top-coded at $75,000, precluding more fine-grained analysis at the higher end of the wage spectrum.

According to U.S. Census Bureau data reported in a Housing Feasibility Study for the City of Carmel-by-the-Sea by ECONorthwest,[18] a mere 2.6 percent of workers live and work in Carmel-by-the-Sea, while approximately half of all workers live within 10 miles of the City and 26 percent commute from more than 25 miles away.[19] Concentrations in hospitality and leisure services may create obstacles for local workers that earn lower-incomes and cannot afford to live in the community. Such imbalances of jobs to housing impacts an individual's ability to integrate into the community due to long distance travel, excessive costs of travel, and reduced personal time.

Unemployment rates[20] are essential to understanding the affordability needs of a community when determining housing options. Table A-6 provides a breakdown of unemployment rates for Carmel-by-the-Sea, the County, and nearby cities. Compared to the County and nearby cities, Carmel-by-the-Sea has the lowest unemployment rate with less than 1 percent of unemployed residents. This indicates an approximate 4.8 percent less than the County, 5 percent less than the Del Rey Oaks, and 3.8 percent less than Pacific Grove.

Table A-6 Unemployment Rate, Carmel-by-the-Sea, 2019

Jurisdictions	Unemployment Rate
Monterey County	4.9%
Carmel-by-the-Sea	0.1%
Del Rey Oaks	5.1%
Pacific Grove	3.9%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

The Monterey Bay Area approved Regional Housing Needs Assessment (RHNA) Methodology is broken down into four income levels:

- Very Low Income (50 percent or less of the County's median income);
- Low Income (50-80 percent of the County's median income);
- Moderate Income (80-120 percent of the County's median income); and
- Above moderate Income (120 and above the County's median income).

Carmel-by-the-Sea's RHNA allocation is presented below in Table A-7.

[18] From ECONorthwest, Housing Feasibility Study, 2023
[19] From U.S. Census Bureau Longitudinal Employer-Household Dynamics Data
[20] The term unemployment refers to a person who is actively searching for employment but is not able to find work.

Table A-7 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Extremely Low-Income[21]	<30	57
Very Low-Income	<50	56
Low-Income	50-80	74
Moderate-Income	80-120	44
Above Moderate-Income	120+	118
Total		349

SOURCE: City of Carmel-by-the-Sea, 2023

In Monterey County, the median household income in 2019 was an estimated $71,015 compared to Carmel-by-the-Sea at $98,188. Table A-8 lists occupations by mean salary in Monterey County. According to Table A-8, the occupations that fall below 50 percent of the median income are Food Preparation and Serving-Related Occupations; Personal Care and Services Occupations; and Farming, Fishing, and Forestry Occupations. The majority of occupations in Monterey County have an average income that is low (50-80 percent AMI) or very low (<50 percent AMI). If applied to Carmel-by-the-Sea, it should be anticipated that affordable housing is needed to accommodate potential low- and very low-income households.

Household Characteristics

Characteristics of a household include household type and size, income, affordability, and special needs groups. According to HCD, a household is defined as "All persons who occupy a housing unit. The occupants may be a single family, on person living alone, two or more families living together, or any groups of related or unrelated persons who share living arrangements." Large families, single parent households, female-headed households, or extremely low- and low-income households may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. The following section examines household characteristics trends in Carmel-by-the-Sea and the region.

Table A-9 provides an overview of the projected housing units needed in Monterey County, Carmel-by-the-Sea, and nearby cities, Del Rey Oaks and Pacific Grove.[22] Carmel-by-the-Sea is forecast to have a household growth of approximately 1 percent by 2045 – an increase of 42 housing units. Compared to the County, this reflects 18 percent less projected growth and 2 percent less growth than Pacific Grove. Of the nearby cities, the City of Del Rey Oaks has the highest projected increase in housing unit growth at 61 percent.

[21] Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document.
[22]From AMBAG Regional Growth Forecast, 2022

Table A-8 Occupations by Mean Salary, Monterey County, 2019

Occupation	Salary
Management Occupations	$117,738
Business and Financial Operations Occupations	$78,900
Computer and Mathematical Occupations	$96,980
Architecture and Engineering Occupations	$92,554
Life, Physical, and Social Science Occupations	$84,516
Community and Social Services Occupations	$59,549
Legal Occupations	$103,094
Education, Training, and Library Occupations	$69,296
Arts, Design, Entertainment, Sports, and Media Occupations	$56,599
Healthcare Practitioners and Technical Occupations	$115,486
Healthcare Support Occupations	$42,625
Protective Service Occupations	$70,161
Food Preparation and Serving-Related Occupations	$30,127
Building and Grounds Cleaning and Maintenance Occupations	$36,330
Personal Care and Service Occupations	$31,984
Sales and Related Occupations	$42,099
Office and Administrative Support Occupations	$44,239
Farming, Fishing, and Forestry Occupations	$29,901
Construction and Extraction Occupations	$60,870
Installation, Maintenance, and Repair Occupations	$54,180
Production Occupations	$41,905
Transportation and Material Moving Occupations	$37,144

SOURCE: California Employment Development Division, Occupational Wage data, 2019

Table A-9 Housing Forecast by Jurisdiction, 2015-2045

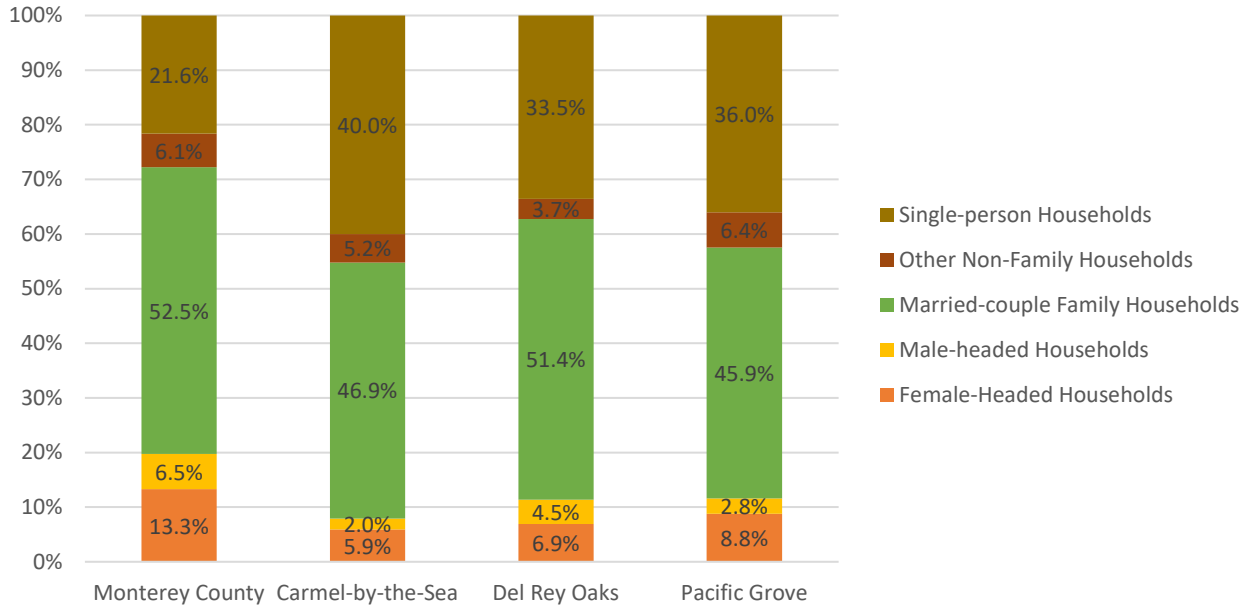
Jurisdictions	Population							Change 2015 - 2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	Percent
Monterey County	139,177	141,764	146,716	153,852	159,100	162,612	165,328	26,151	19%
Carmel-by-the-Sea	3,417	3,437	3,437	3,442	3,450	3,453	3,459	42	1%
Del Rey Oaks	741	741	762	809	848	1,052	1,195	454	61%
Pacific Grove	8,184	8,201	8,214	8,267	8,336	8,400	8,463	279	3%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

Household Type and Size

Figure A-11 illustrates household characteristics by type in 2019 for Carmel-by-the-Sea, the County, and nearby cities, Del Rey Oaks and Pacific Grove. In Carmel-by-the-Sea, the largest household type was married-couple family households (47 percent) followed by single-person households (40 percent). This is consistent with the County and nearby cities. Carmel-by-the-Sea has the lowest percentage of female-headed households (6 percent) compared to the County (13 percent), Del Rey Oaks (7 percent), and Pacific Grove (9 percent).

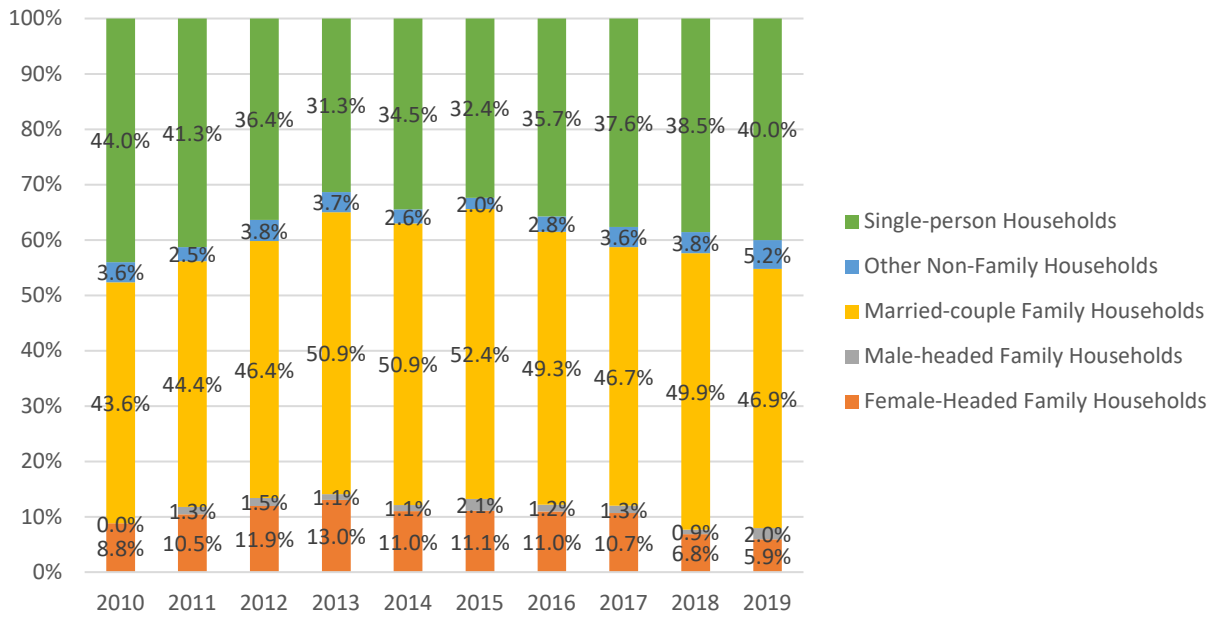
Figure A-11 Household by Type by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-12 illustrates household changes between 2010-2019 in Carmel-by-the-Sea. Over the last decade, married-couple family households have remained the largest household type in the City followed by single-person households. Since 2015, married-couple family households have begun declining, while single-person households have increased. Female-headed households experienced the most fluctuation between 2010-2019, showing a steady increase between 2010-2013, then slowly decreasing through 2019 to 6 percent (7 percent decrease between 2013-2019). Male-headed households have slightly increased since 2010 from zero to 2 percent in 2019. These changes in household type over time indicate a need for housing options that appeal to both family-sized and smaller-sized households (keeping affordability in mind).

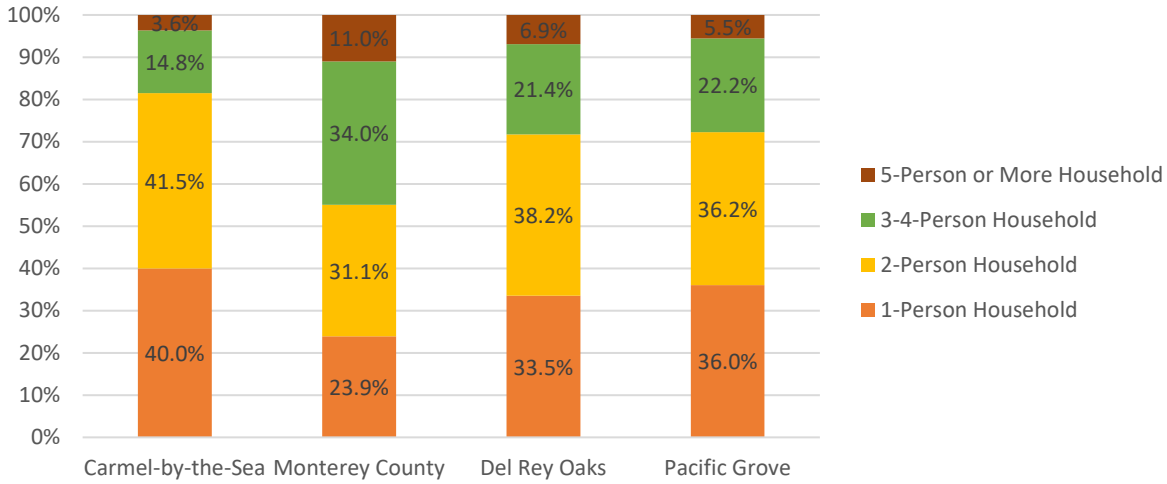
Figure A-12 Changes in Household Type, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010-2019
NOTE: Non-family households include unrelated persons living in one housing unit.

Figure A-13 illustrates households by household size for Carmel-by-the-Sea, the County, and nearby cities. Carmel-by-the-Sea's largest household type according to size is 2-person households (42 percent) followed by 1-person households (40 percent). This is consistent with findings in Figure A-12, with married-couple family households remaining the largest household type since 2010 followed by single-person households. This reflects a demand for affordable housing units appealing to married-couple and single-person households.

Figure A-13 Households by Household Size by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Household Income

Affordability is a key component in determining the housing needs of a community. Household income determines the ability of a household to purchase or rent a housing unit. However, fluctuating household incomes may result in the need to spend disproportionate amounts of income on housing costs, referred to as overpayment or cost burden. As a result, this may also lead to overcrowding and/or substandard living conditions.

The following are income categories based on area median income (AMI) according to HCD:

- Extremely low-income: households earning 0-30 percent of AMI;
- Very low-income: households earning 30-50 percent of AMI;
- Low-income: households earning 50-80 percent of AMI;
- Moderate-income: households earning 80-100 percent of AMI; and
- Above-moderate income: households earning 100-120 percent of AMI.

Government Code Section 65583(a) defines extremely low-income households as earning 30 percent or below area median income, and considers them as a subset of the very low-income category. The extremely low-, very low-, and low-income groups are referred to as lower-income. In Carmel-by-the-Sea 28 percent of households are considered lower-income.

Table A-10 summarizes households by income category in Carmel-by-the-Sea in 2019. Above moderate-income households make up the majority of households in the City (62 percent) followed by lower-income households (28 percent). Approximately 7 percent of households in Carmel-by-the-Sea identify as extremely low-income. This reflects a need for more affordable housing in the City, and in tandem with Figure A-12 and Figure A-13 findings, it is likely the demand for single-person households is accompanied by a need for affordable options.

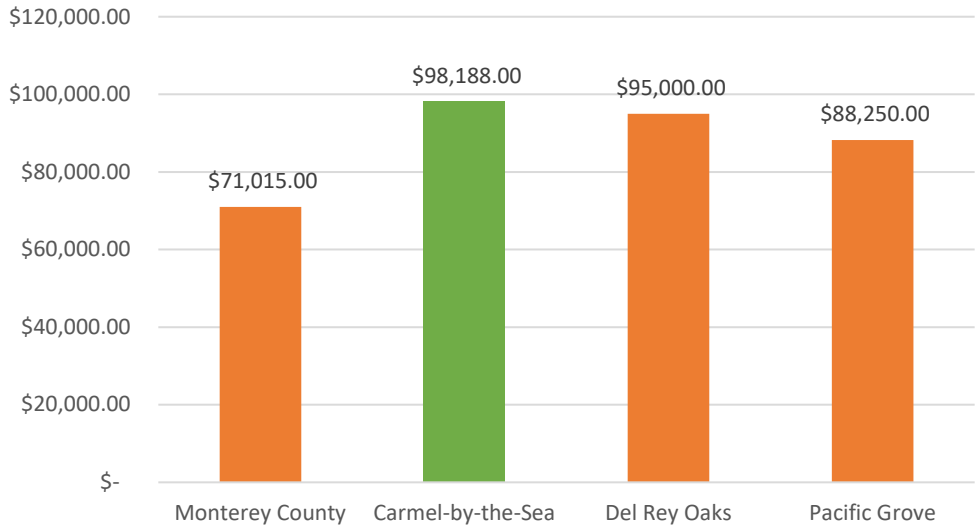
Table A-10 Households by Income Category, Carmel-by-the-Sea, 2019

Income Category (% of County MFI)	Households	Percent
Extremely Low-Income (30% MFI or less)	140	7%
Very Low-Income (30-50% MFI)	170	9%
Low-Income (50-80% MFI)	235	12%
Moderate-Income (80-100% MFI)	185	10%
Above Moderate-Income (>100% MFI)	1,200	62%
Total	1,930	100%

SOURCE: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2015-2019

Figure A-14 illustrates the median household income in Carmel-by-the-Sea, the County, and nearby cities in 2019. Carmel-by-the-Sea's median household income was $98,188 – approximately $27,173 higher than the County ($71,015). The City of Del Rey Oaks had the second highest median household income at $95,000 followed by Pacific Grove at $88,250. Understanding Carmel-by-the-Sea's median household income determines what income category households identify with and what affordability levels look like for the community.

Figure A-14 Median Household Income by Jurisdiction, 2019

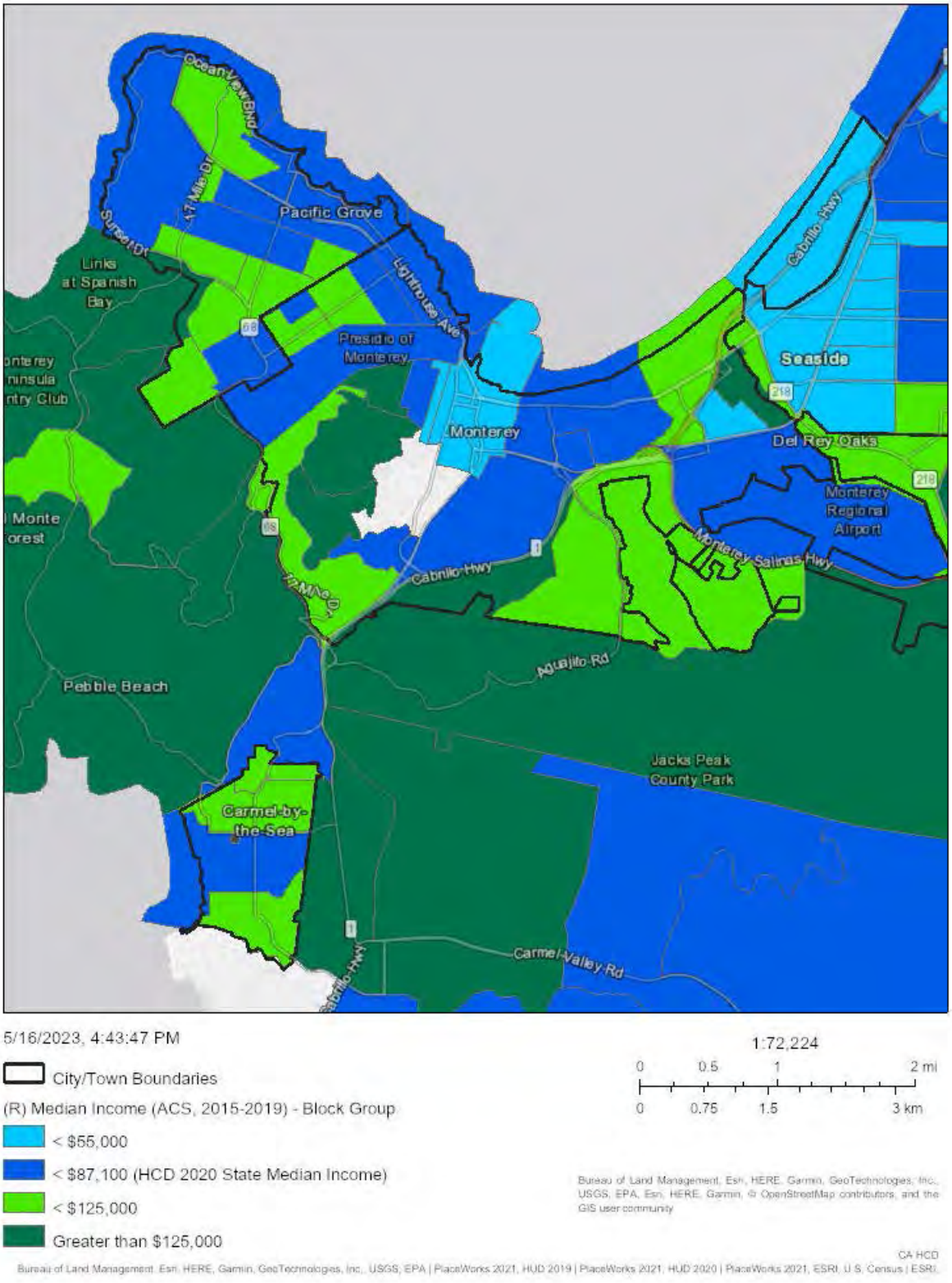


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-15 illustrates median household income across Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, Carmel-by-the-Sea households experience variation in median household income based on location. Households located in the center of the City reportedly earn less than the City's annual median income ($98,188) and households located in the north and south earn more (>$87,100 - <125,000).

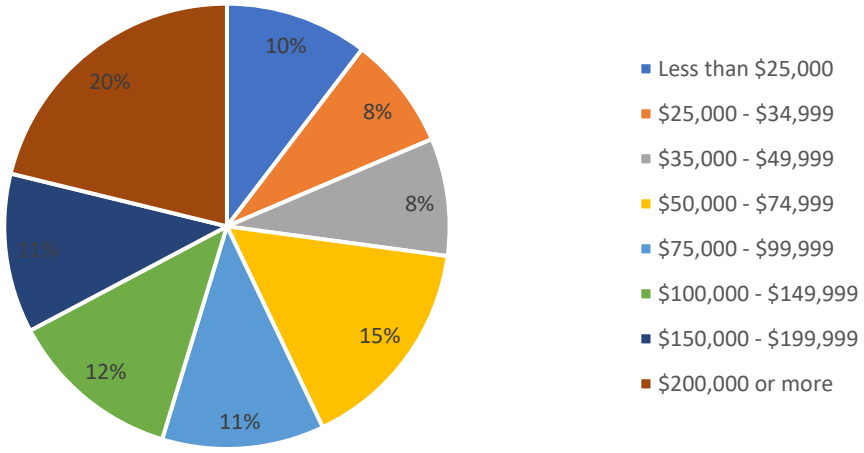
Figure A-16 provides a breakdown of 2019 incomes by category in Carmel-by-the-Sea. Approximately 43 percent of households are earning $100,000 or more (more than the City's annual median income). Conversely, 26 percent households earn an annual income less than $50,000 ($48,188 less than the City's annual median income). Approximately 41 percent of households are earning below the City's annual median income, of which 10 percent earn less than $25,000.

Figure A-15 Median Income by Block Group, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-16 Income by Category, Carmel-by-the-Sea, 2019

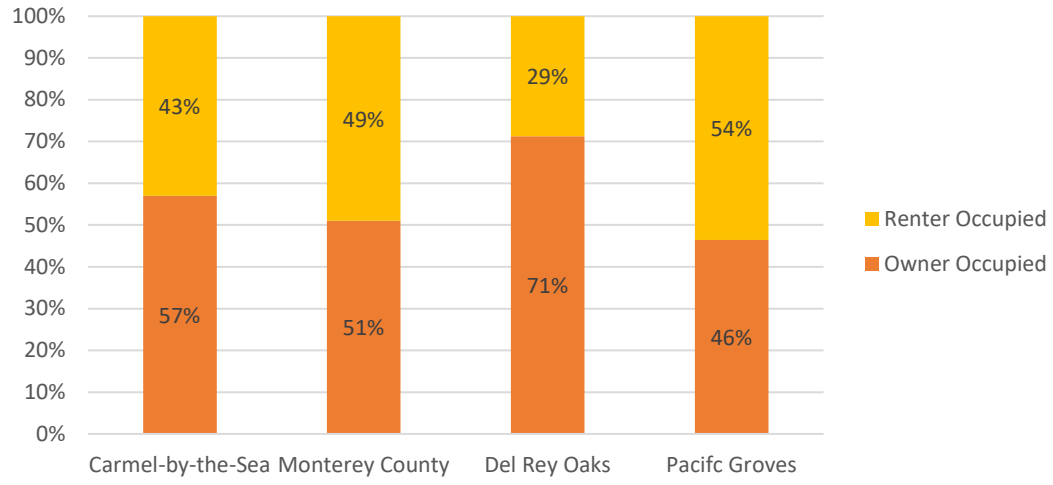


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

The household income characteristics in Carmel-by-the-Sea reveal a demand for the development of more affordable housing options that appeal to both lower-income and above-moderate households. Carmel-by-the-Sea is comprised primarily of above moderate-income households (62 percent), most of which identify as married-couple families (47 percent). Nonetheless, 28 percent of households are lower-income and 40 percent of households identify as single-persons. Affordable housing in Carmel-by-the-Sea must accommodate these households as well despite their non-majority makeup.

Figure A-17 illustrates housing by tenure in Carmel-by-the-Sea, the County, and nearby cities. Fifty-seven (57) percent of households in Carmel-by-the-Sea are owners and 43 percent are renters. This reflects an approximate 6 percent higher owner household population than the County (51 percent), 11 percent higher than Pacific Grove (46 percent), and 14 percent lower than Del Rey Oaks (71 percent).

Figure A-17 Housing Tenure by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

A.3 Disproportionate Housing Needs

Housing Problems and Severe Housing Problems

The following section details housing problems and severe housing problems in Carmel-by-the-Sea according to the Census Bureau Comprehensive Housing Affordability Strategy (CHAS).

Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 39.

The CHAS data set provides in-depth analysis on housing needs by income level according to types of households. According the CHAS, housing problems are defined as having one or more of the following variables:

- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than one person per room; and
- Cost burden greater than 30 percent.

Severe housing problems are defined as having one or more of the following variables:

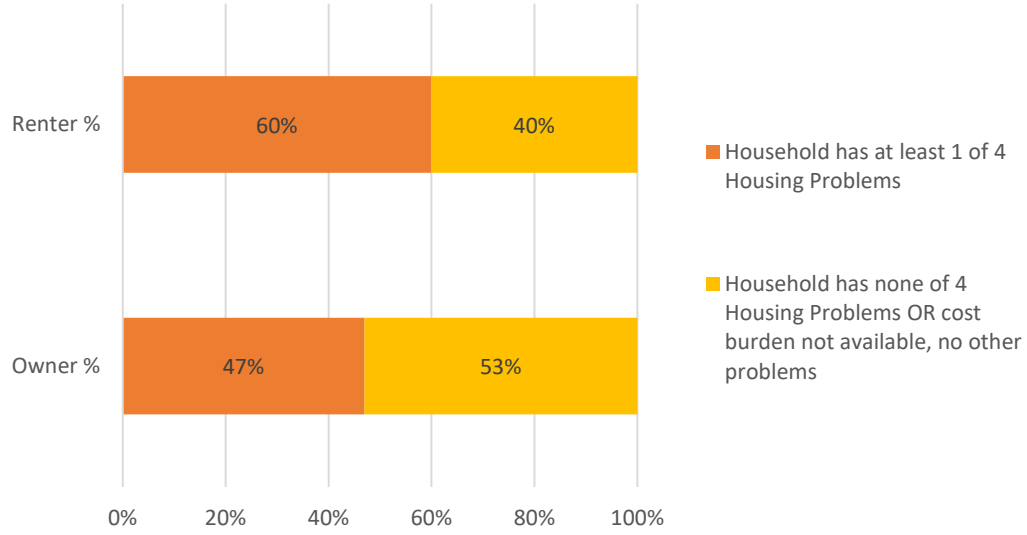
- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than 1.5 persons per room; and
- Cost burden greater than 50 percent.

Additionally, CHAS defines cost burden as the ratio of housing costs to household income. The following defines cost burden by renter and owner:

- Renter Cost Burden: gross rent (contract rent plus utilities); and
- Owner Cost Burden: select monthly owner costs including mortgage payment, utilities, association fees, insurance, and real estate taxes.

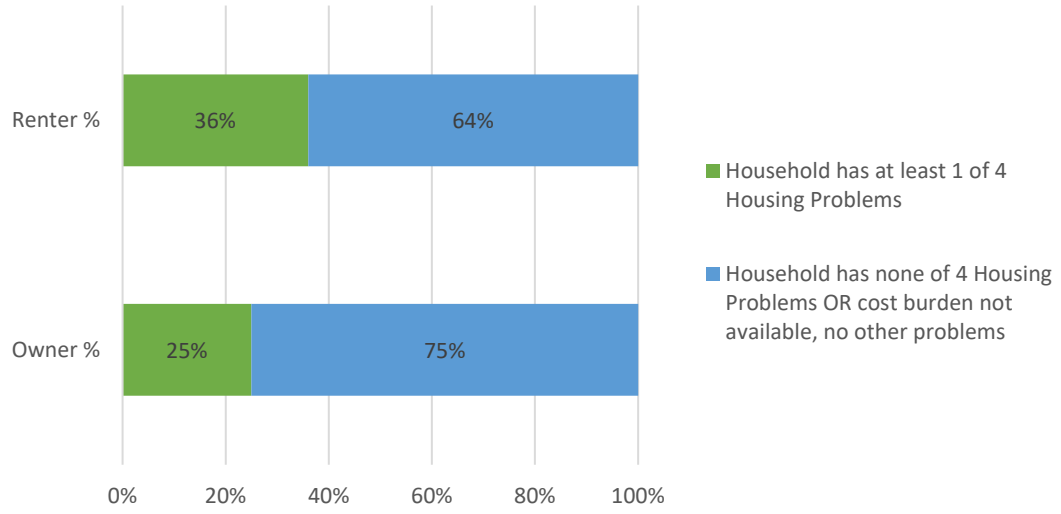
Figure A-18 and Figure A-19 illustrate housing problems by tenure and severe housing problems by tenure in Carmel-by-the-Sea during 2019. Approximately 60 percent of renter households have at least one of four housing problems and 36 percent have at least one of four severe housing problems. In contrast, 47 percent of owner households experience at least one housing problem and 25 percent have at least one severe housing problem.

Figure A-18 Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019
NOTE: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

Figure A-19 Severe Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019



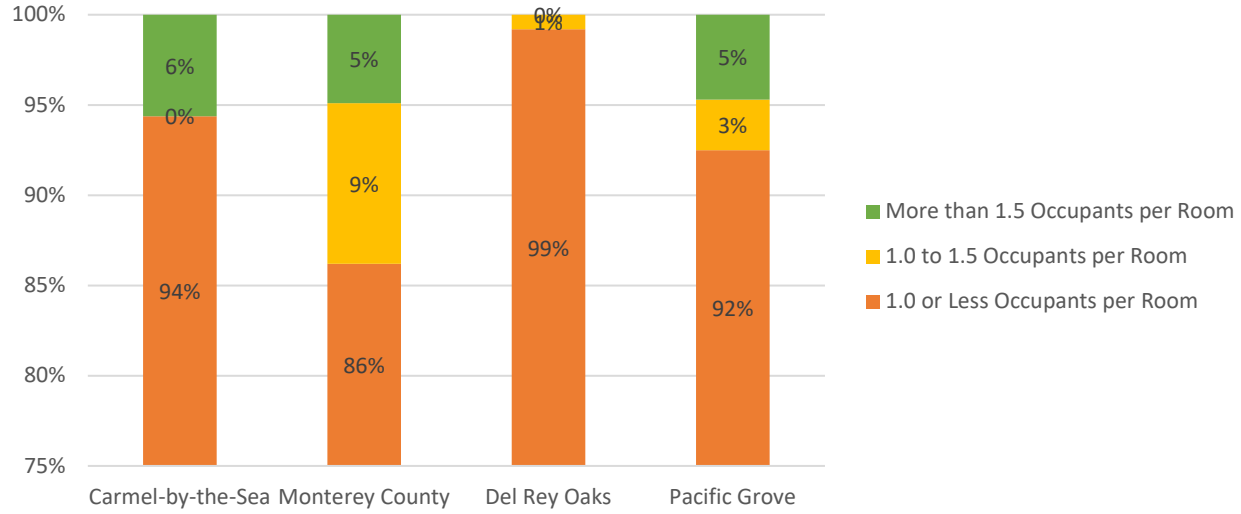
SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019
NOTE: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 person per room, and cost burden greater than 50%.

Overcrowding

Understanding the prevalence of overcrowded households within a community helps determine the need for affordable and adequately sized housing units for the community. Overcrowding is defined as a household with more than one occupant per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding may occur due to a lack of available affordable and/or adequately sized housing units. Cultural norms and customs combined with low-income or lack of adequately size housing units can result in overcrowding too. For example, in Asian culture, households are often comprised of multi-generations. If this custom is also compounded by low-income or lack of adequately sized housing units overcrowding may occur.

Figure A-20 illustrates overcrowding by severity in Carmel-by-the-Sea, the County, and nearby cities in 2019. The City of Del Rey Oaks households experience the least amount of overcrowding (0.8 percent) and no severe overcrowding, compared to Carmel-by-the-Sea households that experience zero percent moderate overcrowding, but 6 percent severe overcrowding. Monterey County has a higher overall percentage of households that experience overcrowding (9 percent) and severe overcrowding (5 percent) compared to Carmel-by-the-Sea.

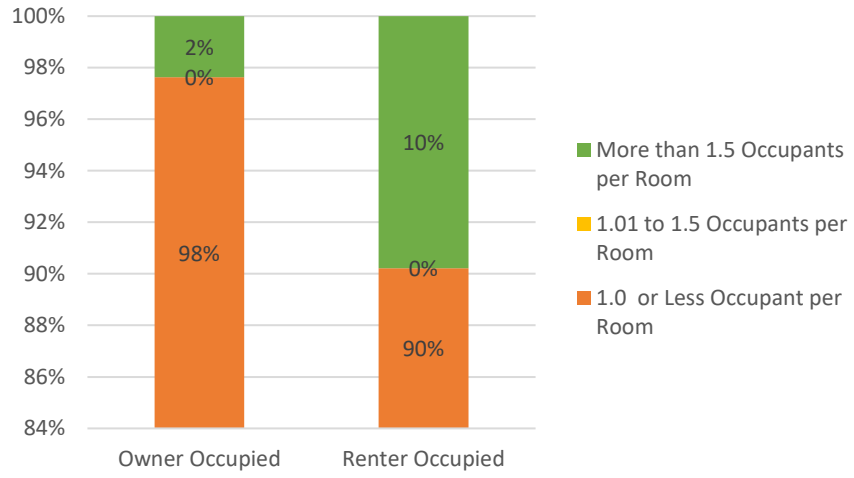
Figure A-20 Overcrowding by Severity by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-21 illustrates overcrowding by tenure and severity in Carmel-by-the-Sea during 2019. Renter households in Carmel-by-the-Sea experience 8 percent more overcrowding than owner households. While renter households do not experience overcrowding (more than 1-person per room), 10 percent experience severe overcrowding (more 1.5-persons per room). Similarly, owner households in Carmel-by-the-Sea do not experience overcrowding, but 2 percent do experience severe overcrowding.

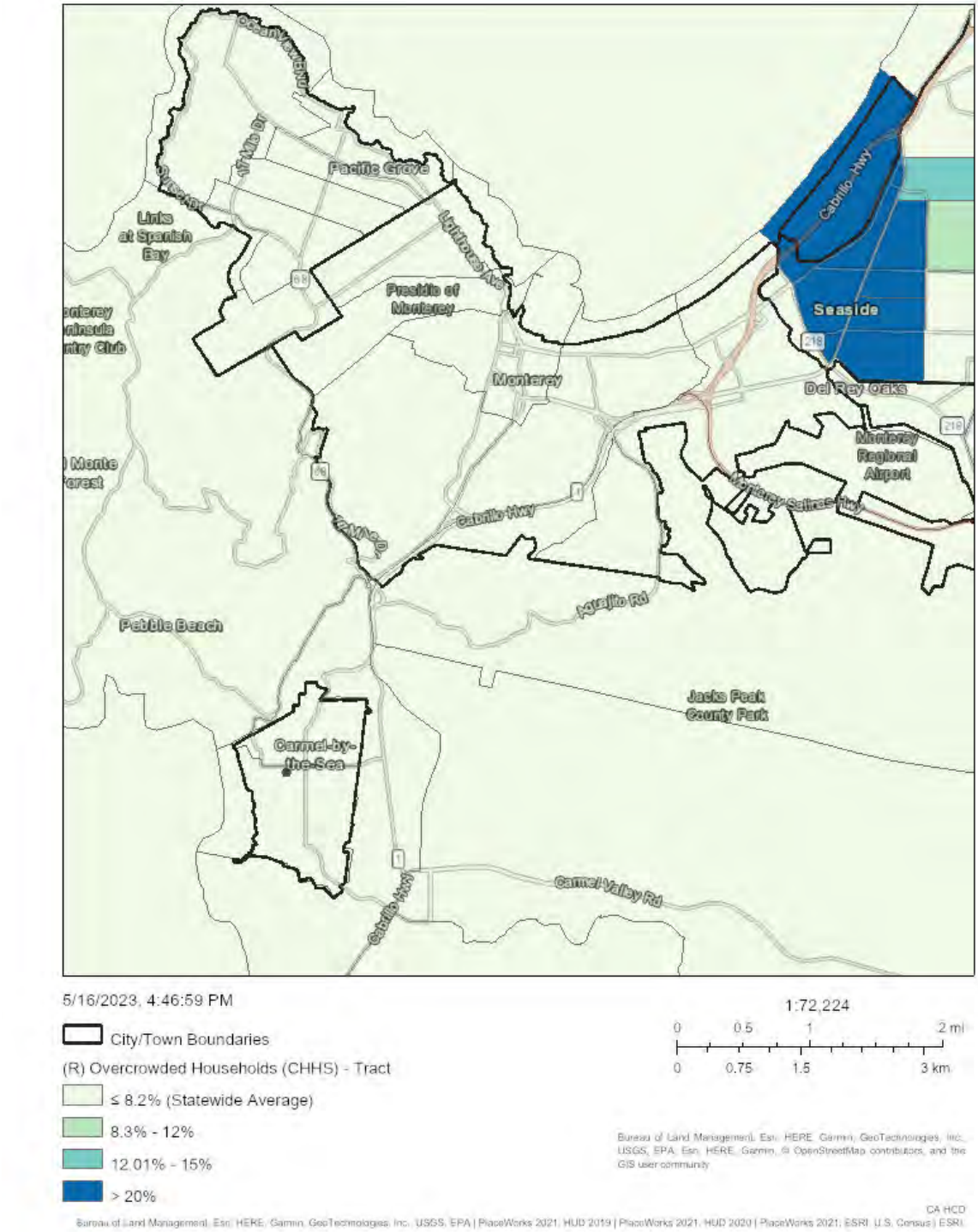
Figure A-21 Overcrowding by Tenure and Severity, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-22 illustrates overcrowded households in Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, Carmel-by-the-Sea households experience no variation in overcrowding based on location. In the City, overcrowding rates are less than 8.2 percent.

Figure A-22 Overcrowded Households, Carmel-by-the-Sea



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

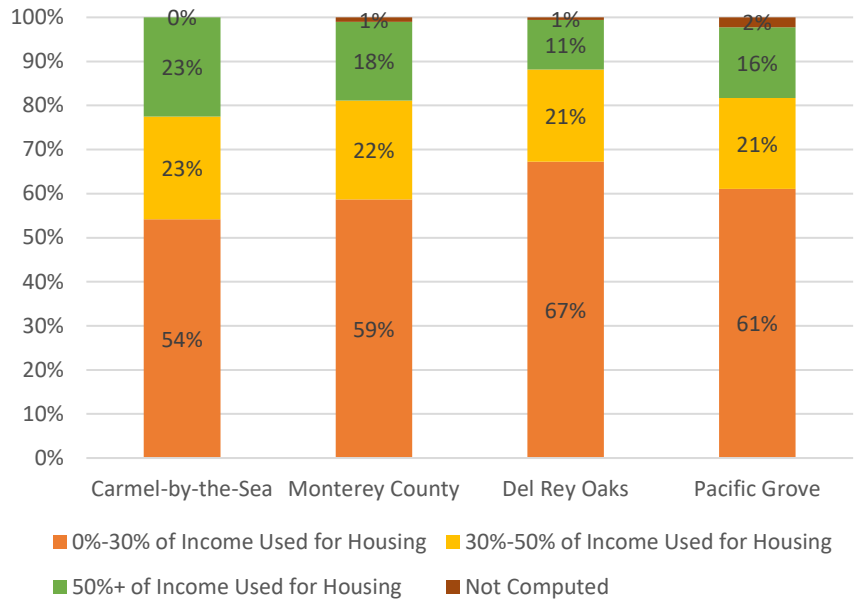
Cost Burden

According to HCD, overpayment or cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing; severe overpayment or severe cost burden is measured as households spending 50 percent or more of their gross income for housing. For the duration of this report, overpayment will be referred to as cost burden.

The cost burden rates of owners and renters in a community provide insight to housing needs such as, the affordability of the local housing market and the availability of housing units that accommodate household needs like size and housing type. Additionally, federal and state agencies examine cost burden to determine a community's need for housing assistance.

Figure A-23 illustrates cost burden severity in Carmel-by-the-Sea, the County, and nearby cities. Carmel-by-the-Sea household cost burden rates are similar to the County. In Carmel-by-the-Sea, 46 percent of households experience some level of cost burdened, of which 23 percent are severely cost burdened, while the County has a cost burden rate of 22 percent and a severe cost burden rate of 18 percent. The cities of Del Rey Oaks and Pacific Grove have slightly lower rates of cost burden overall with 67 percent and 61 percent of households experiencing no cost burden, respectively. Overall, the City of Del Rey Oaks has the lowest percent of households experiencing any type of cost burden. It is important to relate Carmel-by-the-Sea's approximate 46 percent cost burden with its 10 percent population of overcrowded renter households, as these may be indicators of an unaffordable and homogenous local housing market.

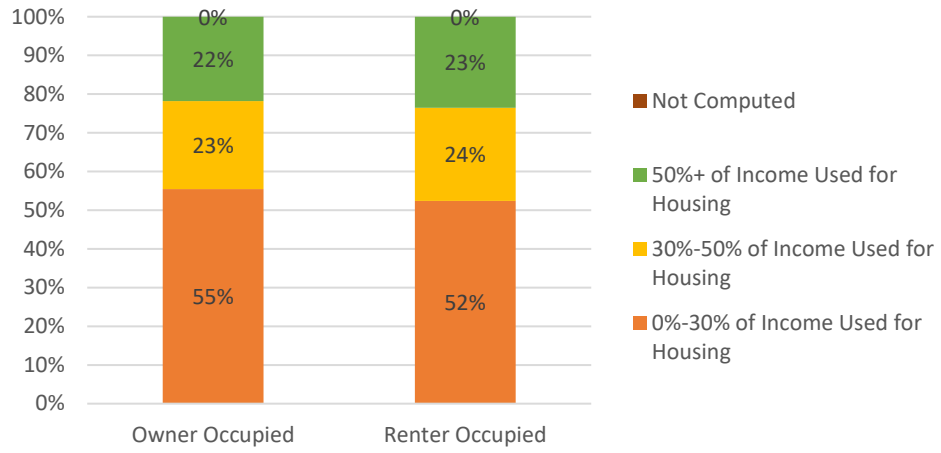
Figure A-23 Cost Burden Severity by Jurisdiction, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-24 illustrates cost burden by tenure in Carmel-by-the-Sea. Renter and owner households experience similar levels of cost burden. Renter households experience 24 percent cost burden and 23 percent severe cost burden (47 percent total), whereas owner households experience 23 percent cost burden and 22 percent severe cost burden (45 percent total). This reflects a 1 percent difference between cost burden and severe cost burden for renter and owner households, respectively.

Figure A-24 Cost Burden by Tenure, Carmel-by-the-Sea, 2015-2019

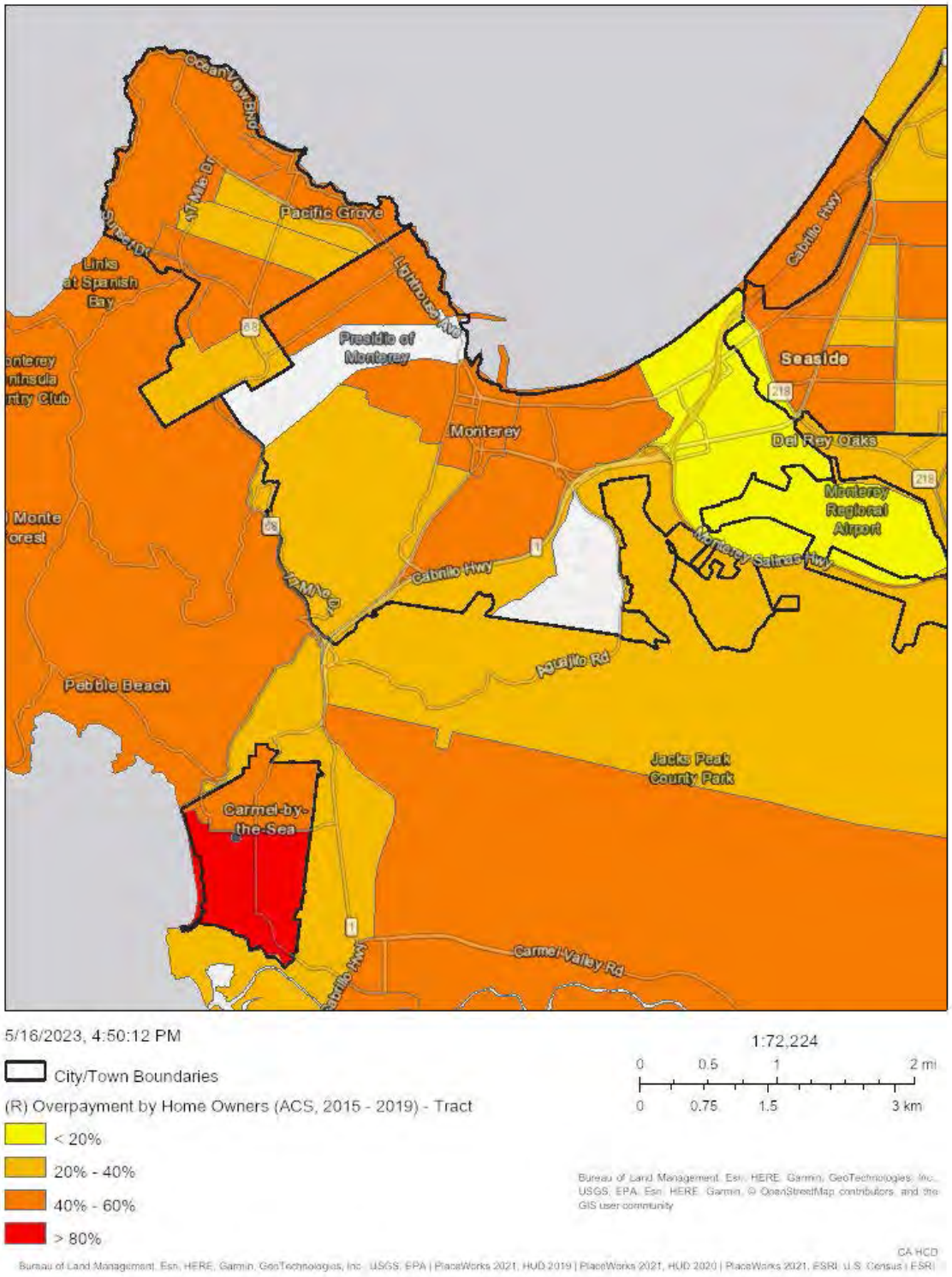


SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-25 illustrates cost burden of home owners in Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, the highest rates of cost burden among home owners in Carmel-by-the-Sea are concentrated in the central and southern regions of the City. In these regions, 80 percent of owner households experience cost burden. In the northern region of the City, 40-60 percent of owner households experience cost burden.

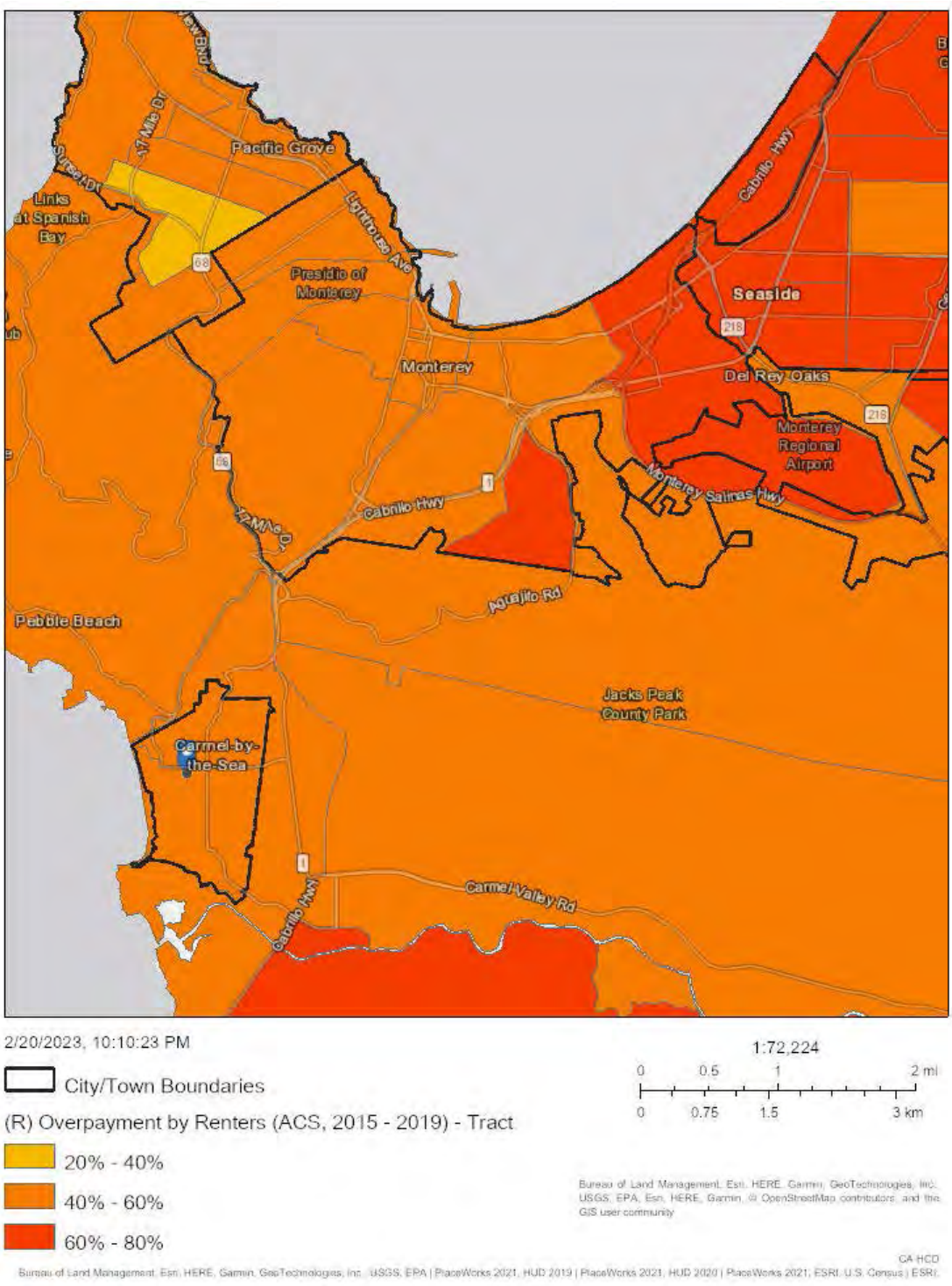
Figure A-26 illustrates cost burden of renters in Carmel-by-the-Sea. When analyzing concentrations of cost burden among renter-occupied households in Carmel-by-the-Sea, there is no variation based on location. Between 40-60 percent of renter-households experience cost burden across the City.

Figure A-25 Cost Burden by Home Owners, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-26 Cost Burden by Renter Households, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

A.4 Special Needs Groups

Special needs groups are those that may face particular challenges in obtaining adequate housing due to inherent circumstances such as age, disabilities, household size, income level, age, and occupation. Large families, single parent households, female-headed households, or extremely low- and low-income households, and homeless persons may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. Table A-11 provides a summary of special needs groups in Carmel-by-the-Sea.

Table A-11 Overview of Special Needs Groups

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Total population	3,830	--	100%
Total occupied units (households)	1,925	100%	--
Extremely Low-income (0-30% of HAMFI) households	140 households	7%	--
Total Senior Population	1,657 persons	--	43%
Senior Owner-Households	763 households	40%	--
Senior Renter-Households	283 households	15%	--
Persons with Disabilities[23]	406 persons	--	12%
Persons with Developmental Disabilities[1]	<70 persons	--	--
Large Households	70 households	4%	--
Single-Parent Households	153 households	8%	--
Single-Parent, Female Headed Households with Children (under 18) below poverty line	0 households	--	--
People Living in Poverty	111 persons	--	3%
Farmworkers[2]	26,929 persons	--	--
Migrant Farmworkers	4,972 persons	--	--
Seasonal Farmworkers	12,123 persons	--	--
Permanent Farmworkers	14,806 persons	--	--
Persons Experiencing Homelessness[3]	1 person	--	--

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019; U.S. Census Bureau CHAS 2015-2019 Data; USDA Statistics Services; California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).
NOTE: 1. Data provided by California Department of Developmental Services and taken at the ZIP code level.
2. Agriculture, forestry, fishing and hunting and mining industry. Farmworker data is taken of the population 16 years and older. Data provided by USDA Statistics Services and taken at the County level for 2017; includes permanent and seasonal farmworkers.
3. Total results from 2022 Monterey County Homeless County and Survey Comprehensive Report.

[23] This estimate uses U.S. Census Bureau ACS 5-Year Estimates for 2021.

Extremely Low-Income Households and Poverty Status

Extremely low-income (ELI) households are those that earn less than 30 percent of the median family income (MFI). Very low-income households are those that earn 50 percent of less of the MFI. Extremely low-income households typically face a combination of housing challenges related to income status, family size/type, disability status, access to housing opportunities, and other household characteristics. Additionally, ELI households are more likely to experience overcrowding, cost burden, and substandard housing conditions. Extremely low-income households are typically minimum-wage workers, disabled persons, farmworkers, and seniors on fixed incomes.

It seemed really scary when we first looked at the [RHNA numbers] and the idea of trying to squeeze more into this beautiful place that's so unique [but] I really like the idea of coming at this from a compassionate and creative perspective. I really resonate with that.

November 17, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Table A-12 provides a breakdown of extremely low-income households in Carmel-by-the-Sea. The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 140 ELI households (7 percent of total households) in Carmel-by-the-Sea. Of the extremely low-income households in Carmel-by-the-Sea, 29 percent are renter-occupied households and 71 percent are owner-occupied households, or 2 percent and 5 percent of all households, respectively.

When analyzing cost burden of ELI households, approximately 120 ELI households experience severe cost burden (paying more than 50 percent of median gross income on housing) and 140 experience moderate cost burden (paying more than 30 percent of median gross income on housing). Of the ELI households experiencing some form of cost burden, the majority are owner-occupied households.

Data for overcrowding by income level is not available for Carmel-by-the-Sea. However, because owner-occupied households represent the majority of ELI households and experience higher rates of cost burden, overcrowding, substandard housing issues it may be assumed that ELI households experience overcrowding.

The projected RHNA for ELI households was based on the assumption that 50 percent of very low-income households qualify as extremely low-income households. The very low-income housing need is 113 housing units, of which the City estimates 57 housing units will accommodate the extremely low-income housing need.

Table A-12 Extremely Low-Income Households, Carmel-by-the-Sea, 2015-2019

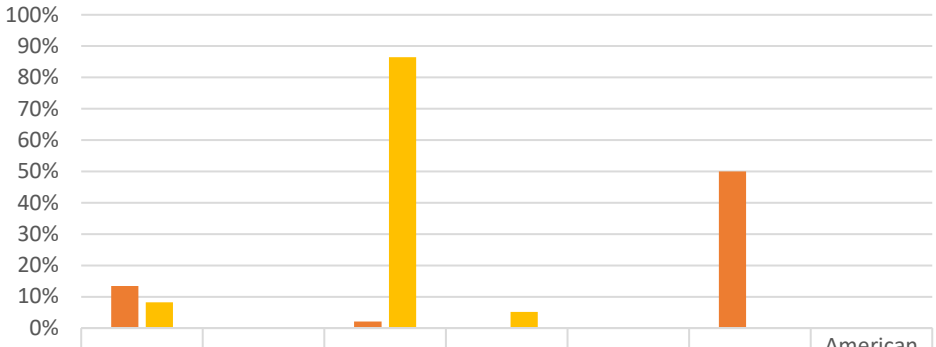
Households	Number	Percentage of Total Households
Total occupied units (households)	1,925	100%
Total Lower-income (0-80% of HAMFI) households	545	28%
Extremely Low-income (0-30% of HAMFI) households	140	7%
Extremely Low-income renters	40	2%
Extremely Low-income owners	100	5%
Lower-income households paying more than 50%	270	14%
Extremely Low-income paying more than 50%	120	6%
ELI Renter HH severely cost burdened	20	1%
ELI Owner HH severely cost burdened	100	5%
Lower-income households paying more than 30%	430	22%
Extremely Low-income paying more than 30%	140	7%
ELI Renter HH moderately cost burdened	40	2%
ELI Owner HH moderately cost burdened	100	5%
Lower-income households experiencing 1 of 4 Housing Problems	450	23%
Extremely Low-income households experiencing 1 of 4 Housing Problems	140	7%
ELI Renter HH experiencing 1 of 4 Housing Problems	40	2%
ELI Owner HH experiencing 1 of 4 Housing Problems	100	5%

SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.
NOTE: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as Census number), due to a series of adjustments that are made.
The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
***Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

In 2019, approximately 111 persons were identified as living below the poverty line.[24] Figure A-27 illustrates the percent of the population in Carmel-by-the-Sea living below the poverty line in 2019 by race and ethnicity. Despite being the smallest population in the City (comprising .1 percent of the population), the Black or African American population is estimated to have the highest rate of poverty (50 percent); however, the low sample size makes it difficult to draw conclusions about this population. In contrast, the non-Hispanic White population represents 87 percent of the total population and only 2 percent is living below the poverty line. The Hispanic or Latinx population experiences the second highest rate of poverty with 13 percent living below the poverty line.

[24] From U.S. Census Bureau ACS 5-Year Estimate, 2019, Table S1701

Figure A-27 Percent Living Below the Poverty Line by Race and Ethnicity, Carmel-by-the-Sea, 2019



	Hispanic or Latinx	Other Race or Multiple Races (Hispanic and Non-Hispanic)	White, Non-Hispanic	Asian alone	Native Hawaiian and Other Pacific Islander	Black or African American (Hispanic and Non-Hispanic)	American Indian or Alaska Native (Hispanic and Non-Hispanic)
Below Poverty Line	13.4%	0.0%	2.1%	0.0%	0.0%	50.0%	0.0%
Race/Ethnicity*	8.2%	0.0%	86.5%	5.2%	0.0%	0.1%	0.0%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Race/Ethnicity represents percentage of the total population*

To address the needs of ELI households, the City will adopt housing programs to facilitate the construction of affordable and supportive housing for ELI households. Policies that will directly impact ELI households in Carmel-by-the-Sea include:

- Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely Low-Income residents. Encourage the private sector to produce affordable housing;
- Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs; and
- Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

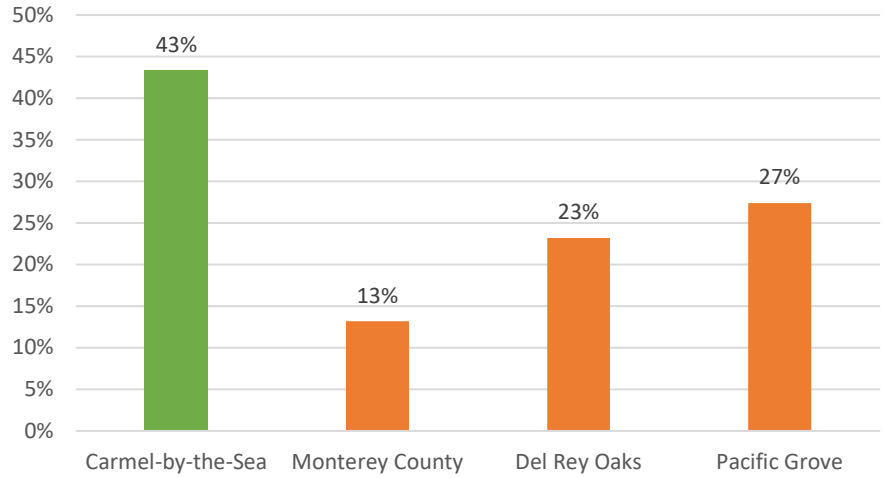
All housing policies and programs can be found in full detail in Chapter 2 of the Housing Element.

Seniors

Seniors are identified as individuals 65 years and older. Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

Figure A-28 illustrates the senior population in Carmel-by-the-Sea, the County, and nearby cities. Compared to the County and nearby cities, Carmel-by-the-Sea has the highest senior population (43 percent), approximately 30 percent more than the County and 16 percent more than Pacific Grove.

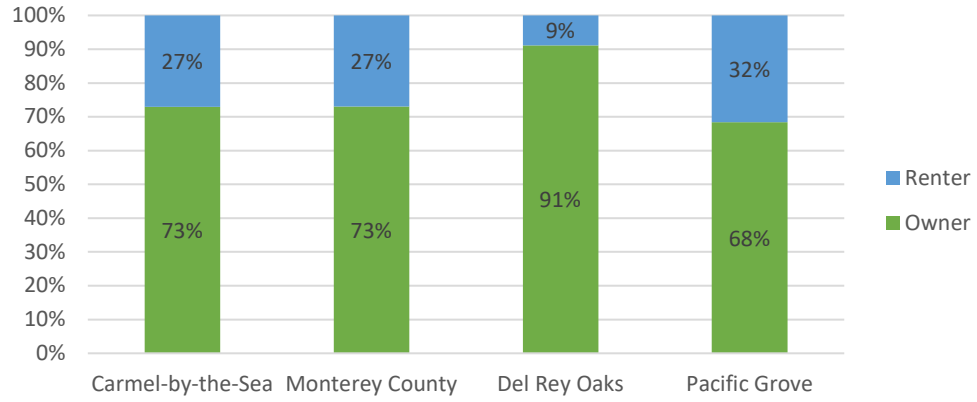
Figure A-28 Senior Population by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is defined as persons 65 years and older.

Figure A-29 illustrates senior housing by tenure in Carmel-by-the-Sea during 2019. Senior households in Carmel-by-the-Sea are primarily owners (73 percent). Similarly, the senior households of the County (73 percent) and nearby cities of Del Rey Oaks (91 percent) and Pacific Grove (68 percent) are majority owners.

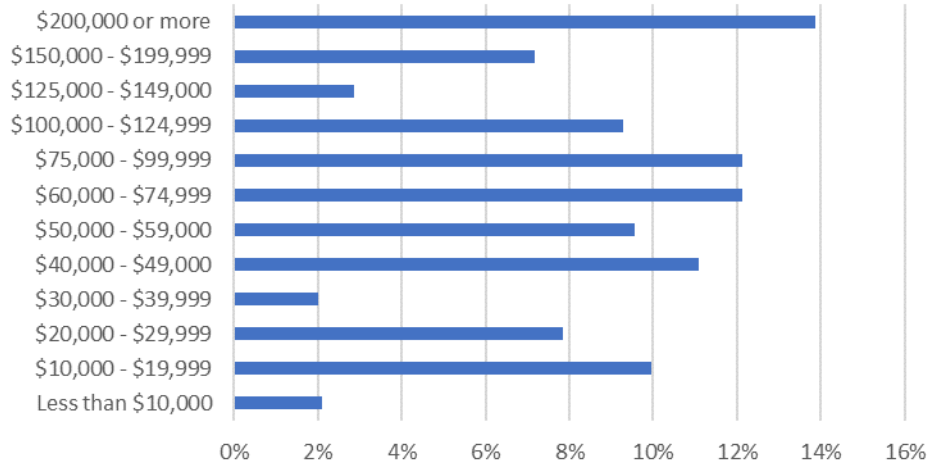
Figure A-29 Senior Housing by Tenure, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is identified as persons 65 years and older.

Figure A-30 illustrates senior households by their income. 14 percent of Carmel-by-the-Sea's senior households earn a yearly income of $200,000 or more). However, an estimated 61 percent of senior households earn less than the City's median household income ($98,188).

Figure A-30 Senior Households by Income, Carmel-by-the-Sea, 2019



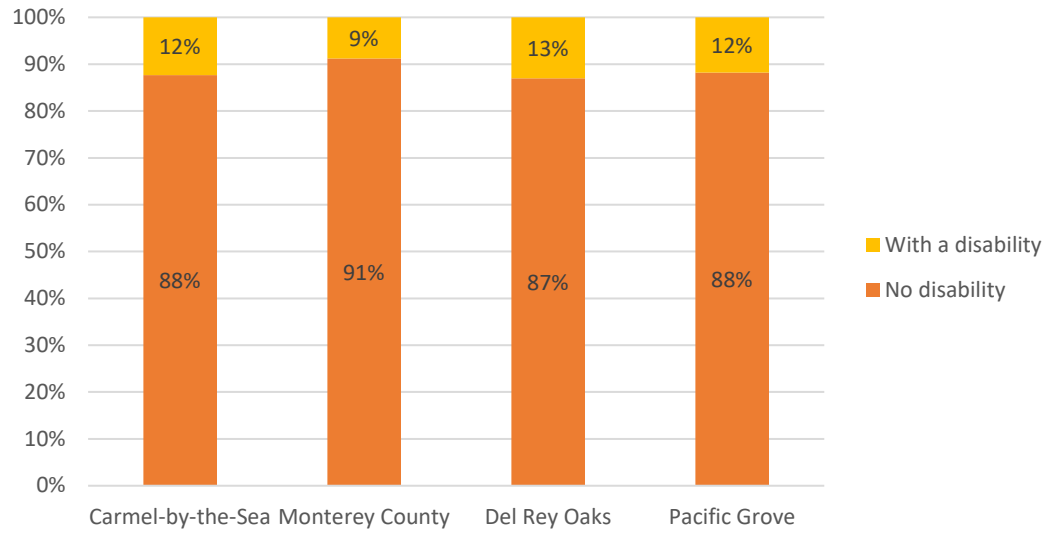
SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is identified as persons 65 years and older.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

Figure A-31 illustrates population by disability status in Carmel-by-the-Sea, the County, and nearby cities in 2021. Twelve (12) percent of the population in Carmel-by-the-Sea has some form of disability, which is on par with nearby cities. The cities of Del Rey Oaks and Pacific Grove each have a population of 13 percent and 12 percent, respectively, with a disability. The County has the lowest percentage of persons with a disability at 9 percent.

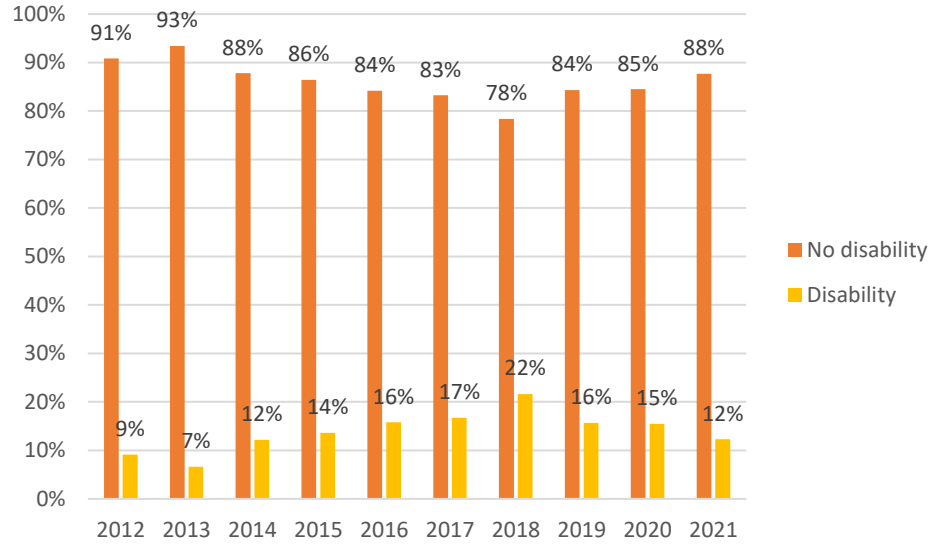
Figure A-31 Population by Disability Status by Jurisdiction, 2021



SOURCE: U.S. Census Bureau, 2021

Over the last decade, the population of persons with disabilities has increased in Carmel-by-the-Sea. Figure A-32 illustrates trends in persons with disabilities in Carmel-by-the-Sea between 2012-2021. In 2014, the population of persons with disabilities began to steadily increase from 12 percent to its highest point at 22 percent in 2018. In 2019, the upward trend in persons with disabilities began to decline reaching 16 percent, and eventually hitting 12 percent in 2021. Overall, the population of persons with disabilities has increased 3 percent since 2012.

Figure A-32 Trends in Persons with Disabilities, Carmel-by-the-Sea, 2012-2021



SOURCE: U.S. Census Bureau, 2012-2021

Table A-13 provides an overview of disability by type and age in Carmel-by-the-Sea during 2021. Hearing difficulty is the most widespread disability in Carmel-by-the-Sea (41 percent) with the highest concentration in persons 65 years of age and older. Self-care difficulty is the least common disability with 7 percent experiencing this in Carmel-by-the-Sea. Overall, seniors (persons aged 65+) makeup the largest demographic with a disability (50 percent).

Table A-13 Disability Status by Age, Carmel-by-the-Sea, 2021

Disability Type	Under 18	18-64	65 and Over	Total	Percent of Population with a Disability
Hearing Difficulty	20	0	305	325	41%
Vision Difficulty	20	0	50	70	9%
Cognitive Difficulty	0	29	46	75	9%
Ambulatory Difficulty	0	0	142	142	18%
Self-care Difficulty	0	0	56	56	7%
Independent Living Difficulty	0	0	130	130	16%
Total	40	29	729	798	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2021
NOTE: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

Table A-14 shows the population with developmental disabilities by age in Carmel-by-the-Sea. In Carmel-by-the-Sea, of the 798 persons with a disability, approximately less than 70 have a developmental disability. Of these, less than 31 are children/young adults (i.e., under the age of 18) and less than 36 are adults.

Table A-15 shows the population with developmental disabilities by residence in Carmel-by-the-Sea. The most common living arrangement for individuals with developmental disabilities in Carmel-by-the-Sea is the home of parent/family/guardian.

Table A-14 Population with Developmental Disabilities by Age, Carmel-by-the-Sea, 2021

Age Group	Number
Age Under 18	<31
Age 18+	<36

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2021).
NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Table A-15 Population with Developmental Disabilities by Residence, Carmel-by-the-Sea, 2021

Residence Type	Number
Home of Parent/Family/Guardian	<38
Foster/Family Home	0
Independent/Supported Living	<11
Other	0
Community Care Facility	<11
Intermediate Care Facility	0

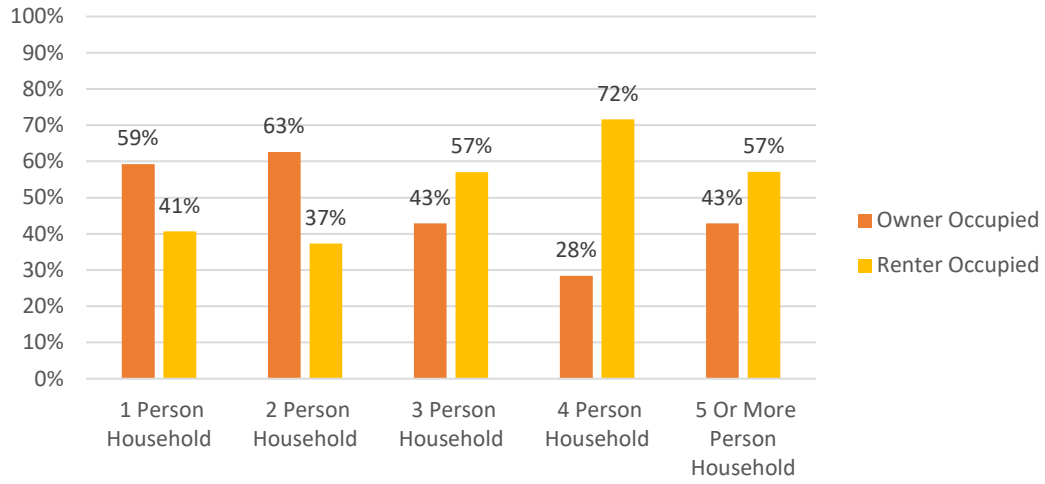
SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).
NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Large Households

Large households are defined as households of five or more individuals. Large households often have different housing needs than smaller households. Household income and local housing markets can greatly impact a household's ability to afford adequately sized housing. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. Similarly, large households may experience overpayment as a result of a high housing market and limited availability.

Figure B-33 illustrates 2019 households by size and tenure in Carmel-by-the-Sea. The City has 70 large households, of which 57 percent are renter-occupied households. Owner-occupied households makeup the majority of 1-person and 2-person households, whereas renter-occupied households makeup the majority of all 3-5 person households. This combined with a total cost burden rate of 46 percent for renter households (Figure A-24), suggests it is likely that large households in Carmel-by-the-Sea may experience overcrowding and/or overpayment.

Figure A-33 Households by Size and Tenure, Carmel-by-the-Sea, 2019



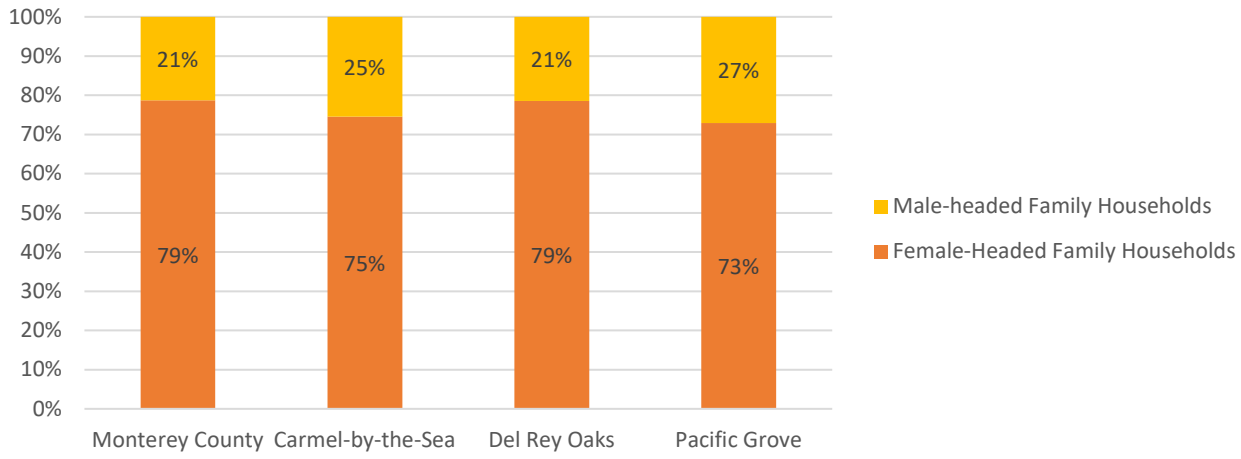
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Single-Parent Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income.

In Carmel-by-the-Sea, the largest proportion of households are married-couple family households at 47 percent, while female-headed households make up 6 percent, and male-headed households make up 2 percent of all households (Figure A-11). Figure A-34 shows single-parent households in Carmel-by-the-Sea, the County, and nearby cities. Compared to the County and nearby cities, Carmel-by-the-Sea's ratio of single-parent households is on par. Carmel-by-the-Sea's single-parent households are predominantly female-headed family households (75 percent). Male-headed family households makeup 25 percent.

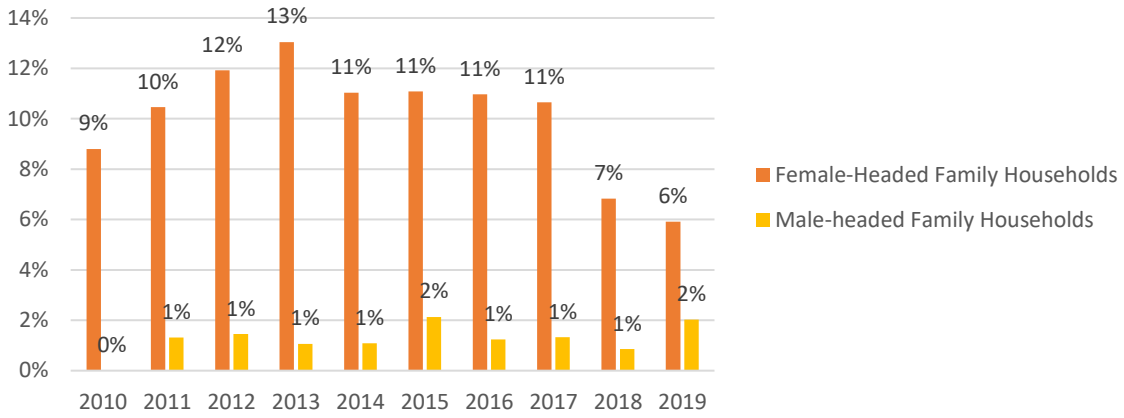
Figure A-34 Single-Parent Households by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Over the last decade, male-headed family households have slightly increased in Carmel-by-the-Sea, while female-headed family households have decreased. Figure A-35 illustrates trends in single-parent households in Carmel-by-the-Sea between 2010-2019.[25]

Figure A-35 Trends in Single-Parent Households, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019
NOTE: This table reports female- and male-headed family households as a percentage of total households in Carmel-by-the-Sea.

During this period, male-headed households increased from zero percent in 2010 up to 2 percent by 2015. From 2016-2018, the male-headed family households remained at 1 percent until increasing to 2 percent by 2019. Comparatively, female-headed family households decreased a total of 3 percent between 2010-2019. From 2010-2013, female-headed family households steadily increased reaching its highest point at 13 percent in 2013. By 2014, the group experienced a 2 percent decrease and remained constant until 2018 when it began to decline, reaching 6 percent in 2019.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In 2019, there were no single-parent households that fell in the Below Poverty Level category in Carmel-by-the-Sea.

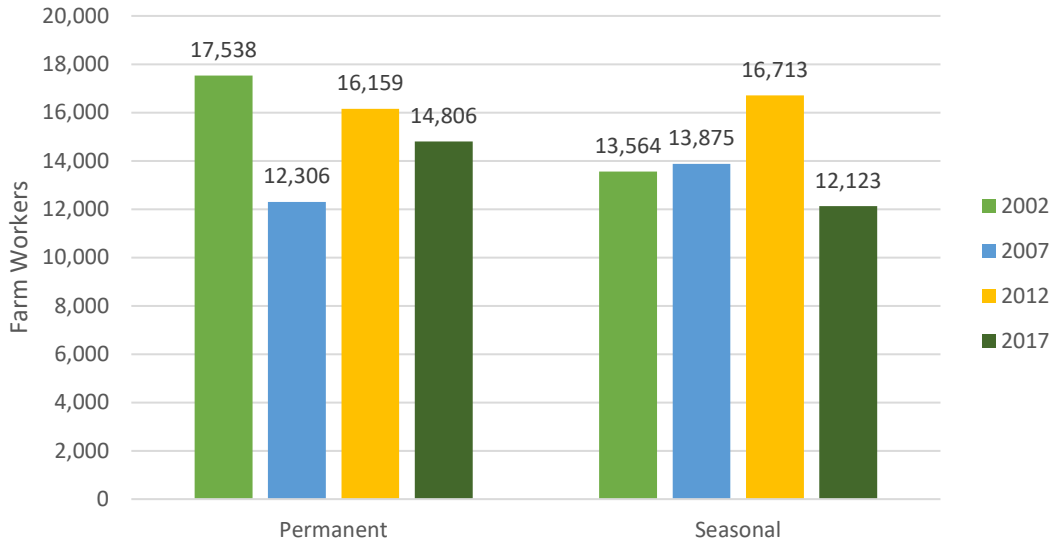
Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

[25] The data reports female- and male-headed family household as a percentage of total households in Carmel-by-the-Sea.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Monterey County has decreased since 2002, totaling 14,806 in 2017, and the number of seasonal farm workers has also decreased, totaling 12,123 in 2017. Figure A-36 shows hired farm labor in Monterey County between 2002-2017.

Figure A-36 Hired Farm Labor, Monterey County, 2002-2017



SOURCE: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.
NOTES: Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors). Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

There are no agriculture uses within the City of Carmel-by-the-Sea. However, Carmel-by-the-Sea shares the responsibility for farmworker housing as farmworkers may work within 75 miles of agricultural land uses (including dairy, vineyards, and produce) and the City is within 75 miles of these uses.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

Table A-16 show changes in the homeless population between 2017-2022 in Carmel-by-the-Sea, the County and neighboring jurisdictions. According to the 2022 Monterey Homeless Count and Survey Comprehensive Report, Carmel-by-the-Sea has seen a decrease in homeless persons since 2017, totaling one person in 2022. Similarly, the Monterey Bay Area overall has seen a decrease in homeless populations with the exception of Seaside.

Table A-16 Homeless Population by Jurisdiction, 2017-2022

Jurisdiction	Unsheltered			Sheltered			Total			2019-2022 % Change
	2017	2019	2022	2017	2019	2022	2017	2019	2022	
Monterey (City)	292	167	74	46	37	27	338	204	101	-50%
Carmel-by-the-Sea	16	6	1	0	0	0	16	6	1	*
Del Rey Oaks	111	0	2	0	0	0	111	0	2	*
Seaside	40	126	90	58	56	62	98	182	152	-16%
Pacific Grove	35	14	29	0	0	0	35	14	29	*
Total	509	315	198	104	93	89	613	408	287	-66%

SOURCE: 2022 Monterey Homeless Count and Survey Comprehensive Report
NOTE: % change was not calculated when jurisdiction was below 25 individuals.

Table A-17, shows household type and shelter status in Monterey County in 2019. In Monterey County, the most common type of household experiencing homelessness are those without children in their care. Among households experiencing homelessness that do not have children, 83 percent are unsheltered. Similarly, the majority of homeless households with children are unsheltered (45 percent).

Table A-17 Homelessness by Household Type and Shelter Status, Monterey County, 2019

Jurisdiction	People in Households Composed Solely of Children Under 18		People in Households with Adults and Children		People in Households without Children Under 18		Total
	Count	Percent	Count	Percent	Count	Percent	
Sheltered – Emergency Shelter	0	0%	146	22%	218	11%	364
Sheltered – Transitional Housing	0	0%	218	33%	124	6%	342
Unsheltered	10	100%	303	45%	1,685	83%	2,340
Total	10	100%	667	100%	2,027	100%	2,704

SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.
NOTES: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area County is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

A.5 Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment. The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

Access to Opportunity

"Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions)."

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 34.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

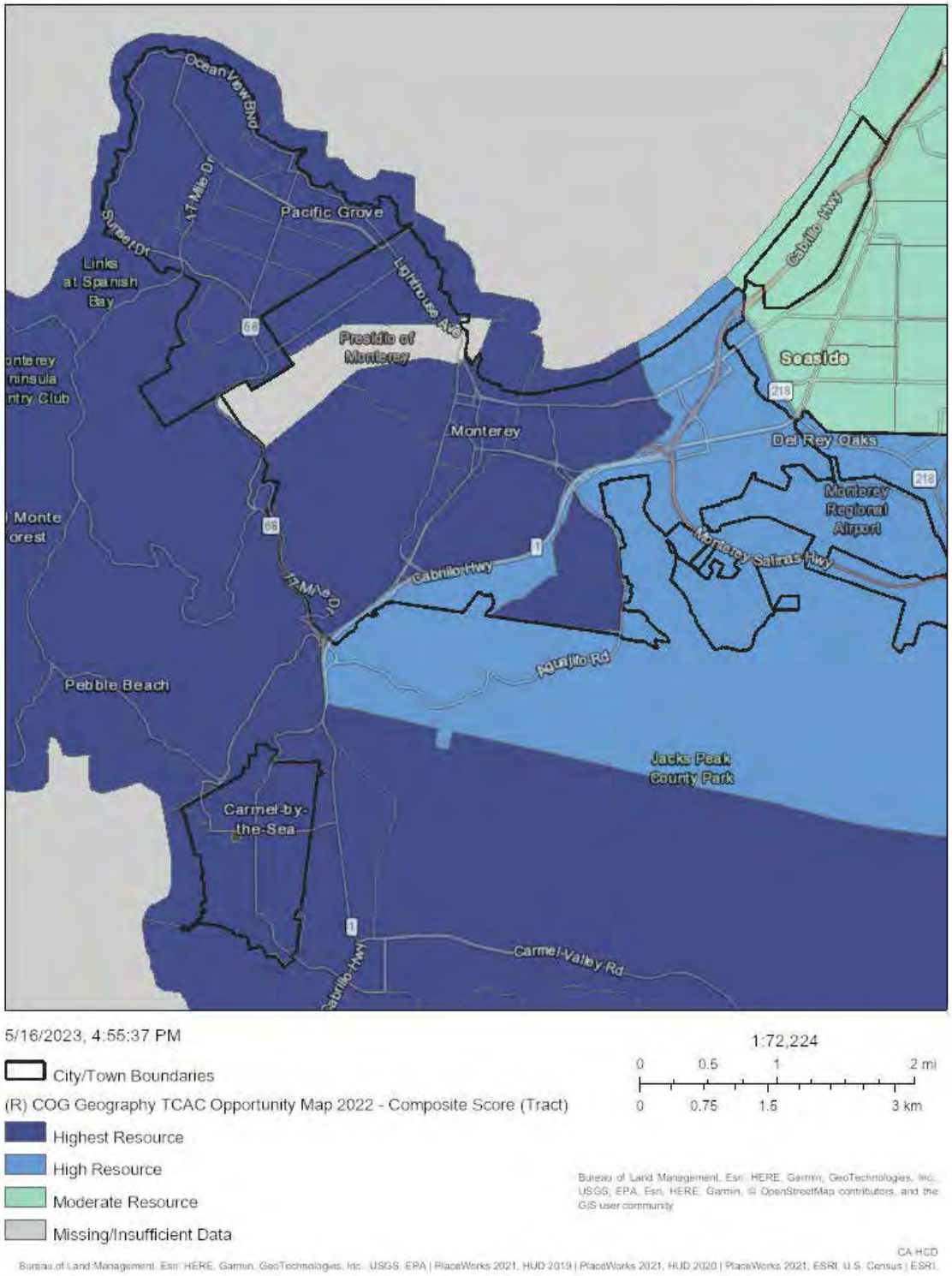
Disparities in Access to Opportunity

As can be seen in Figure A-37, TCAC Opportunity Composite Score, Carmel-by-the-Sea is considered a highest resource area as is much of western Monterey County. According to the HCD AFFH Data Viewer TCAC Opportunity Map, there are no areas of variation in access to opportunity across the City.

Economic

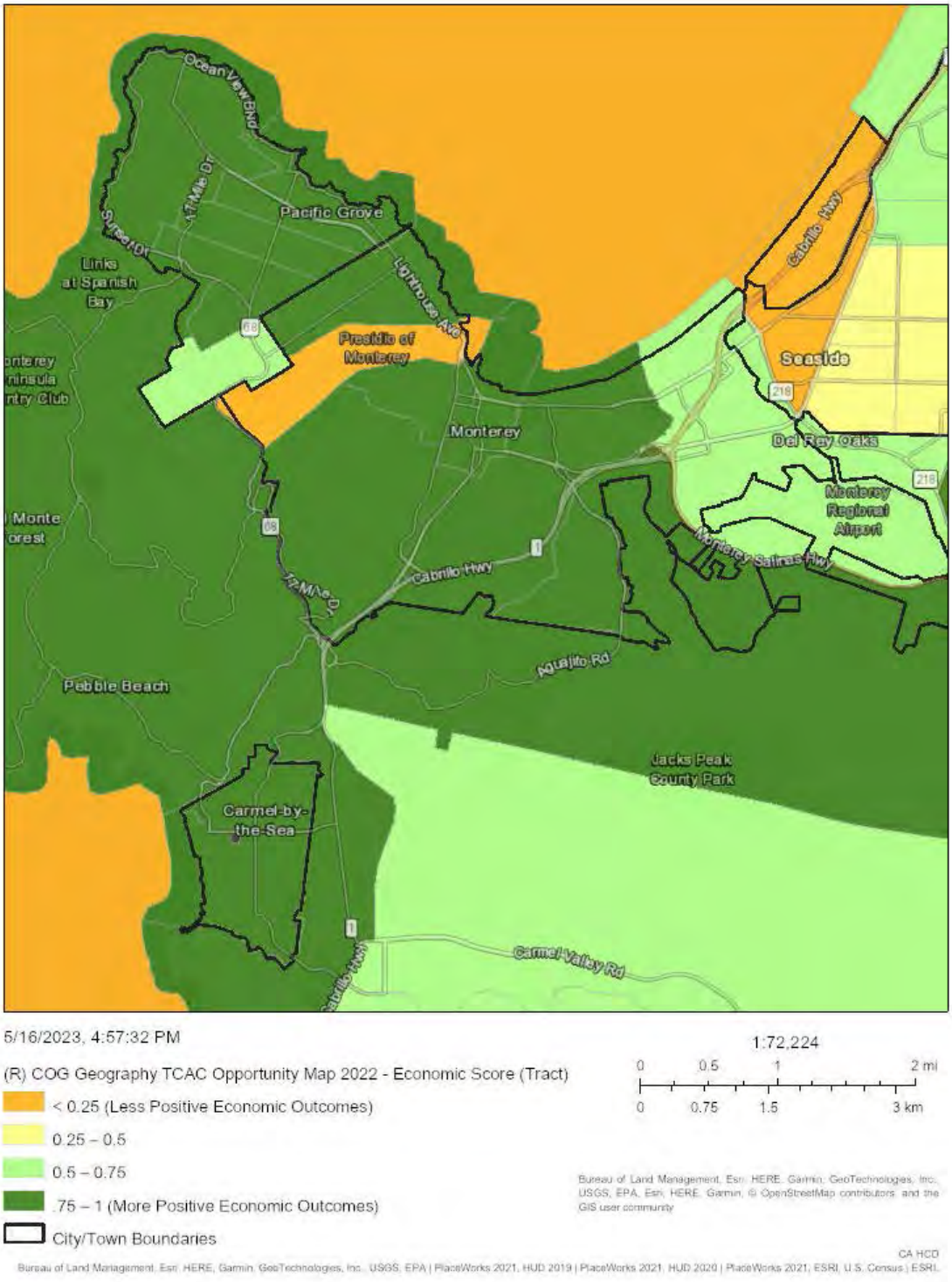
TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. Figure A-38 shows concentrations of economic outcomes in Carmel-by-the-Sea. According the HCD AFFH Data Viewer TCAC Economic Opportunity Map, all areas of Carmel-by-the-Sea have a high economic opportunity score of 0.75-1.0. This reflects a high level of opportunity for economic advancement for residents in Carmel-by-the-Sea.

Figure A-37 TCAC Opportunity Composite Score, Carmel-by-the-Sea, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-38 TCAC Opportunity Economic Score, Carmel-by-the-Sea, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Education

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Figure A-39 shows the level of TCAC educational opportunity across Carmel-by-the-Sea. According to TCAC's Educational Opportunity Map, Carmel-by-the-Sea scores between 0.75-1.0 indicating a high level of positive educational outcomes for residents in Carmel-by-the-Sea.

Carmel-by-the-Sea is served by the Carmel Unified School District (CUSD), along with elementary, middle, and high schools within the City and school district. As of 2022, the State of California School Dashboard highlights a 97.9 percent graduation rate among all students enrolled in Carmel High School, which is higher than the statewide average (87.4 percent) and County average (88.5 percent).

When broken down by race/ethnicity, Hispanic and White students graduated at a high rate (97.4 percent for both groups). There is no performance data available for the graduation rates of African American, Asian, Filipino, and American Indian students at Carmel High.

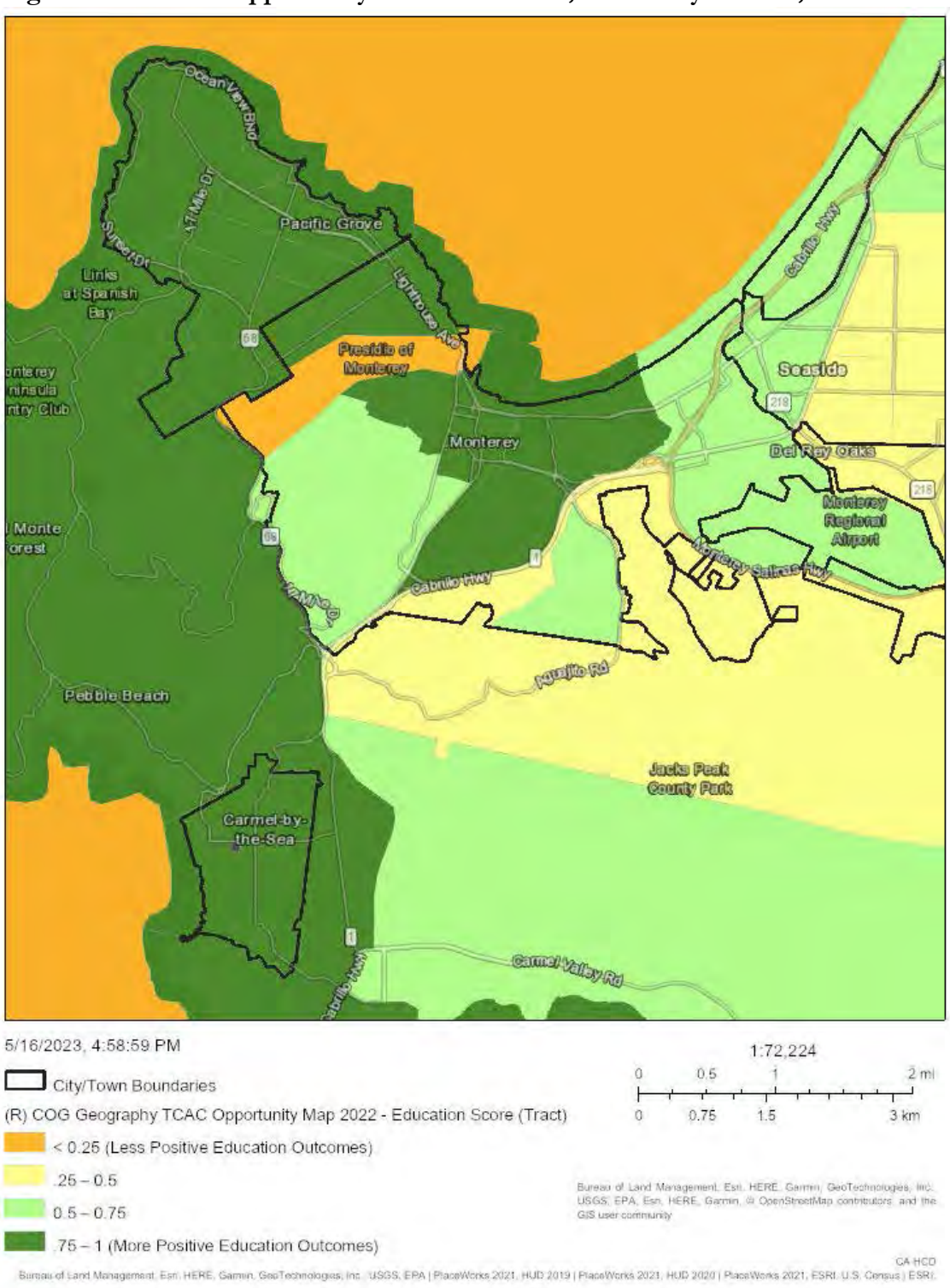
Additionally, there is no performance data available for the graduation rates of students with a disability within Carmel High.

Environment

TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 4.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

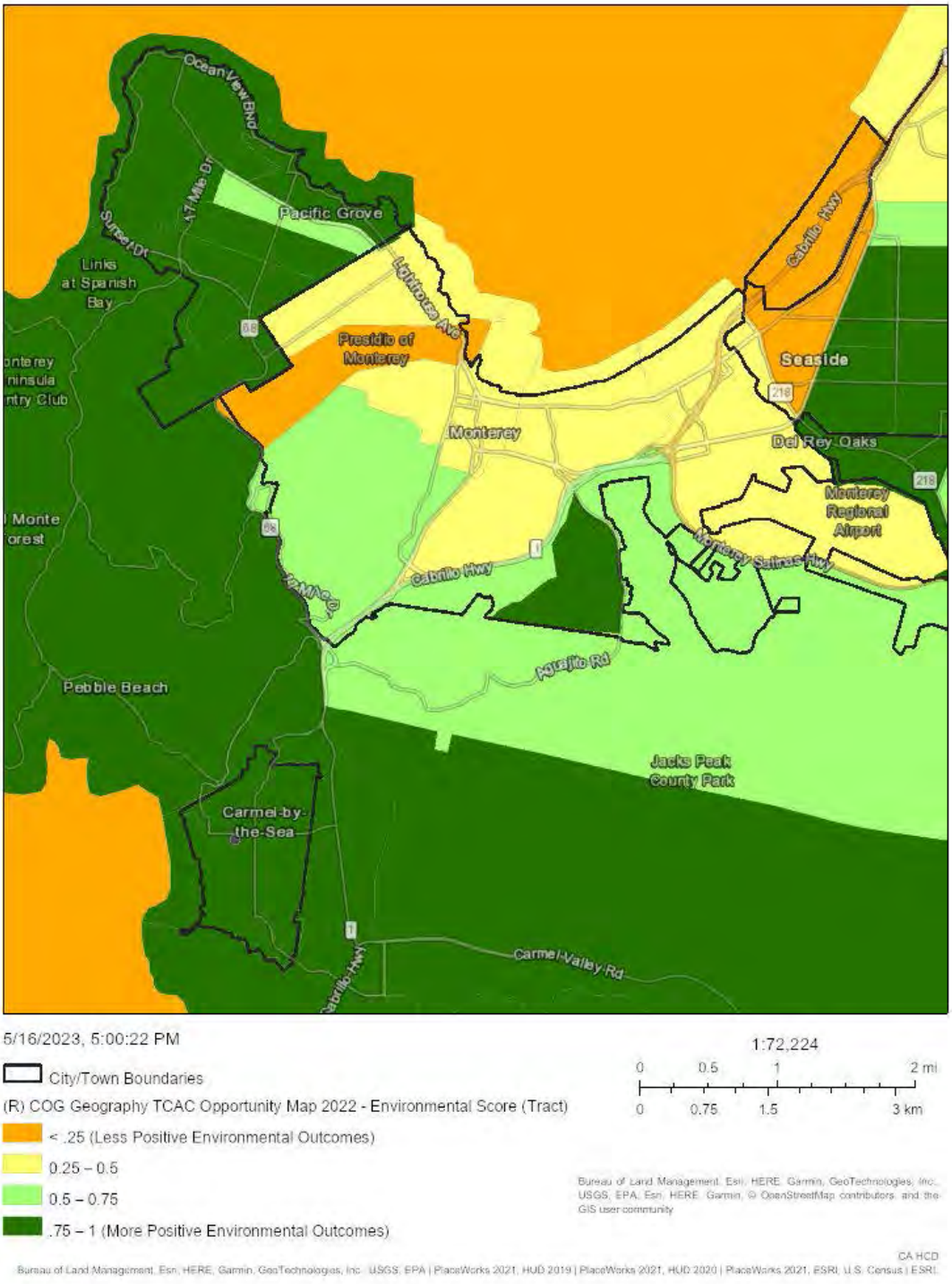
Figure A-40 shows TCAC environmental outcomes across Carmel-by-the-Sea. According to the HCD AFFH Data Viewer TCAC Environmental Opportunity Map, Carmel-by-the-Sea scores between 0.75-1.0 indicating a low level of environmental pollution burden and positive outcomes for residents in Carmel-by-the-Sea.

Figure A-39 TCAC Opportunity Education Score, Carmel-by-the-Sea, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-40 TCAC Opportunity Environmental Score, Carmel-by-the-Sea, 2022

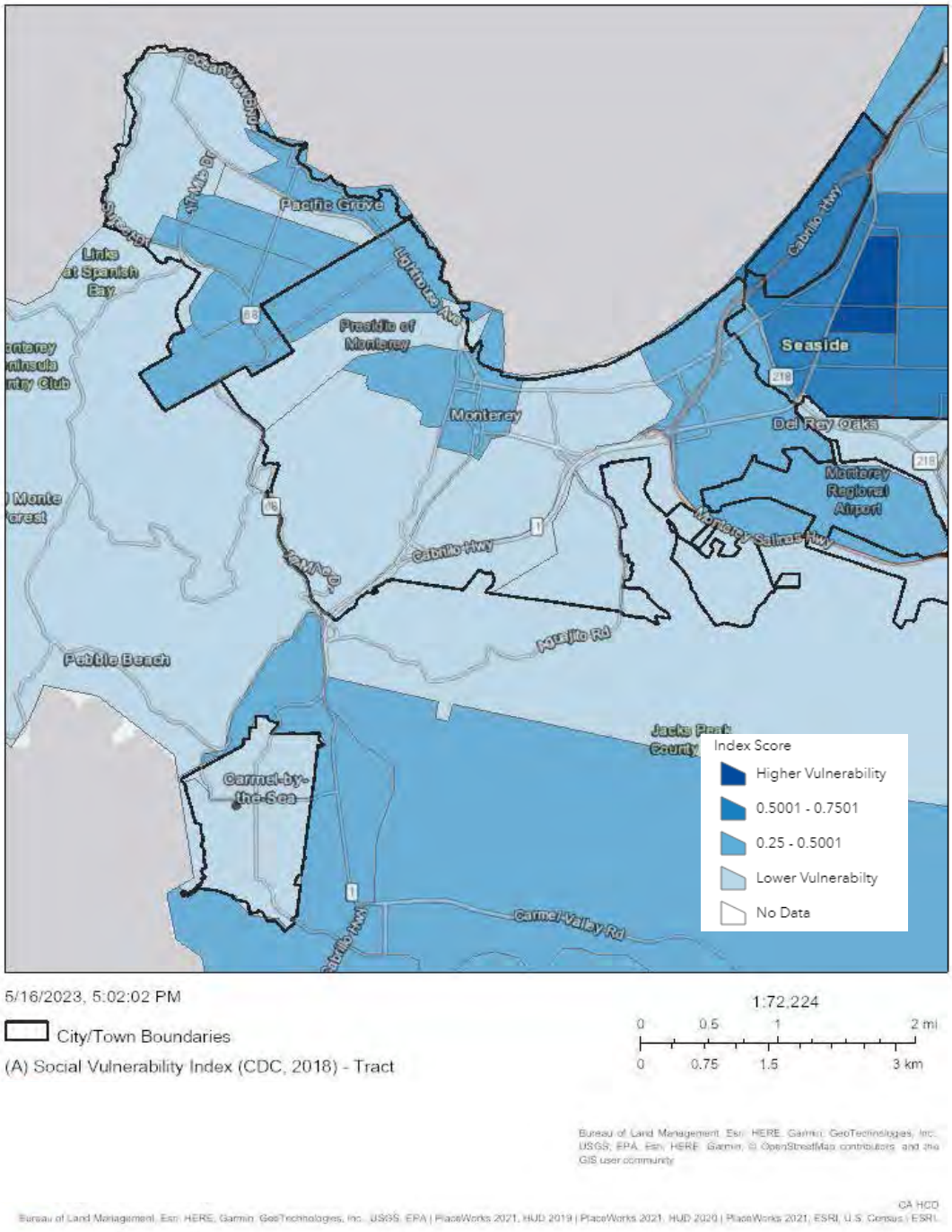


SOURCE: California Department of Housing and Community Development AFFH Data Viewer

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)ranks census tracts based on their ability to respond to a disaster and includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation.

Figure A-41 shows SVI levels across Carmel-by-the-Sea. Carmel-by-the-Sea scores low on the SVI (less than 0.25) indicating that the City is slightly vulnerable to disasters, but highly equipped to respond to them. Just outside of the City's borders however, vulnerability levels increase to 0.25-0.5. This is likely due to a difference in jurisdictional resources.

Figure A-41 Social Vulnerability Index, Carmel-by-the-Sea, 2018



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Disparities Specific to the Population Living with a Disability

In Carmel-by-the-Sea, 12.3 percent of the population is living with at least one disability, compared to 8.8 percent in Monterey County. The most common disabilities in the City are: hearing difficulty (9.9 percent), ambulatory difficulty (4.4 percent), and independent living difficulty (4.3 percent). For the population 65 and over, the share of the population with hearing difficulties increases to 19.3 percent.

A.6 Housing Stock Characteristics

Carmel-by-the-Sea's housing stock is defined as all housing units within its jurisdiction. Characteristics of housing stock include housing type, age, condition, tenure, vacancy rates, costs, affordability, and growth. The following section provides an in-depth analysis of the housing stock in Carmel-by-the-Sea to determine how/if the current the housing stock meets the needs of existing and future residents.

Housing Growth

Table A-18 provides an overview of housing growth trends between 2010-2019 in Carmel-by-the-Sea, the County, and nearby cities. Between 2010-2019, Carmel-by-the-Sea housing unit estimates grew approximately 6 percent, more than the County and Del Rey Oaks, but 2 percent less than Pacific Grove. These estimates show the majority of housing growth in Carmel-by-the-Sea occurred between 2015-2019 (8 percent).

Table A-18 Housing Unit Growth Trends by Jurisdiction, 2010-2019

Jurisdiction	2010	2015	2019	Percent Change 2010-2015	Percent Change 2015-2019
Monterey County	138,833	139,794	141,820	1%	1%
Carmel-by-the-Sea	3,606	3,532	3,832	-2%	8%
Del Rey Oaks	752	733	745	-3%	2%
Pacific Grove	7,723	8,411	8,347	9%	-1%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Housing Type

Table A-19 provides a comparison of housing unit types in Carmel-by-the-Sea, the County, and nearby cities. In Carmel-by-the-Sea, single-family detached units are the most common housing type (87 percent). This aligns with the County (63 percent), Del Rey Oaks (76 percent), and Pacific Grove (60 percent) having majority single-family detached units. Overall, Carmel-by-the-Sea has the highest percentage of single-family detached units compared to the County and nearby cities, but the lowest percentage of multifamily housing units (10 percent).

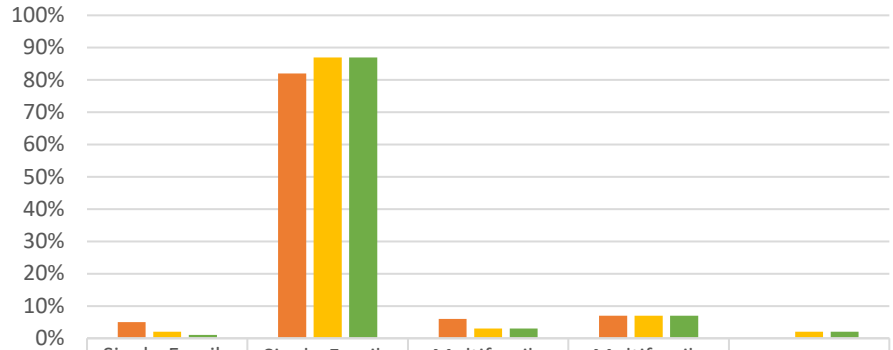
Table A-19 Housing Units by Type by Jurisdiction, 2019

Jurisdiction	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Monterey County	88,721	63%	8,796	6%	37,734	27%	6,529	5%	141,820
Carmel-by-the-Sea	3,319	87%	54	1%	367	10%	92	2%	3,832
Del Rey Oaks	567	76%	49	7%	118	16%	11	2%	745
Pacific Grove	5,023	60%	497	6%	2,668	32%	159	2%	8,347

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Table indicates total housing units.

Figure A-42 illustrates housing type trends in Carmel-by-the-Sea between 2010-2019. In 2010, the majority of housing types were single-family detached homes (82 percent); this has since increased to 87 percent in 2019. Multifamily housing (2+ units) has decreased by 3 percent since 2010 accounting for only 10 percent of housing types in 2019. In 2010, mobile homes comprised the smallest percentage of housing type in Carmel-by-the-Sea, and have since slightly increased to 2 percent in 2019.

Figure A-42 Housing by Type in Carmel-by-the-Sea, 2010-2019



	Single-Family Home: Attached	Single-Family Home: Detached	Multifamily Housing: Two to Four Units	Multifamily Housing: Five-plus Units	Mobile Homes
2010	5%	82%	6%	7%	0%
2015	2%	87%	3%	7%	2%
2019	1%	87%	3%	7%	2%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Housing Availability and Tenure

Housing tenure refers to individuals who own or rent a housing unit. The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters

may be displaced more quickly if prices increase. Additionally, housing tenure may be an indicator of housing affordability (i.e., if the local housing market has high barriers to entry, there may be more renter households than owner households).

In Carmel-by-the-Sea, the housing stock includes 828 renter-occupied housing units and 1,099 owner-occupied housing units (Table A-20). When analyzing housing unit type in tandem with tenure, the majority of all housing units are single-family detached (87 percent), of which 17 percent are renter-occupied and 32 percent are owner-occupied (Figure A-17; Table A-20).

Table A-20 Housing Units by Type and Tenure, Carmel-by-the-Sea, 2019

Tenure	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Renter-Occupied	568	69%	19	2%	221	27%	20	2%	828
Owner-Occupied	1,076	98%	0	0%	23	2%	0	0%	1,099

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Table indicates total occupied housing units.

Table A-21 provides an overview of household size by tenure for Carmel-by-the-Sea, the County, and nearby cities. In Carmel-by-the-Sea, the average household size is 2.04, of which the majority of larger households are comprised of renter-occupied units (2.13 persons/unit). An average household size of 2.04 suggests a need for more small housing units. This aligns with 82 percent of Carmel-by-the-Sea's population being comprised of 1-2 person households (Figure A-13). Compared to the County and nearby cities, Carmel-by-the-Sea has the lowest average household size (2.04 persons/unit). The County has a high average household size of 3.27 suggesting a need for large housing units and even a need for smaller independent units such as ADUs/JADUs for extended family, etc.

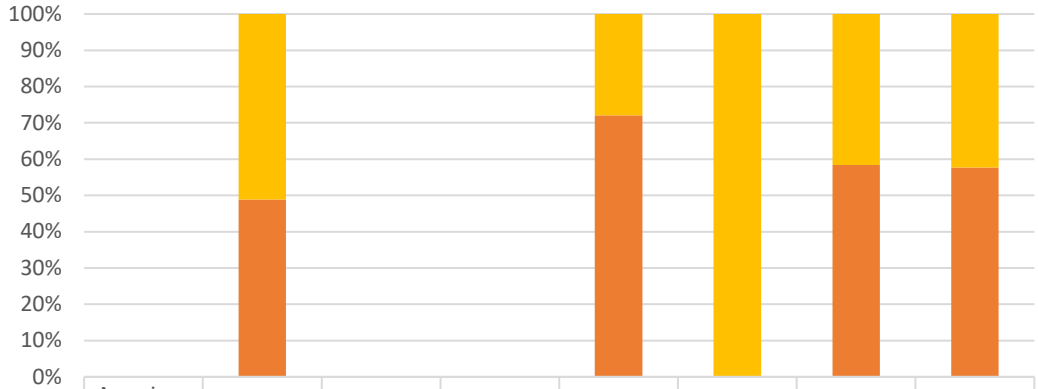
Table A-21 Household Size by Tenure by Jurisdiction, 2019

Jurisdiction	Owner-Occupied	Renter-Occupied	Average Household Size
Monterey County	3.13	3.41	3.27
Carmel-by-the-Sea	1.97	2.13	2.04
Del Rey Oaks	2.29	2.49	2.35
Pacific Grove	2.34	2.15	2.23

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-43 illustrates 2019 household tenure by race in Carmel-by-the-Sea. Tenure by race varies some in Carmel-by-the-Sea as the majority of all households are non-Hispanic White (87 percent), of which 58 percent are owner-households and 42 percent are renter-households (Figure A-4; Figure A-43). Hispanic or Latino households (8 percent) makeup the second largest population in Carmel-by-the-Sea, of which 72 percent are owner-households and 28 percent are renter-households. Less than 1 percent of Black or African American, Native Hawaiian or Other Pacific Islander, and American Indian or Alaska Native households are represented in the City's housing market.

Figure A-43 Household Tenure by Race, Carmel-by-the-Sea, 2019

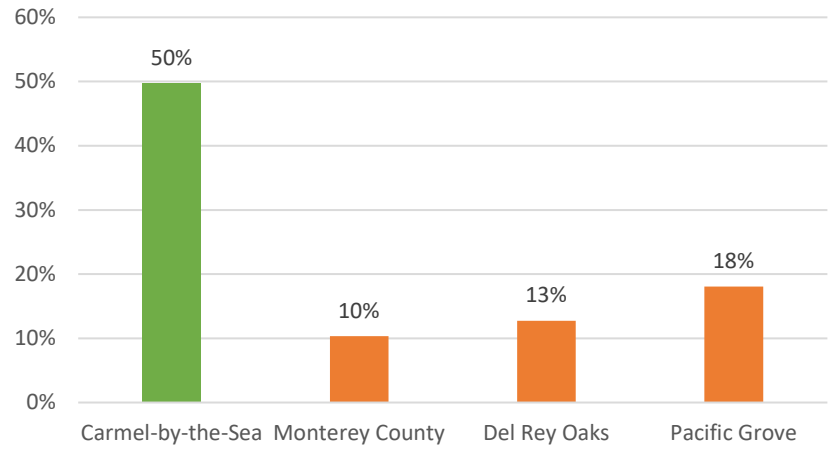


	American Indian or Alaska Native (Hispanic and Non-Hispanic)	Asian alone	Native Hawaian and Other Pacific Islander	Black or African American (Hispanic and Non-Hispanic)	Hispanic or Latinx	Some Other Race/Multiple Races	White (Hispanic and Non-Hispanic)	White, Non-Hispanic
Renter Occupied	0%	51%	0%	0%	28%	100%	42%	42%
Owner Occupied	0%	49%	0%	0%	72%	0%	58%	58%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-44 illustrates vacancy rates in Carmel-by-the-Sea, the County, and nearby cities. Carmel-by-the-Sea has a vacancy rate of 50 percent. This reflects a 40 percent higher vacancy rate than the County (10 percent) and 32 percent higher than Pacific Grove (18 percent).

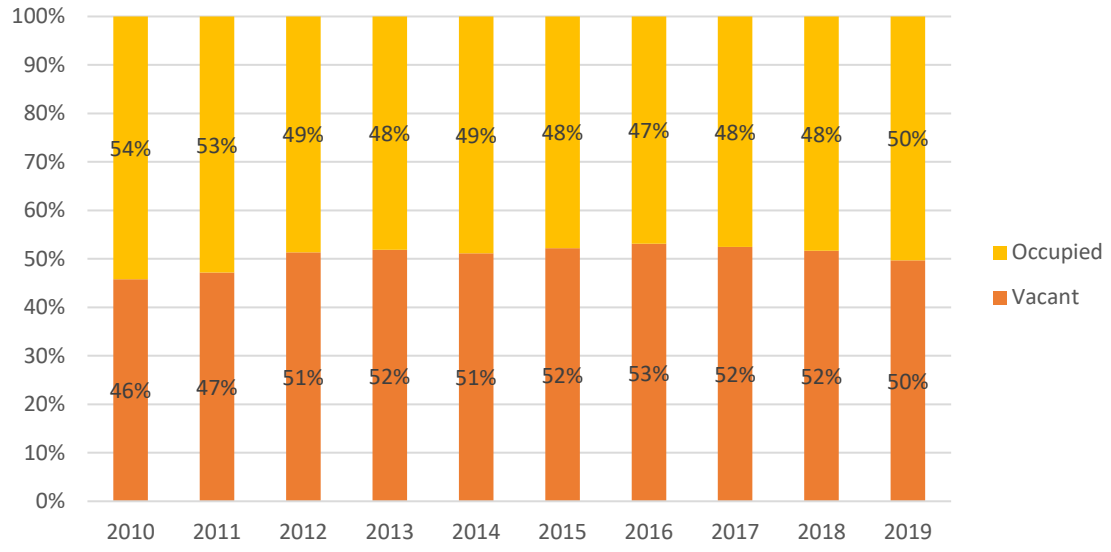
Figure A-44 Vacancy Rates by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-45 illustrates vacancy trends in Carmel-by-the-Sea from 2010-2019. Over the course of nearly a decade, the City has experienced a stable vacancy average of 51 percent. This is staggeringly high considering the current housing crisis. Additionally, this affects the accuracy of data reporting for the City, as the majority of homeowners do not live in Carmel-by-the-Sea full time, thus resulting in skewed data collection.

Figure A-45 Vacancy Trends, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-22 shows vacant housing units by type, revealing 80 percent of Carmel-by-the-Sea's vacant units are for seasonal, recreational, or occasional use, aligning with the 51 percent average vacancy trends (Figure A-45). The high percentage of vacant housing units is largely impacted by tourism

and second-home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and hinders opportunities to correct the housing crisis, address diversity, and provide inclusive housing options to promote a vibrant and active community.

Table A-22 Vacant Housing Units by Type, Carmel-by-the-Sea, 2019

Housing Unit Type	Estimate	Percentage
For rent	96	5%
Rented, not occupied	12	1%
For sale only	11	1%
Sold, not occupied	49	3%
For seasonal, recreational, or occasional use	1,522	80%
For migrant workers	0	0%
Other vacant	215	11%
Total	1,905	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-23 shows housing permits issued by the City of Carmel-by-the-Sea by income group. Between 2015 and 2022, 18 housing units were issued permits in Carmel-by-the-Sea which represents 58 percent of the RHNA number of 31 units assigned in the 5th Cycle Housing Element. Table 3-9 shows housing permits by income group in Carmel-by-the-Sea. Of the 18 housing units permitted, all were for above moderate-income.

Table A-23 Housing Permits by Income Group, Carmel-by-the-Sea, 2015-2021

Income Group	Number	Percent
Very Low-Income Permits	0	0.0%
Low-Income Permits	0	0.0%
Moderate-Income Permits	0	0.0%
Above Moderate-Income Permits	18	58.0%
Total	18	58.0%

SOURCE: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2022).
NOTE: Universe: Housing permits issued between 2015 and 2021. Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50 percent of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50 percent and 80 percent of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80 percent and 120 percent of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120 percent of the Area Median Income for the county in which the jurisdiction is located.

Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The California Housing Partnership Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.[26] According to the database, there are no federal or state assisted units in Carmel-by-the-Sea.

A variety of affordable housing projects provided through an assortment of local programs serves the Carmel-by-the-Sea. Each of the following projects serves as an example of the methods and incentives used by the City to achieve production of affordable housing units.

Oliver White Building and Viejo Carmel

The mixed-use Oliver White building contains four residential units, one of which is a Moderate-Income unit in perpetuity. Originally this site was developed with a single-story commercial building. The owner and City worked together to achieve a second story of residential apartments at a density of 44 units per acre.

The Viejo Carmel project is a larger example of infill development that provides affordable housing. The 20,000 square-foot site was occupied by semi-industrial uses and offices. The site was razed and redeveloped with ten condominiums and ten apartments at a density of 44 units per acre. Without density bonuses, the site could only achieve 15 residential units. With density bonuses, an additional two Low-Income rental apartments in perpetuity were approved. Additionally, the parking requirement for the low-income units was reduced.

Norton Court Apartments

The Norton Court Apartments for seniors is operated by the Carmel Foundation. As part of this 24-unit project, the City entered into a 50-year agreement to lease the property for one dollar per year to the Carmel Foundation. This amounts to a substantial land subsidy provided by the City that offsets a large part of the cost of developing housing. The units are restricted as Low- and Moderate-Income. Rents are maintained as affordable to lower-income seniors strictly through private donations raised by the Carmel Foundation.

[26] This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured.

Trevett and Hazeltine Courts

Trevett and Hazeltine Courts were developed with funding from the Carmel Foundation. Rents for the 26 rental apartments are maintained as affordable to lower-income seniors with private donations raised by the Foundation.

San Carlos Lodge

This site was granted a major addition and allowed the conversion of some existing apartments to transient overnight visitor accommodation units. As a condition, the project retained two of the existing apartments as affordable housing for Moderate-Income households in perpetuity.

The City's inventory of affordable units is listed below in Table A-24.

Table A-24 Inventory of Assisted Rental Housing

Development Name	Total Units	Household Type	Provided By	Expiration of Affordability
Oliver White	1	Moderate	Density Bonus	In perpetuity
Viejo Carmel	2	Low	Density Bonus	In perpetuity
Norton Court	24	Senior Low	Lease Subsidy	Not defined
San Carlos Lodge	2	Moderate	Condition of Approval	In perpetuity
Trevett Court	14	Senior	Private non-profit	Not applicable
Hazeltine Court	12	Senior	Private non-profit	Not applicable
Hasegawa	1	Low	Inclusionary	In perpetuity
Carl	1	Senior	Inclusionary	2027
Mandurrago	2	Senior	Inclusionary	In perpetuity
Gonzales	1	Low	Inclusionary	In perpetuity
Ravel Corporation	1	Low	Inclusionary	In perpetuity
Trini Iye	1	Moderate	Inclusionary	In perpetuity
Total	62			

Source: City of Carmel-by-the-Sea Community Planning and Building Department, 2023

Potential Loss of Assisted Housing Units

Housing units developed with public subsidies are an important source of affordable housing to lower-income households. Preserving the long-term affordability of such housing units is the most cost-effective means for providing decent and affordable housing in a community. Recognized this important resource, State Housing Element law requires that a jurisdiction examine the potential loss of publicly subsidized multi-family rental housing for lower-income household due to expiration of deed restrictions, affordability covenants, and /or subsidy contracts.

Norton Court, Trevett Court, and Hazeltine Court are owned and operated by the Carmel Foundation, a non-profit organization which does not intend to convert the units to market rate housing within this Housing Element cycle. The Foundation currently has a 5-7 year wait list units on these properties. Trevett Court and Hazeltine Court did not receive any public assistance and have no deed restrictions or affordability covenants. While Norton Court receives a subsidized property lease, no restriction was ever placed on the property to maintain the units as affordable housing. Units in the Oliver White Building, Viejo Carmel, and Sand Carlos Lodge are restricted as affordable housing in perpetuity.

One unit in the Carl development is listed with an expiration date of 2027. City staff are further researching the terms of this affordable unit. To maintain the existing affordable housing stock, the City can either preserve the existing affordable units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) construction of replacement units; 2) provision of rental assistance to tenants 3) transfer of the project to nonprofit ownership; and 4) purchase of affordability covenants. These options are described below and the City's focus is on construction of replacement units and rental assistance.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, labor, materials and land costs, and type of construction. The City is implementing a number of programs to encourage development of new affordable units to increase the City's affordable housing stock.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of at-risk units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. Housing Choice Vouchers are available through the Housing Authority of Monterey County.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring

property ownership to a nonprofit organization whose mission includes affordable housing, the risk of losing the low-income restrictions is minimized, and the project would become potentially eligible for a greater range of governments assistance.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include bringing down the interest rate on the remaining loan balance, providing loans for capital improvements, and/or supplementing subsidies. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some of all of the units remain affordable.

Displacement

Because of increasing housing prices, displacement is a major concern in the Monterey Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

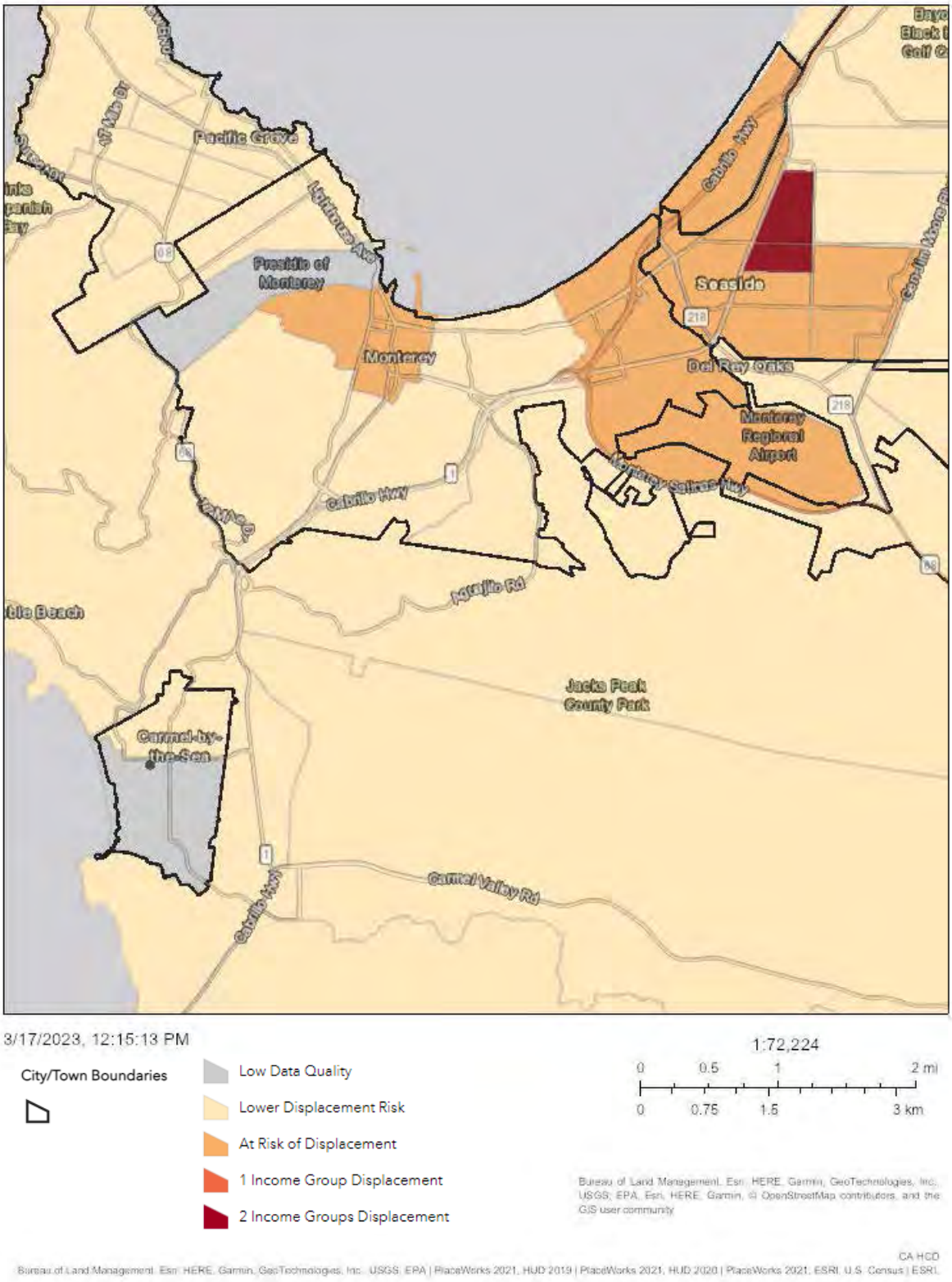
According to the California Department of Housing and Community Development (HCD) AFFH Data Viewer and the Urban Displacement Project 2022 estimates, Carmel-by-the-Sea renter-occupied households earning between 0-80 percent AMI are at low risk of potential displacement or gentrification in the northern region of the City. Mapping of the central and southern regions of the City show sufficient data was not captured to definitively report displacement risk. Figure A-46 illustrates displacement risk in Carmel-by-the-Sea.

Housing Age and Condition

Housing age and condition are factors considered in overall housing quality as they may affect the structural integrity and ability to adequately function for a household. Thus, the age and condition of a house may indicate the need for major repairs to the foundation, plumbing, or roof.

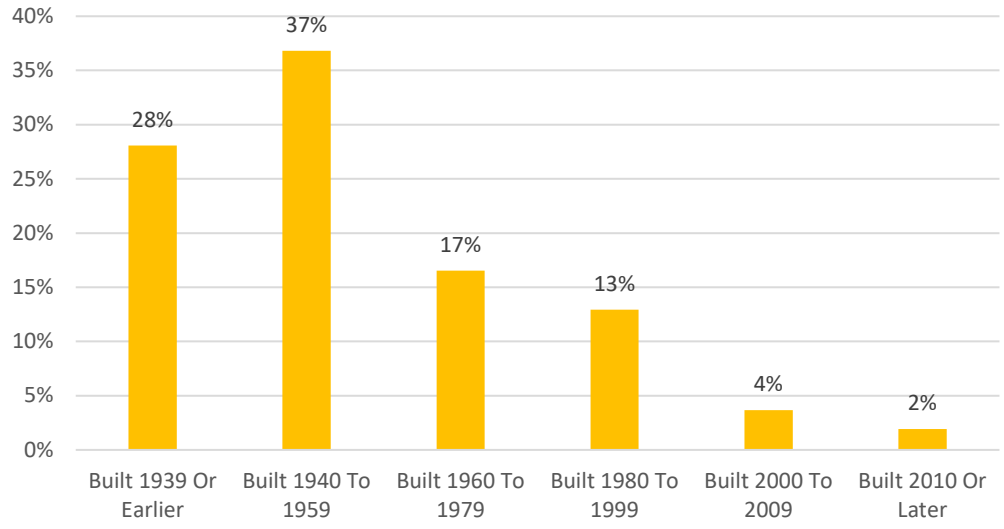
Figure A-47 illustrates housing stock by age in Carmel-by-the-Sea. In Carmel-by-the-Sea, 95 percent of the housing stock was built prior to 1999 and is over 20 years old. Thirty-seven (37) percent of the housing stock was built between 1940-1959 and 2 percent was built in 2010 or later.

Figure A-46 Displacement Risk, Carmel-by-the-Sea, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-47 Housing Stock by Age, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

According to historical data from Carmel-by-the-Sea's Code Enforcement Office and Housing Authority, the City estimates that there are approximately five (5) units in need of rehabilitation. This 6th Cycle Housing Element proposes the following policies and programs to address and facilitate the rehabilitation of these units.

- Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Commercial, R-1, and R-4 Districts;
- Policy 2.2: Preserve and protect the scale and character of established neighborhoods while encouraging property improvement;
- Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work; and
- Policy 2.4: Preserve the existing housing stock.

All programs and policies can be found in Chapter 2 of the Housing Element.

Housing Costs and Affordability

Identifying the cost of owning or renting a home in a city helps determine the affordability of housing at different income levels. Understanding housing affordability also informs what types and sizes of housing are needed by the community's households.

Home Prices and Rental Costs

Table A-25 show changes in median home values between 2019-2022 in Carmel-by-the-Sea, the County and nearby cities. According to Zillow Home Value Index data, the median home value in

Carmel-by-the-Sea was estimated at $1,299,387 in December 2019. By 2022, the median home value in Carmel-by-the-Sea increased approximately 59 percent due to market demand. By comparison, the median home value in the County was valued at $561,490 in December 2019 and experienced a 39 percent increase by 2022.

Table A-25 Median Home Value by Jurisdiction, 2019-2022

Jurisdiction	Median Home Value				Percent Change 2019-2022
	2019	2020	2021	2022	
Monterey County	$561,490	$632,834	$735,469	$778,164	39%
Carmel-by-the-Sea	$1,299,387	$1,450,127	$1,912,421	$2,070,835	59%
Del Rey Oaks	$630,204	$701,060	$779,099	$840,663	33%
Seaside	$550,015	$616,786	$690,126	$729,055	33%
Pacific Grove	$943,900	$1,032,675	$1,237,054	$1,294,881	37%

SOURCE: Zillow Home Value Index, 2019-2022
NOTE: Housing value estimates were taken from December for years 2019-2022.

Rental Affordability

Similar to home value prices, rental prices have also increased over the last decade. This significantly affects lower-income households as they are typically majority renters. High rental prices can exacerbate housing challenges such as overcrowding and cost burden if adequate rental stock is not available to suit household needs.

Table A-26 shows average rent estimates by unit size in Carmel-by-the-Sea based on 2023 Zillow rental market data. Included in the table is Housing and Urban Development's (HUD) Fair Market Rents (FMR) for 2023, which establishes rental subsidy limits for Section 8 housing voucher recipients.

Table A-26 Average Rent by Number of Bedrooms, Carmel-by-the-Sea, 2023

Unit Type	Average Rents	Fair Market Rents (HUD)
Studio	$2,200	$2,112
One bedroom	$2,500	$2,194
Two bedrooms	$4,000	$2,675
Three bedrooms	$5,459	$3,790
Four+ bedrooms	n/a	$4,144

SOURCE: Zillow, 2023; HUD, Fair Market Rent Documentation System, 2023
NOTES: Zillow rental value estimates were taken from March 2023. No rental units with four + bedrooms are listed as available within the Carmel-by-the-Sea City boundary. Fair Market Rent values are based on Salinas, CA MSA

Table A-27 reports the maximum monthly housing costs affordable to households according to income group in Monterey County. Income groups are based on the HCD 2022 State Income Limits Report, which considers housing affordable assuming a household can pay up to 30 percent of its monthly income toward housing. In Table A-27, maximum affordable sales prices are based on the following assumptions: 6.42 percent interest rate,[27] 30-year fixed loan, and a 5 percent down payment.

As mentioned in Table A-24, the median home price in Carmel-by-the-Sea in December 2022 was $2,070,835 which is only affordable to above moderate-income households earning approximately $495,000 or more annually (62 percent of Carmel-by-the-Sea households are categorized as above moderate-income).

Table A-27 Housing Affordability, Carmel-by-the-Sea, 2022

Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Extremely Low (0-30% AMI)			
One Person	$23,900	$598	$100,340
Two Person	$27,300	$683	$114,614
Three Person	$30,700	$768	$128,889
Four Person	$34,100	$853	$143,163
Very Low (30-50% AMI)			
One Person	$39,800	$995	$167,093
Two Person	$45,500	$1,138	$191,024
Three Person	$51,200	$1,280	$214,954
Four Person	$56,850	$1,421	$238,675
Low (50-80% AMI)			
One Person	$63,700	$1,593	$267,433
Two Person	$72,800	$1,820	$305,638
Three Person	$81,900	$2,048	$343,843
Four Person	$91,000	$2,275	$382,048
Moderate (80-120% AMI)			
One Person	$75,650	$1,891	$317,603
Two Person	$86,500	$2,163	$363,155
Three Person	$97,300	$2,433	$408,497
Four Person	$108,100	$2,700	$453,839

SOURCE: California Department of Housing and Community Development, State Income Limits, 2022, Monterey County

[27] Interest rate based on December 29, 2022 interest rate according to Freddie Mac Primary Mortgage Market Survey

A.7 Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH's mission is, "to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses), and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act".[28]

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.[29] Fair housing complaints can also be submitted to HUD for investigation.

Additionally, Monterey County has a number of local resource and enforcement organizations:

- **The Housing Authority of the County of Monterey**: A public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County, California;
- **South County Housing:** A non-profit community development corporation. The organization's mission is to promote viable neighborhoods that enhance healthy, sustainable communities by collaboratively providing affordable housing and promoting neighborhood services;

[28] From State of California Civil Rights Department
[29] From State of California, Civil Rights Department Complaint Process

- **Public Interest Law Project:** a nonprofit support center for California legal services and other public interest law programs. The California Affordable Housing Law Project (CAHLP) is a project of the Public Interest Law Project. CAHLP concentrates primarily on the enforcement of California's Housing Element and redevelopment statutes and of state and federal relocation assistance and fair housing laws;
- **Coalition of Homeless Service Providers:** Advocate on the subject of homelessness with policy makers, public funders, and those with lived experience; and
- **California Rural Legal Assistance (CRLA):** a nonprofit legal service program created to help California's low-income individuals and communities. CRLA provides low-income rural Californians with free legal assistance and a variety of community education and outreach programs. Half of its resources are committed to multi-client cases that grapple with the root causes of poverty, with the goal of improving conditions for farmworkers, single parents, school children, the elderly, people with disabilities, and entire communities.

Between 2012 and 2017, 53 fair housing complaints in Monterey County had been filed with the California Department of Fair Employment and Housing (DFEH). Among the complaints countywide, most were related to physical disabilities (23 instances) and familial/marital status (ten instances). Discrimination based on race was also common (seven instances). A complaint may involve multiple acts of discrimination and vice versa. A total of 57 acts of discrimination were recorded in Monterey County. Refusal to rent (17 instances), discriminatory statements (12 instances), and denial of reasonable accommodation/modifications (12 instances) were the most common discriminatory acts in the County.[30]

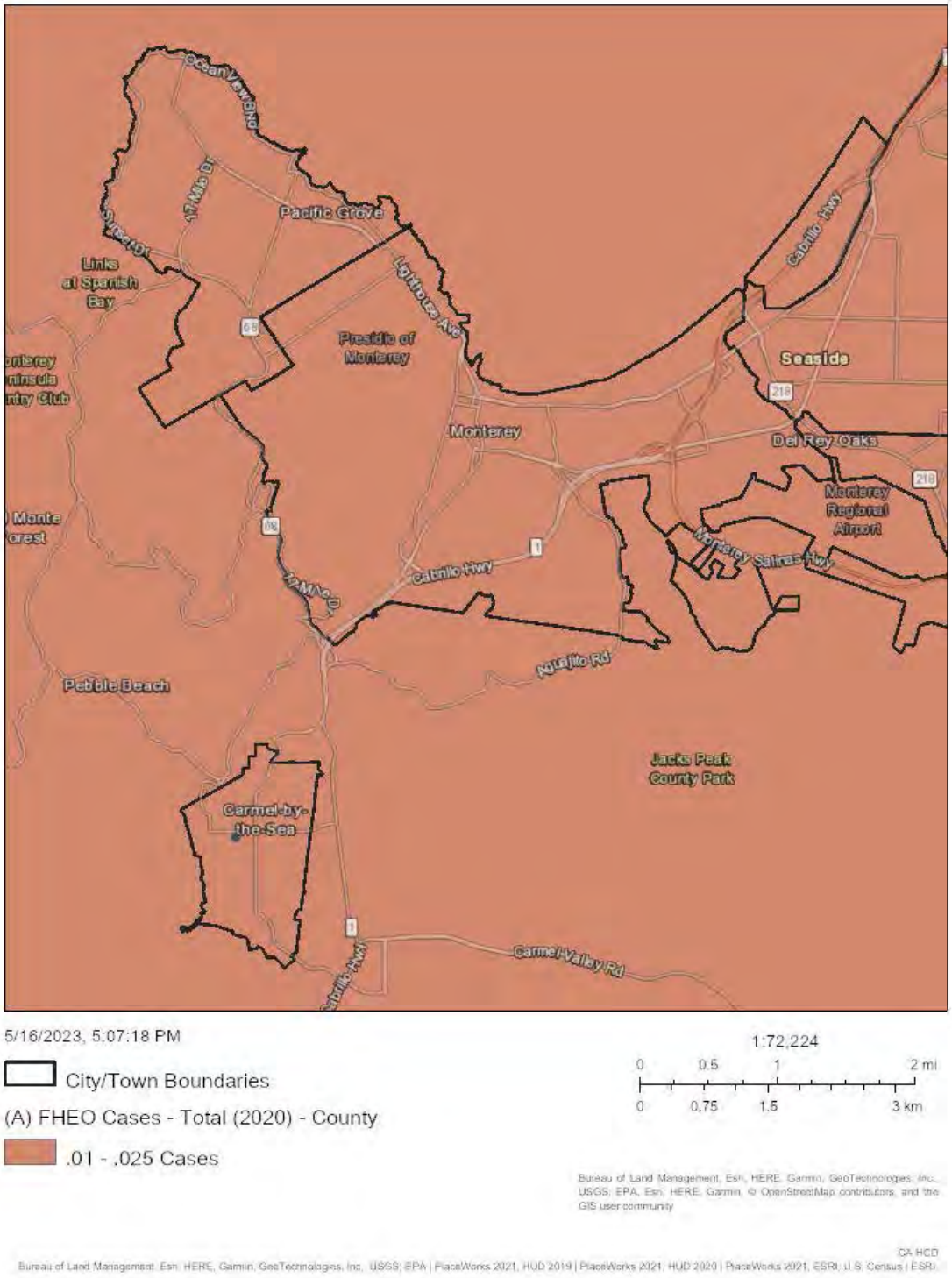
In 2020, a total of six (6) discrimination cases were found with the Office of Fair Housing and Equal Opportunity. Fifty percent of the cases were filed on the basis of disability bias. None of the complaints alleged racial bias. Figure A-48 illustrates that out of all of the FHEO cases filed in the state of California in 2020 (398), only between 1 and 2.5 percent of the cases were filed in Monterey County. None of the discrimination cases filed in Monterey County in 2020 took place in Carmel-by-the-Sea.[31]

A total of six discrimination complaints were filed within Monterey County during 2020. Of those cases, three of them alleged discrimination based on disability. Figure A-49 illustrates this statistic by showing that 40.01 to 65 percent of the cases filed in Monterey County during 2020 reflected disability bias. None of the FHEO complaints occurred in the City of Carmel-by-the-Sea.

[30] From California Department of Fair Employment & Housing, 2018; Monterey County Regional Analysis of Impediments to Fair Housing Choice, 2019

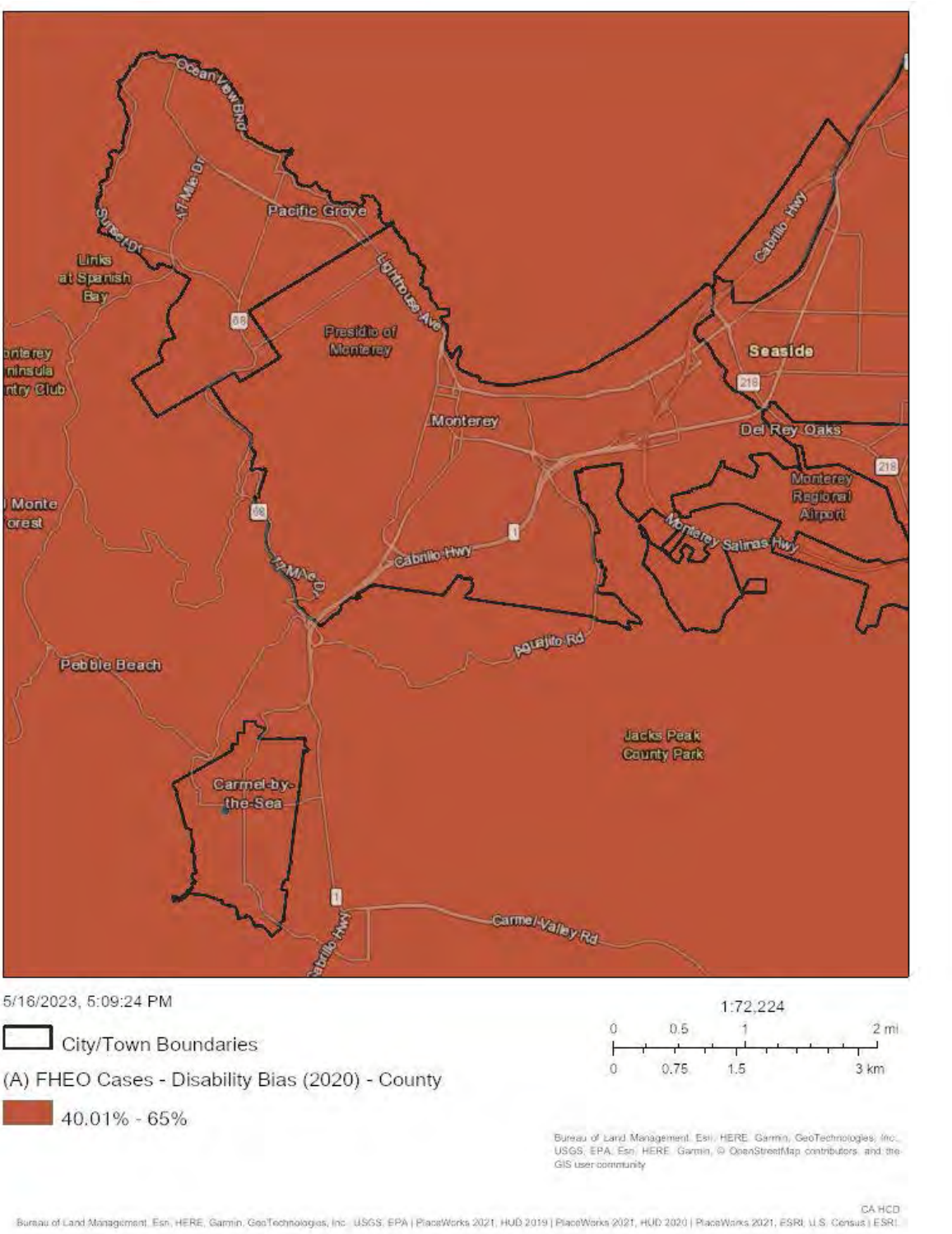
[31] City of Carmel-by-the-Sea, 2023

Figure A-48 FHEO Cases Total, Monterey County, 2020



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-49 FHEO Cases, Disability Bias, Monterey County, 2020



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

NFHA identifies three significant trends in 2020 that are relevant for this AFFH:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership;
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019; and
- Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.[32]

Outreach and Capacity

Currently, Carmel-by-the-Sea's website contains information about local fair housing ordinances. The website describe the steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints (e.g., link to HUD's and State of California fair housing pages). The site also references the organizations that provide fair housing services and assistance to City residents.

The following organizations offer fair housing services and assistance to the residents of Carmel-by-the-Sea:

- Conflict Resolution and Mediation Center;
- Legal Services for Seniors;
- California Rural Legal Assistance;
- ECHO Fair Housing Services
- HUD Housing Assistance;
- Central Coast Center for Independent Living; and
- Center for Community Advocacy.

Compliance with state law. Carmel-by-the-Sea is compliant with the following state laws that promote fair and affordable housing. The City has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;

[32] From Gentry, A. (2021, September 4). Annual fair housing report shows increase in housing harassment. NFHA.

- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations;
- Least Cost Zoning Law (Gov. Code. Section 65913.1);
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2); and
- Limits on Growth Controls Law (Gov. Code. Section 65302.8).

Housing Specific Policies Enacted Locally

The City of Carmel-by-the-Sea identified the following local policies that contribute to the regulatory environment for affordable housing development in the City:

Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Policy 2.4: Preserve the existing housing stock.

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

A.8 Fair Housing Recommendations

Contributing Factors and Fair Housing Action Plan

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, barriers to open housing choice, and until recently, very limited resources to respond to needs.

Local Knowledge of Contributing Factors to Fair Housing

In order to better inform this Housing Element to meet the needs of residents of Carmel-by-the-Sea, the City solicited the input of the public with prompted questions. All responses were taken into consideration for incorporation into the Housing Element to guide policies and programs that address the housing needs of existing and future residents.

Question: How can the supply of affordable housing be increased to meet the needs of our community?

Community members offered the following solutions:

- Encourage ADUs;
- Encourage second-story additions to single-story buildings downtown specifically for affordable housing;
- Change the zoning code to allow 3-story buildings downtown specifically for affordable housing;
- Set a maximum square footage limit on housing units in downtown to spur the creation of more small units rather than just a few large units;
- Create objective (yes/no checklist-style) design standards for new housing projects that include affordable units;
- Less short-term rental places, more long-term rental options;
- Build housing on the outskirts and empty parking lots;
- Annex land outside City for affordable housing; and
- Continue to ensure the built environment is subordinate to the natural environment.

Question: In your experience in Carmel-by-the-Sea, what has contributed to the fair housing issues? What solutions do you envision to address these issues?

- Information about affordable units.
- Down payment assistance.
- Tenant assistance resources.

Priority of Contributing Factors

The City of Carmel-by-the-Sea has prioritized the following contributing factors to the Fair Housing issues mentioned above. Table A-27 presents prioritized fair housing issues and contributing factors, as well as the City's programs to support a solution-oriented approach to affirmatively furthering fair housing.

Table A-28 Fair Housing Issues, Contributing Factors, and AFFH Programmatic Actions

Fair Housing Issue	Contributing Factor(s)	AFFH Programmatic Action	Priority
Household Characteristics Carmel-by-the-Sea has significantly lower proportions of racial and ethnic minorities compared to Monterey County and the AMBAG region. Lack of inclusionary housing may contribute to the lack of protected classes in the community.	▪ Lack of racial and ethnic diversity within the City; and ▪ Lack of adequate affordable housing options.	Program 1.1.B: Underutilized Sites Program 3.1.C: Density Bonus Program 3.1.D: Reduced Entitlement and Development Fees Program 1.3.D: Employee Housing Program Program 2.1.A: Incentives for Mixed-Use Development	High
Disproportionate Housing Needs Forty-six (46) percent of Carmel-by-the-Sea households are cost burdened households, of which 24 percent are renter-occupied households and 23 percent are owner-occupied.	▪ Lack of affordable housing; ▪ Lack of adequate housing stock that meets the needs of residents; and ▪ Jobs-worker imbalance.	Program 1.1.B: Underutilized Sites Program 1.3.D: Employee Housing Program Program 2.4.A: Housing Rehabilitation and Maintenance Information Program 3.1.B: Housing for Extremely-Low Income Households Program 3.1.C: Density Bonus Program 3.1.G: Affordable Housing Overlay District	High
Special Needs Groups In Carmel-by-the-Sea, extremely low-income and special needs groups	▪ Lack of affordable housing; ▪ Jobs-worker imbalance;	Program 1.3.E: Amend the A-2 Zoning District Program 3.1.B: Housing for Extremely-Low Income Households	High

Fair Housing Issue	Contributing Factor(s)	AFFH Programmatic Action	Priority
experience disproportionate impacts of poverty, increasing the challenge of obtaining adequate housing in the City.	▪ Lack of accessible units for individuals with disabilities; and ▪ Lack of Transitional and Supportive Housing/Emergency Shelters.	Program 3.2.A: Reasonable Accommodation Procedures Program 3.3.A: Zoning for Transitional and Supportive Housing Program 3.3.B: Low-Barrier Navigation Centers	
Housing Stock Carmel-by-the-Sea's lack of affordable housing production, limited variety of housing types, and increasing housing costs create barriers to enter the local housing market.	▪ Since 2015, there have been 18 housing permits in the City for only above moderate-income households; and ▪ Lack of developable land, and the City is subject to coastal zone ordinances.	Program 1.3.A: Condominium Conversions Program 1.3.B: Overnight Visitor Accommodation (Conversion) Development Transfer Rights Program 1.3.C: Accessory Dwelling Units Program 1.4.A: Remove Use Permit Requirement for Multi-Family Development Program 1.4.B: Objective Design Standards Program 2.1.B: Permanent Housing Program 2.3.A: Preserve and Increase Upper Floor Residential Uses Program 3.1.E: Reduced Parking Requirements Program 3.1.F: Expedited Processing Procedures	High
Access to Opportunity Low production of affordable housing in Carmel-by-the-Sea limits housing choices for low-income households, and has a disproportionate impact on Hispanic or Latino, Asian, and Black/African American households.	▪ Of the 18 housing permits issued in Carmel-by-the-Sea since 2015, zero were issued for lower-income households; and ▪ Costs of land, materials, and labor which limit profitability of affordable housing.	Program 1.2.A: Water Distribution Policy Program 1.3.A: Condominium Conversions Program 1.3.D: Employee Housing Program Program 2.1.D: Establish Affordable Housing Trust Fund Program 3.1.C: Density Bonus Program 4.1.A: Water Conservation	High

Fair Housing Issue	Contributing Factor(s)	AFFH Programmatic Action	Priority
Fair Housing Enforcement No residents filed fair housing complaints in Carmel-by-the-Sea, indicating a lack of cause for complaint, or, alternatively, a potential lack of awareness about fair housing rights.	▪ Lack of access to information about fair housing rights; and ▪ Limited knowledge of fair housing by residents.	Program 2.1.C: Monitor Affordable Housing Stock Program 5.1.A: Fair Housing Services Program 5.1.B: Housing Choice Voucher Program Program 5.1.C: Shared Housing Information Program 5.2.A: Support Community Organizations	Medium

SOURCE: City of Carmel-by-the-Sea; EMC Planning Group

A.9 Conclusion

To address the fair housing issues identified in this Housing Needs and Fair Housing report, the programs listed in the above section are included in Chapter 2 of this Housing Element.

Housing Constraints

APPENDIX B

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Appendix B
Housing Constraints

B.1 Introduction

Housing development is affected by public regulations and other forces. This chapter discusses both governmental and non-governmental constraints that affect housing in the City of Carmel-by-the-Sea. Governmental constraints consist of policies, requirements, or other actions imposed by various levels of government on land, housing ownership, and development. In addition to local standards, the City follows building and design requirements put forth by state laws, the California Building Code, Subdivision Map Act, energy conservation requirements, as well as other regulatory standards. However, Federal and State agency regulations that may constrain development are beyond the City's control and are therefore not addressed in this document. Non-governmental constraints are other conditions that impact housing development such as market factors, environmental setting, land availability, and construction costs.

B.2 Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land, housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. As appropriate, the City will monitor federal and state legislation that impacts housing. The City will update its Municipal Code, as needed to comply with any new housing related planning or zoning laws enacted by the State during the 6th Cycle Planning Period (2023-2031).

Infrastructure Constraints

Water Supply

The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (MPWMD) and receives its water from the California-American Water Company (Cal-Am). The MPWMD has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and unincorporated County areas within its

jurisdiction. Water service by Cal-Am is constrained by State Water Resources Control Board (SWRCB) Order WR 95-10[1], which determined that in 1995 approximately 70 percent of Cal-Am supply was based on unlawful diversion from the Carmel River. Order 95-10 requires that any new water supply be used to reduce diversions from the Carmel River prior to allowing new users. Furthermore, SWRCB issued a Cease-and-Desist order to Cal-Am in 2008[2] to further restrict water use which limits the placement of new water meters to service new development.

According to the MPWMD June 1, 2023 Technical Memorandum – Summary of Water Supply Requirements for Housing, the City requires 40 acre feet (AF) to meet the City's RHNA (349 units). The City has approximately 2.661 acre-feet of available water[3] for general distribution which represents a water deficit of approximately 37.339AF. There is also Malpaso Water Company water entitled to certain limited properties whose owners were previously able to purchase water directly from the Water Company[4]. The Sites Inventory clearly identifies whether water is a constraint for each identified property. This is the only water available to the City until the District supplies increase and new allocations are made to each city in the District. Based on current supplies, sufficient water is not widely available to fully accommodate additional development commensurate with the City's total RHNA. The City will continue to work with local and regional agencies to explore options for additional water supplies during the 6th Cycle Housing Element planning period.

We have competing mandates. One of the mandates we have from the State of California is Order 95-10, which basically says we have no more water…the other mandate is the [RHNA units]…if we don't have water, we can't build them. It doesn't matter how you slice or dice it – no water, no construction.

April 6, 2023 Housing Ad Hoc Committee Community Meeting Attendee

The 6th Cycle Housing Element includes a program to work with local and regional agencies to pursue new water supplies and includes prioritizing allocation of the City's 2.661 acre-feet of water for affordable housing through the development of a water distribution policy.

[1] See Order No. WR 95-10, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.waterboards.ca.gov/waterrights/board_decisions/adopted_orders/orders/1995/wro95-10.pdf

[2] See Order WR 2009-0060, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.waterboards.ca.gov/waterrights/board_decisions/adopted_orders/orders/2009/wro2009_0060.pdf

[3] See June 2023 MPWMD Monthly Allocation Report chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.mpwmd.net/asd/board/boardpacket/2023/20230717/10/Item-10-Exh-10-A.pdf

[4] See June 2023 MPWMD Monthly Allocation Report – Entitlements - chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.mpwmd.net/asd/board/boardpacket/2023/20230717/10/Item-10-Exh-10-B.pdf

Wastewater

The Carmel Area Wastewater District (CAWD) collects and conveys wastewater from a business or residence to the wastewater treatment plant using underground pipes and lift stations. The CAWD collection system is comprised of approximately 81 miles of gravity sewers ranging in size from 6 inches to 27 inches in diameter together with nearly four (4) miles of force mains, seven (7) pump stations, and over 1,500 manholes.

Two trunk sewers serve the City of Carmel and the Hatton Fields areas. Within the City of Carmel-by-the-Sea pump stations are located at (1) the westerly terminus of 8th Avenue (at Scenic Drive), (2) the intersection of Monte Verde Street and Sixteenth Avenue, (3) west side of Scenic Road approximately 200 feet south of Ocean View Avenue All pump stations have been upgraded to allow remote monitoring and have capabilities for standby power and emergency bypass.

The District's permitted capacity is 3.0 million gallons per day (MGD) and their current average daily dry weather flow is approximately 1.2 to 1.3 MGD.

The City is required to plan for an additional 349 residential housing units in this planning cycle. Based on capacity and communication with the District, the CAWD has adequate treatment capacity to serve these units[5].

General Plan and Land Use Controls

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element.

We are primarily, essentially, and predominantly a residential city. I want to see us preserve our residential character.

February 28, 2023
Housing Ad Hoc Committee Community Meeting Attendee

The City's development policies, standards and requirements were established with the intent of maintaining the long-term health, safety, and welfare of the community. To achieve this, the City has implemented a range of procedures, regulations and fees associated with all local development. Specific land use and development constraints, such as zoning regulations, governmental fees, building code standards, design review, and processing and permitting time can greatly influence the type and cost of construction that occurs.

[5] May 17, 2023 email correspondence with CAWD

The City of Carmel-by-the-Sea General Plan/Coastal Land Use Plan (General Plan) was adopted in 2003 and most recently amended in 2015. The General Plan Land Use Element identifies land use designations and development intensities for all land within City boundaries. Land Use designations include Core Commercial, Residential/Commercial, Multi-Family Residential, Single Family Residential, and Open Space/Recreation/Cultural. The Residential/Commercial land use designation encourages mixed use buildings and is intended to provide for a mix of residential dwellings and a limited range of office and service uses in scale with the character of the community. Table B-1, Residential Land Use Designations, identifies the residential land use designations and their maximum permitted densities.

Table B-1 Residential Land Use Designations

Designation	Maximum Density
Single-Family Residential	11 du/acre
Multi-Family Residential	33 du/acre, 44 du/acre (with affordable housing)
Commercial/Residential	33 du/acre
Core Commercial	33 du/acre

SOURCE: Carmel-by-the-Sea 2003 General Plan

The range of residential densities provided by Carmel-by-the-Sea's General Plan is sufficient to accommodate a range of housing types and affordability levels. It does not, therefore, pose an undue governmental constraint the development of housing for the community.

Local Coastal Program and Coastal Land Use Plan

The California Coastal Act was established to balance landowners' rights to develop and the public's right to enjoy the coastline. This resulted in an area defined as the Coastal Zone which is regulated to ensure orderly, long-range conservation, use, and management of the natural, scenic, cultural, recreational, and manmade resources of the coast. All of the Carmel-by-the-Sea is located within the Coastal Zone, which in this area extends from the coast of Carmel Bay east to California State Highway 1.

Carmel-by-the-Sea's Local Coastal Program (LCP) was certified by the Coastal Commission in 2004, enabling the City to issue Coastal Development Permits (CDPs). This gives the City authority over local development applications, with appeal oversight maintained by the Coastal Commission. The Commission also retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands.

The LCP includes the following General Plan Elements: Land Use, Circulation, Coastal Access and Recreation, and Coastal Resource Management; the Zoning Ordinance (Implementation Plan); and, Appendices A through I of the General Plan and Zoning Ordinance.

The presence of land use regulation via the LCP, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed. Most of the recent remedies brought forward by the California legislature to facilitate housing development are either outright inapplicable in the Coastal Zone (SB 35) or are secondary to California Coastal Commission policies that protect habitat resources (SB 9).

Zoning Code

The City of Carmel-by-the-Sea Zoning Code (City Municipal Code Title 17, Chapter 17.08-Residential Zoning Districts) establishes regulatory standards that dictate the type, location, density, and scale of residential development within the City's boundaries. Below are the four primary zoning districts within the city that allow for residential uses:

- R-1 Single-Family Residential District; and
- R-4 Multifamily Residential District.

In addition, the following zoning district provides for some residential uses above commercial uses or on ground floor after review and approval of a conditional uses permit.

- SC Service Commercial
- CC Central Commercial District; and
- RC Residential and Limited Commercial.

The following public and quasi-public zoning districts also permit limited residential uses:

- P-2 Improved Parklands (Park and Recreation District);
- A-2 Community and Cultural (Other Public District); and
- A-3 Senior Citizen Facility (Other Public District).

The City of Carmel-by-the-Sea Municipal Code (CMC) provides zoning regulations that are more specific than the General Plan Land Use designations. The R-1 (Single-Family Residential) district provides an appropriate land area for permanent single-family residential uses and structures and to enhance and maintain the residential character of the City. The R-4 (Multifamily Residential) district is intended to serve two purposes: 1) to provide an appropriate location for a mix of multifamily residential dwelling units convenient to the commercial area; and 2) to serve as a buffer or transitional zone between the commercial area and the single-family residential district.

Commercial zoning districts that permit residential uses include:

- The Central Commercial (CC) District, which is intended to provide an appropriate location for a broad range of retail, residential and service uses. Uses which generate high pedestrian traffic and which do not have large space requirements are appropriate in this district. Residential uses are appropriate on the second floor of structures.

- The Service Commercial (SC) District, which is intended to provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district.
- The Residential and Limited Commercial (RC) District seeks to provide an appropriate location for permanent and transient residential uses, service and office uses, and limited retail uses that do not adversely impact the residential neighborhood. This district is intended to provide a transition and buffer between the more intense activities in the CC and SC districts and the less intense activities in the R-1 and R-4 districts.

Certain public and quasi-public zoning districts also permit limited residential uses. The Park and Recreation (P-2) District permits single-family, senior citizen housing, and family day care uses which are limited to the use and maintenance of existing buildings for nonprofit organizations, governmental buildings and uses, and residential use. Sites located in the Community and Cultural Center (A-2) District and Senior Citizen Facility (A-3) District permit senior citizen housing outright.

Table B-2, Residential Uses Permitted by Zone, shows residential uses, the zoning districts in which they are permitted, and whether they are permitted by right (without discretionary action) or with a conditional use permit (CUP). The City's Municipal Code is available online: (https://www.codepublishing.com/CA/CarmelbytheSea/).

Use Permits

The use permit (UP) (or conditional use permit (CUP)) requirement is implemented as an additional regulatory tool and adds extra regulations, review, and required findings, to a variety of development standards that affect multi-family development. The UP requirement for residential developments greater than 22 du/ac is a multi-family residential and affordable housing constraint, particularly considering UP specific findings are applied to affordable developments. Municipal Code Sections 17.64.190 Residential Construction at Densities Between 33 and 44 Units per Acre and 17.64.230 Affordable Housing – Residential Construction at Densities Between 45 and 88 Units Per Acre outline criteria and findings for developments that request a bonus density (City program) or a density bonus. Municipal Code Section 17.14.150 Building Height requires a use permit for additional underground floors used for parking vehicles, storage and mechanical equipment. The additional use permit requirement can affect how much parking can be accommodated which limits the number of units, particularly for smaller projects, and affects the financial feasibility of the proposed development.

Table B-2 Residential Uses Permitted by Zone

Residential Use	Residential Zoning Districts		Commercial Zoning Districts			Public and Quasi-Public Districts (Park and Recreation & Other Public Districts)		
	R-1	R-4	CC	SC	RC	P-2	A-2	A-3
Single-Family	P	P	C-L-5	C	C	P-L-1	-	-
Accessory Dwelling Units								
Accessory Dwelling Unit (Interior)	P	P	-	-	-	-	-	-
Accessory Dwelling Unit (New Structure)	P	P	-	-	-	-	-	-
Class I Accessory Dwelling Unit	P	-	-	-	-	-	-	-
Class II Accessory Dwelling Unit	P	-	-	-	-	-	-	-
Studio	P	P	-	-	-	-	-	-
Guesthouse (Noncommercial)	C	-	-	-	-	-	-	-
Multifamily Dwellings								
0-22 dwelling units/acre	-	P	P	P	P	-	-	-
22 dwelling units/acre	-	C				-	-	-
23-33 dwelling units/acre	-	-	C	C	C	-	-	-
34-44 dwelling units/acre	-	-	C	C	C	-	-	-
45-88 dwelling units/acre	-	-	C	C	C	-	-	-
Senior Citizen Housing	R-L-5	P	P	P	P	P-L-1	P	P
Family Day Care								
Small Family	R-L-5	P	-		P	P-L-1	-	-
Large Family	-	C-4	-	C	C	P-L-1	-	-
Group Residential	-	C	-	-	-	-	-	-

Residential Use	Residential Zoning Districts		Commercial Zoning Districts			Public and Quasi-Public Districts (Park and Recreation & Other Public Districts)		
	R-1	R-4	CC	SC	RC	P-2	A-2	A-3
Transient Rental, Legal Nonconforming	-	R-L-6	C-L-7	C-L-7	C-L-7	-	-	-
Transient Rental, Housing Incentive	-	R-L-7	C-L-8	C-L-8	C-L-8	-	-	-

SOURCE: CMC Title 17 Zoning 2023

NOTE: Key:

(P) permitted use classifications.

(L) use classifications that are permitted, subject to certain specific limitations noted by the number designations and listed at the end of Schedule II-1 (CMC Section 17.08.040) and Schedule II-B (CMC Section 17.14.030).

(C) use classifications permitted after review and approval of a conditional use permit by the Planning Commission. Conditions or standards may apply to these uses, noted by the number designations and listed at the end of Schedule II-1.

(—) prohibited

Residential Districts Specific Limitations and Conditions

R-L-1. Limited to advertising, consumer credit reporting, secretarial and court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.

R-L-2. Allowed only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses.

R-L-3. Limited to existing units established prior to January 1, 1967, and/or authorized by a use permit issued between 1967 and 1990. *Note: These provisions approved by voter referendum.

R-L-4. Limited to existing commercial spaces established prior to 1993 and occupied by commercial uses continuously since that time.

R-L-5. Limited to occupancy within a single-family residence.

R-L-6. Limited to permits approved prior to the adoption of Ordinance 2019-03.

R-L-7. Limited to transient rental units approved through the issuance of a conditional use permit as an incentive for the creation of new housing units. See CMC 17.14.040(W)(2)(b).

Commercial Districts Specific Limitations and Conditions

C-L-1. Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.

C-L-2. Allowed only as accessory use to gasoline stations and limited to a maximum of 300 square feet. No sales of alcohol are permitted. See CMC 17.14.040(D)(2) and (J)(2).

C-L-3. Any establishments with activities generating noise, odors, deliveries by large vehicles, high traffic by customers, or requiring large storage needs are not permitted.

C-L-4. Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies.

C-L-5. Limited to sites that are already developed with a single-family dwelling, or that were originally developed as, or used as, a single-family dwelling but have since been converted to another use. Existing single-family dwellings can be maintained, altered, repaired and/or redeveloped. R-1 district floor area ratio standards shall apply to these sites.

C-L-6. Subject to the same regulations as apply to other family residential dwellings in the same zone.

C-L-7. Limited to permits approved prior to the adoption of Ordinance 2019-03.

C-L-8. Limited to transient rental units approved through the issuance of a conditional use permit as an incentive for the creation of new housing units. See CMC 17.14.040(W)(2)(b).

Public and Quasi-Public Districts Specific Limitations and Conditions

P-L-1: Limited to the use and maintenance of existing buildings for nonprofit organizations, governmental buildings and uses, and residential use.

P-L-2: Limited to facilities serving only park visitors and/or tenants of park buildings.

P-L-3: Limited to schools for theater arts.

P-L-4: Limited to workshops and classes connected with the arts.

P-L-5: Only as an accessory use, when in connection with any other authorized use.

There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations. Taking an overall critical look at the application of use permits and removing this permit requirement where it does not add any necessary regulations related to safety and welfare will remove a regulatory constraint that adds to residential developer uncertainty, extends the permit entitlement process, and overall residential development costs. The 6th Cycle Housing Element includes a program to eliminate unnecessary use permits.

Commercial Overnight Visitor Accommodation

Pursuant to Coastal Zone requirements, the City has recognized existing overnight visitor accommodation (hotel/motel/inn) as an important coastal visitor asset and economic base in the community. There are a number of older (some non-conforming) hotels/motels/inns in the R-1, CC, RC, and SC zoning districts, located in key areas of the City. These commercial establishments can be targeted for transition and the existing buildings rehabilitated converted to permanent multi-family residences.

In an effort to maintain a strong residential component within the City, the Municipal Code Section 17.56.060 includes numerical limits on the total number of hotel/motel/inn units; however, the numerical limits increase the value of the existing commercial units and act as a disincentive for older establishments to be refurbished into multi-family units. The limit also acts as a disincentive to add on-site employee housing because scarce square footage is more valuable as an overnight visitor accommodation use rather than a residential use that serves lower-income employees.

Enabling older overnight visitor accommodation commercial uses to relocate to more appropriate commercial sites while allowing the establishments to retain the current number of hotel/motel/inn rooms, would facilitate continued overnight tourism while diversify the housing stock by requiring the refurbishment of existing buildings to permanent rental housing. In order to encourage these properties to transition into permanent multi-family residences, and to retain the same number of existing overnight visitor accommodation rooms for coastal visitor access (as desired by the California Coastal Commission), the City will develop program 1.3.B to incentivize both the transfer of development rights of overnight visitor accommodations to other appropriate commercial sites while requiring the conversion of existing overnight visitor accommodation properties to permanent rental multi-family residences.

Additionally, the City has a number of overnight visitor accommodation properties that would greatly benefit from incorporating affordable on-site employee housing. These new rental permanent residential units would alleviate the current lack of housing options that many lower income employees that work at hotels/motels/inns in Carmel face. As an incentive to commercial overnight visitor accommodation property owners to provide on-site affordable employee housing, the City will offer an additional overnight accommodation room for every onsite housing unit created. This incentive will serve to increase affordable rental housing, offset the loss of revenues for the business owners, and maintain visitor-serving coastal access.

Overlay Zoning Districts

Overlay districts are zoning districts established by the City to carry out specific purposes. They are governed by a set of regulations that address specific subjects such as archaeologically significant resources or environmentally sensitive habitat areas. The City currently has overlay districts that address the following:

- Archeological significance;
- Parks;
- Beach and Riparian areas;
- Environmentally Sensitive Habitats;
- Annexed County Lots; and
- Downtown Conservation District.

Overlay districts can be constraints to development, or they can be used as a tool to encourage certain types of development. Currently, the City does not have an overlay district to encourage affordable housing. The City will craft an housing priority overlay district that requires a minimum density of 33 du/ac in the Central Commercial (CC), Service Commercial (SC), and Residential and Limited Commercial (RC) District. This will encourage a higher unit yield and will thus improve the financial viability of projects by increasing the unit count.

Development Standards

With the exception of building heights, development standards in Carmel-by-the-Sea are typical for a small residential community. As for building heights, the City limits building heights to two stories above ground and 30 feet or less, which can render higher allowable densities (up to 44 du/ac with affordable housing) unachievable. The City has discussed the possibility of increasing height limits, but community resistance to increasing the height limit has been consistent and is primarily based on a desire to protect the historic character of the downtown. Some community members have suggested allowing mezzanines as a third interior story, if it could be accomplished without appearing as a three-story building. The Zoning Code permits multi-family dwellings in all commercial districts and existing underutilized commercial spaces can be repurposed for residential uses.

I would even venture to say – as an architect – if we protect the character of the village and if we do that well, we will actually be able to create a planning document that will more than cover the 349 number…that's my professional opinion on what the power of design can do without an iota of sacrifice of the character of this community. It's a hope, it's a belief, and we just need to work towards it together

November 17, 2022 Housing Ad Hoc Committee Community Meeting Attendee

The Community and Cultural Center District (A-2) allows senior citizen housing (55+) as a permitted use in addition to uses that provide cultural and community activities associated with the arts, education and recreation; however, development standards are not specified for the A-2 district and design review is required. The lack of development standards adds uncertainty to the development process. Amending the A-2 zoning district with clear setbacks, height, and landscaping requirements will add clarity and remove a development constraint. The City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element to amend the A-2 District to include clear development standards as a means to encourage affordable senior housing.

Table B-3, Residential Development Standards, summarizes residential development standards in Carmel-by-the-Sea.

Density Bonus

Floor area bonuses are available for projects in the commercial zones that include an intra-block walkway and/or a courtyard (see CMC 17.14.140.D.2). The same floor area bonus is available for projects that include affordable units. This indicates that the City equally values walkways or courtyards and affordable units. The City may consider making walkways and/or courtyards a requirement, and keep or increase the floor area bonus for affordable units.

Site Plan and Design Review

Architectural design is important in Carmel-by-the-Sea. The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color palettes, fenestration, tree placement and landscaping. This attention to detail has resulted in a beautiful, forested village atmosphere that continues to capture the imagination of people from around the world who visit and even choose to make Carmel their home.

The same design review process that has contributed to Carmel becoming a world-famous destination, however, has also impacted its ability to provide housing for lower-income households and by extension housing for a less affluent and diverse population. In this way, Carmel has in some ways become a victim of its own success. Many of the actors, artists, and writers who made Carmel their home in the early 20th century came from modest beginnings and travelled to the area not to live in custom luxury homes, but to experience and become part of a "rich" artistic community. They came for inspiration, not exclusivity.

Part of the challenge, then, is for Carmel to find a way back to its roots—to provide space again for the next generation of the artistically gifted who have yet to make their mark on the world, a space that contains a full mix of incomes and backgrounds within which the artist can find meaning and inspiration.

Table B-3 Residential Development Standards

Zoning	Minimum Lot Area (sq ft)	Setbacks				Maximum Height[1,2,3]	Maximum Floor Area (sq ft)	Maximum Lot Coverage or Density (R-4)
		Front (in feet)	Minimum Side Yard (in feet)		Rear			
Residential Districts								
R-1	2,500[1] 4,000	15	Interior 3	Street Side 5	15	24 feet 2 stories	Less than 45 percent of the area of the building site[2] 2,400[3]	22% of the base floor area
R-4	4,000	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4, 5]	N/A	No setback. 10 – if abutting R-1 or R-4	26 feet 2 stories	N/A	33 units/acre 44 units/acre with density bonus
Commercial Districts								
CC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	30 feet 2 stories	N/A1	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus
SC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	30 feet 2 stories	N/A	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus
RC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	26 feet 2 stories	N/A	One story – 70% of the site area Two story – 80% of the site area 95% with 15% bonus

SOURCE: CMC Title 17 2023

NOTE: 1. Lots of record in existence on February 4, 1948.
2. Applies to sites less than 4,000 square feet.
3. The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The City uses a sliding scale to determine maximum floor area and site coverage.
4. If abutting R-4 or RC district a side yard setback of at least 5 feet along at least 50% of each side property line. The remaining 50% requires no setback unless the faces a public street. Any site abutting R-1 district requires a setback of five feet along entire side yard.
5. Buildings shall not be less than six feet from any other buildings on the same site.

The following subsection provides a detailed description of Carmel's design review process.

Residential Design Review Process

The typical residential development review process for Carmel-by-the-Sea generally falls under two design study "tracks" Track 1 and Track 2.

Residential Track 1 Design Study

Track 1 Major Design Study Applications are projects that can be approved at the staff level and typically do not require a public hearing. "Track 1 Major" projects are projects involving additions of less than 10 percent of the existing floor area, or projects with multiple minor components (Track 1 Minor) that together add complexity and require a more detailed review.

The Track 1 Major review is also limited to projects that: 1) do not require significant cuts to the roots/limbs of any "significant" or "moderately significant" trees; 2) do not require the demolition or substantial alteration of any dwelling unit; and 3) are sited and designed to protect public views to and along the ocean and scenic coastal access.

The major steps involved with a Track 1 Design Study Application are as follows:

1. Submit a Design Study Application – This is the formal project application.
2. Staff Review and Decision – Staff will review the application for completeness and consistency with the Zoning Code and the Residential Design Guidelines. If the application is incomplete or inconsistent with the Zoning Code or the Design Guidelines, staff will notify the project applicant of the changes that are required. If the application is complete and approvable, staff will notify the applicant that the application has been approved. If approved, an approval packet is completed and issued. The approval packet consists of (1) an Approval Letter, (2) Conditions of Approval, (3) a Notice of Approval, (4) an Affidavit of Posting of the Notice of Approval, and (5) stamped approved plans. The Approval Letter will inform the applicant if a Building Permit or Notice of Authorized Work is required.
3. Noticing/Appeal Period - The Notice of Approval is required to be posted on-site by the applicant for a 10-calendar day appeal period. For Track 1 Major projects, the approval notice is also mailed by the City to neighbors within 100 feet of the property.
4. Building Permit/Notice of Authorized Work – Following the end of the appeal period, and assuming no appeals are filed, the applicant may apply for either a Building Permit or, if not applicable, will receive a Notice of Authorized Work.

Residential Track 2 Design Study

Track 2 Design Study Applications are for new residential construction, large additions and substantial alterations that require Planning Commission approval. The purpose of the Track 2 Design Study is to promote orderly development, to ensure high quality neighborhood design that is

harmonious with its surroundings, to implement the General Plan, and to preserve and promote the visual character of the City. The major steps involved with a Track 2 Design Study Application are as follows:

1. Submit a Preliminary Site Assessment Application – This is required for all Track 2 Projects. After the assessment is completed by Planning and Forestry staff, the applicant will move on to submitting their project application.
2. Submit a Design Study Application – This is the formal project application. Planning staff will review it for completeness and provide early feedback.
3. Participate in a Forest and Beach Commission Hearing (if tree removal is proposed): A request to remove or prune a significant tree must be approved by the Forest and Beach Commission (FBC) prior to determining completeness of the application. The removal or pruning of any tree will require a separate tree removal application be submitted (Permit Type: Tree with Construction).
4. Install Staking and Flagging (story poles) – "Story poles" provide a visual representation of the proposed project for the public and the Planning Commission. Story poles must be installed and heights certified by a California licensed surveyor or civil engineer at least 10 days prior to the scheduled Concept Hearing. To avoid having to relocate or reposition the story poles, it is recommended story poles be installed after the application has been deemed complete.
5. Participate in a Historic Resource Board Hearing (properties located on the City's Inventory of Historic Resources) – Projects on historic sites are subject to additional review from a city-retained historical consultant and review by the Historic Resources Board (HRB) prior to consideration by the Planning Commission. The historic status of a property will be determined during the Preliminary Site Assessment, if not already documented.
6. Participate in a Concept Hearing – The Concept Review phase by the Planning Commission (PC) will address site planning, access, building massing and neighborhood design issues, such as privacy and view impacts. Projects are evaluated using both the development standards in the Zoning Code and the *Residential Design Guidelines – Introduction and Design Concept Review*.
7. Obtain a Volume Study – Each site is permitted a certain amount of exterior volume. Volume is defined as the total space occupied by all structures located above average grade. Following Concept acceptance by the Planning Commission, staff will send the architectural design plans to a City-retained architect/engineer to calculate the volume. A deposit will be collected at the time of application submittal and the unused balance will be returned to the applicant.
8. Participate in a Final Details Hearing – In this review by the Planning Commission (PC), the project is reviewed for compliance with the City's *Residential Design Guidelines – Final Details Review*. Issues such as landscaping, architectural character, and exterior materials are evaluated.

9. Final Approval and Appeal Period – The Planning Commission's approval is subject to a 10-working day appeal period. Story poles must remain in place until the appeal period has expired. At the conclusion of the appeal period, and assuming no appeals are filed, the applicant may proceed with submitting an application for a Building Permit. If an appeal is filed, the appeal will be considered by the City Council at the next available council meeting.
10. Decisions of the City Council are final unless the project is located within the Coastal Commission appeal jurisdiction. In such cases, the decision of the City Council can be appealed to the Coastal Commission.

Commercial Design Review Process

The City has established two tracks for design review of projects proposing new construction, alterations, rebuilds, additions, demolitions, and other exterior design changes in the central commercial (CC), service commercial (SC) and residential and limited commercial (RC) districts and the multifamily residential (R-4) district. Commercial development is subject to the City's *Commercial Design Guidelines* (2000) and *Carmel Plaza Storefront Design Guidelines* (2001) as applicable.

Commercial Track One Design Review

The Director may approve Track One applications for design changes in all commercial zoning districts and the R-4 district based on a determination that such projects comply with the Zoning Code and all applicable commercial design guidelines.

Commercial Track Two Design Review

The Planning Commission reviews and approves Track Two applications. This is a discretionary process for reviewing substantial design changes in commercial zoning districts and the R-4 district and involves at least one public hearing.

Historic Resources

Upon submittal of a design study, building permit or other application for alteration of a property, the City shall determine if the subject property contains historic resources and is therefore eligible for the Carmel Inventory of Historic Resources (updated annually). If it is determined that the property contains historic resources, the applicant shall be required to obtain a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties as part of the project review process, as required by CEQA and state law.

I want to keep the village feel of the town.

November 17, 2022
Housing Ad Hoc
Committee Community
Meeting Attendee

Minor Alterations

Determinations of consistency for minor alterations shall be reviewed by City staff for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Minor alterations that are found not to comply with the Secretary's Standards shall be considered and processed as major alterations requiring an evaluation by a qualified professional and final action by the Historic Resources Board. Decisions of the Board are appealable to the City Council.

Major Alterations

Determinations of consistency for major alterations shall require an evaluation by a qualified professional and shall be reviewed and approved by the Historic Resources Board. Decisions of the Board are appealable to the City Council.

The City's current approach to conserving historic resources does not present a constraint to constructing new residential units.

Building and Fire Code

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance. The City's Building Code is currently based on the latest, 2022 version of the California Building Code, along with all required updates (City Ordinance No. 2022-004). The City has not made any amendments to the Code that might diminish the ability to accommodate persons with disabilities or other special-needs groups.

The 2022 California Fire Code as adopted by the City and effective January 1, 2023 (found in Chapter 15.55 of the CMC), prescribes the issuance of Fire Code Operational Permits for operations, processes, and/or activities that present higher levels of risk to life and property. Operational permits allow the City to better track specific hazards and to assure that safeguards for hazardous operations, processes, and activities are maintained in accordance with local, State and Federal Regulations.

Carmel Municipal Code Title 8.32.100, Section 102.1(5) requires new structures, or existing structures to which additions, alterations or repairs are made that involve the addition, removal or replacement of fifty percent or greater of the linear length of the walls of the existing building (exterior plus interior) within a five-year period, are required to be outfitted with an automatic fire sprinkler system. Fire sprinklers shall be addressed as part of the building permit review. It is recognized that the costs of an automatic fire sprinkler system can vary considerably based on various factors including water service capabilities, whether a new meter is required, and the type of fire suppression system required for the application in question. However, it is generally recognized by City staff that installing fire sprinklers can be expensive and can present challenges from a water flow standpoint. Parts of Carmel have low water pressure affecting the ability to install sprinklers, which in-turn significantly increases construction costs if additional on-site infrastructure is needed (water holding tanks, pumps, etc.) to serve the sprinkler system.

Additionally, vehicular access within the community is affected by steep, hilly terrain and many secondary ridge lines. Many streets are narrow and winding, restricting the speed at which a fire apparatus may safely respond and also increasing the time lapse between fire detection and apparatus arrival, during which a household will face the fire or other emergency on their own.

The State Fire Marshal's Office, and the City of Carmel-by-the-Sea, have adopted regulations for protection of structures built in areas susceptible to wildland fires under California Building Code Chapter 7A (2019 edition). Exterior wildfire exposure protection within the City of Carmel-by-the-Sea is prescribed in Municipal Code Title 15, Buildings and Construction. Protective features include such active measures as combustible vegetation management and sprinkler systems; and passive protection features such as fire resistive roofing and building opening protection. The extent of protection is determined by the location of the property. The currently adopted (October 2008) California Department of Forestry and Fire Protection (CAL FIRE) *Very High Fire Hazard Severity Zones in Local Responsibility Areas* (LRA) map for Carmel-by-the-Sea, identifies a large area encompassing northern and eastern portions of the City as a "Very High Fire Hazard Severity Zone." It should be noted that all LRA maps across the state of California are undergoing updates and according to CAL FIRE are anticipated to be released sometime in 2024. Within the areas identified in the "Very High Fire Hazard Severity Zone," additional construction features are mandated. These typically include ignition resistant materials, spark protection for ventilation openings, and exterior window and door protection. Detailed requirements are contained in Chapter 7A of the California Building Code and in Carmel Municipal Code Titles 8 and 15.

The City finds that the adopted Building Code and Zoning Code enforcement activities are not constraints to the development, maintenance or preservation of housing.

Special Housing Topics

This section discusses several special housing topics that have been the subject of recent attention in the California Legislature.

Accessory Dwelling Units (ADUs)

An accessory dwelling unit (or ADU) is defined as an attached or detached residential dwelling which provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, which is located on the same parcel as a single-family dwelling (CMC 17.68.030). Based on their relatively small size, and because they do not require paying for land or major new infrastructure, ADUs and Junior ADUs (JADU) are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. Additionally, the City has a high rate of second home (vacation) ownership. Encouraging ADUs and JADUs may be appealing to second home owners because ADUs will

provide a higher level of security to the property if there is a full-time resident, and will add an income stream to a property that lies vacant for a high proportion of the year. Most importantly, ADUs and JADUs can provide much-needed affordable smaller housing units.

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 § 1 (Exh. A), 2017). Carmel-by-the-Sea is following the requirement of the state law. The City is in the process of updating its ADU Ordinance to incorporate state laws that have expanded since 2017, and to clarify the ADU permitting process for property owners.

In recent years, the California Legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017, 2019, 2020, and 2021 to further assist and support the development of ADUs, including By Right approval for units less than 800 square feet. ADUs are also permitted in commercial structures per state law.

The City permits one guesthouse on sites of 6,000 square feet or greater upon approval of a use permit. Guesthouses shall contain no food preparation facilities of any kind, but are permitted to have a bathroom with a toilet, sink and bathing facility. A guesthouse on any building site may be converted to an accessory dwelling unit, generally requiring the permitting of kitchen sink and facilities. Converting existing guesthouses to fully functional ADUs, or JADUs, represents a cost-effective method to increase the City's housing stock, requiring only a building permit. These opportunities could be strong candidates for prioritization of the City's limited water distribution.

The City is also exploring the development of standardized pre-approved ADU plans. Standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard-sized.

The City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element to revise its Municipal Code to be consistent with ADU and JADU state law, and develop standardized ADU plans.

Manufactured Housing / Mobile Homes

There are no mobile home parks located in Carmel-by-the-Sea. The City permits mobile homes on a permanent foundation as a single-family residential use, subject only to the design review requirements as any other single-family residential use in the same zone pursuant to state law California Government Code 65852.3. Such housing is subject to the same development standards and design review criteria as traditional forms of housing construction. A new program to amend the Municipal Code to clarify this type of housing as a permitted use in the R-1 zoning district is included in the Housing Element.

Multi-Family Rental Housing

Multi-family and duplex housing units constitute approximately 13 percent of Carmel's housing stock. Multi-family housing up to 22 du/ac is a permitted use in the R-4, CC, SC, and RC Districts. Multi-family housing greater than 22 du/ac is a conditionally allowed use in all those same districts. Senior housing is allowed in all districts.

The conditional use permit (CUP) for residential developments greater than 22 du/ac is a development constraint to higher density development. Site design review is required for multi-family projects and the CUP process adds very limited value to the review process for projects of this size and scale. In order to lessen this regulatory constraint, the City will amend the Code to eliminate unnecessary use permits.

Objective Design and Development Standards

The City currently lacks a strictly objective set of design guidelines. Detailed design guidelines for R-1 and high-level design guidelines for commercial zones are presently in place; however, the current design guidelines include a mix of objective and subjective criteria. While the City's existing design guidelines are being updated this year, the City is not developing a set of strictly objective standards for multi-family affordable projects.

The lack of "Objective Design Standards" currently poses a constraint to residential development. Guidelines that are subjective, or zoning districts that lack clear development standards, increase uncertainty and risk for housing developers. Objective Design Standards will provide a measure of clarity that proposed developments will be measured against and will provide the community with assurance that developments will conform with measurable objective standards. Amending the A-2 zoning district with clear setbacks, height, and objective design standards will add clarity and remove a development constraint.

Community Care Facilities

To maintain compliance with the Lanterman Developmental Disabilities Services Act (Lanterman Act), the City currently permits small residential or community care facilities serving six or fewer individuals in all residential zoning districts By Right and facilities serving seven or more individuals in all residential zoning districts with approval of a Conditional Use Permit (CUP). Larger community care facilities (greater than six (6) persons) may be required to meet certain conditions, including restrictions on hours of operation, security, loading requirements, and management. These conditions are comparable to all similar uses within the designated zoning district and would not impose constraints to the development of care facilities.

Transitional and Supportive Housing

Transitional housing is generally defined as a facility that provides shelter for homeless individuals, and generally involves integration with other social services and counseling programs to assist in the transition of self-sufficiency through the acquisition of permanent income and housing. Transitional

housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. There are no known transitional housing facilities in the City.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc.

The City's Municipal Code permits transitional and supportive housing By Right in all residential zoning districts, regardless of the number of persons the facility serves compliant with SB 2 passed in 2007. The 6th Cycle Housing Element includes a program to update the Municipal Code to further clarify transitional and supportive housing in the R-1 and R-4 zoning district as permitted uses.

Emergency Shelters

Emergency shelters are generally defined as a facility which provides immediate short-term housing for homeless individuals.

Emergency shelters for the homeless is defined as a residential facility, lodging house, or dwelling, where no rent is paid, that provides temporary accommodation to homeless persons and/or families. Pursuant to state law (Senate Bill (SB) 2), jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As described in Appendix A – Housing Needs & Fair Housing Report, the 2022 *Monterey Homeless Count and Survey Comprehensive Report* prepared by Applied Survey Research estimated there was only one transient resident in the City as of 2022. There are no emergency shelters located in the City. However, the Zoning Code allows siting of emergency shelters as community social service facilities, which are defined as "Any noncommercial housing facility, such as homeless shelters or emergency shelters, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide long-term living accommodations." Community social service facilities are permitted By Right in the CC, SC, and RC districts as well as with a CUP in the R-1 and R-4 districts. In addition, shelters for families and single women with children are permitted at all churches in the community as a part of their social outreach functions. Religious facilities are conditionally permitted in the R-1 district (only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses) and allowed with a conditional use permit (CUP) in the RC district.

Low Barrier Navigation Centers

Assembly Bill (AB) 101, adopted in 2019, requires approval "by right" of low barrier navigation centers that meet the requirements of state law. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by state law. A program has been included in the element to develop By Right procedures for processing low-barrier navigation centers.

Senior Housing

As previously noted, several zoning districts within the City already permit and accommodate for senior housing. The A-2 zoning district (Cultural and Community District, i.e., the Sunset Center) and the A-3 zoning district (Senior Citizen Facility District) permits By Right housing for seniors. A program is included to address the lack of development standards in the A-2 zone in order to provide greater clarity and certainty to guide and future development design.

Constraints for People with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City adopted a reasonable accommodation policy (City Council Policy C11-01) in July 2011. This policy provides a reasonable accommodation in the land use and zoning context to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. The policy provides individuals with disabilities or developers of housing for people with disabilities flexibility in the application of land use, zoning and building regulations, policies, practices and procedures.

Community Care Facilities

The City currently permits community care facilities in several zoning districts. Community care facilities refers to facilities providing non-medical care and supervision under license from the California Department of Social Services. This classification excludes hospitals, residential care facilities, family day care homes, day care centers, and transitional housing. Community care facilities are permitted in the CC, SC, and RC districts as well as by conditional use permit in the R-4 district.

Residential Care Facilities

The City also permits residential care facilities within certain zoning districts. Residential care facilities include facilities that are licensed by the State of California to provide living

accommodations and 24-hour, primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance. Living accommodations are shared living quarters with or without separate kitchens or bathrooms for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or nonprofit institutions.

Group Homes

The Zoning Code defines group residential as "Shared living quarters without separate kitchens or bathrooms for each room or unit, including boardinghouses, dormitories, and private residential clubs, but excluding guesthouses." As described above, state-licensed group homes are permitted under the regulations for Community Care Facilities and Residential Care Facilities. Unlicensed group homes are not currently identified as a permitted use in any zoning district.

The City has not identified any zoning or other land-use regulations that could discriminate against persons with disabilities or impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- As discussed above, the City Zoning Code allows residential care facilities for six or fewer persons subject to the same standards and procedures as apply to other residential dwellings of the same type in the same zone.
- The City has also adopted reduced parking requirements (0.33-space per unit or bed) for Senior Housing, Cooperative Housing, Group Care Facilities, Nursing Homes and Other Residential Care Facilities. Retrofitting of dwellings to meet the needs of persons with disabilities is also an eligible activity under the City's Housing Rehabilitation Program. Construction and rehabilitation activities are also subject to the Federal Americans with Disabilities Act requirements and the City is active in promoting ADA compliance.
- The City defines family as "an individual or two or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities," which is consistent with state law.

Single-Room Occupancy (SRO)

Single room occupancy (SRO) hotels are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The City's Zoning Code does not explicitly define single room occupancy housing, although CMC 17.08.050(F) allows guesthouses, studios, and multi-family units as small as 400 square feet. The Code also requires that all multi-family projects of three or more units include a mix of unit sizes, and at least 25 percent of all units are required to be 400 to 650 square feet in size.

Short-Term Rentals

In order to preserve Carmel-by-the-Sea's residential character, no home or accessory dwelling unit may be rented for less than 30 consecutive days in a residential zoning district. This current restriction is intended to ensure that residential units are available for full-time residential use. The City has a high number of motels and hotels to service the tourism industry and transient guests.

Community Planning and Building Fees

The City charges fees and assessments to cover the costs of processing permits. Processing fees are commensurate with the fees for the rest of the County of Monterey. Compared to the high costs of undeveloped, unimproved land and high site development costs in the City, processing and connection fees are negligible and, therefore, do not present a constraint to development. However, the partial waiving of such fees would help reduce the cost of any proposed affordable housing. The City's current fee schedule is shown below in Table B-4, Summary of Community Planning & Building Fees (2022-2023).

Table B-4 Summary of Community Planning & Building Fees (2022-2023)

Application/Permit Type	Fee
Design Study and Review	
Track 1 Design Review/Study - Minor	$448 per application
Track 1 Design Review/Study - Major	$813 per application
Track 1 Design Rev/Study-Streamline	$203 per application
Track 1 Design Rev/Study - Referral to Planning Commission	$1,120 per application in addition to the base Track 1 fee
Track 1 Design Rev/Study-Referral to Historic Resources Board	$1,120 per application in addition to the base Track 1 fee
Track 2 Design Review - Minor	$2,360 per application
Track 2 Design Review - Major	$5,392 per application
Track 2 Design Rev - Major New Commercial Building	$2,438 per application plus a deposit determined by staff with charges at the fully allocated hourly rates for Project Planner
Preliminary Site Assessment	$1,183 per application
Volumetric Analysis	$135 per application plus $1,500 deposit with charges at the fully allocated hourly rates plus any outside costs.
Use Permit and Other Services	
Use Permit	$2,730 per application
Use Permit Amendment	$1,818 per application
Temporary Use Permit	$365 per application
Restricted Comm Use Transfer Request	$521 per application
Water Credit Transfer Request	$3,663 per application
Variance	$2,235 per application

Application/Permit Type	Fee
Pre-Application Review - Staff	$1,683 per application with 50% of this fee credited towards future planning fees for this project.
Preliminary Review - Planning Commission	$3,485 per application with 50% of this fee credited towards future planning fees for this project.
Coastal Dev. Permit - Development	$135 per application - Added to other Planning fees
Coastal Dev. Permit - Event	$1,417 per application
Tobacco Retail License	Current fee as adopted by the Monterey County Board of Supervisors
Amendments, Annexations, and Agreements	
Specific Plan/Specific Plan Amendment General Plan Amendment Sphere Of Influence Amendment Zoning Code Amendment	$5,210 deposit with charges at the fully allocated hourly rates plus outside costs
Annexation Development Agreement	$10,420 deposit with charges at the fully allocated hourly rates plus outside costs
Environmental Review, Maps, and Lot Lines	
Environmental Review (IS/ND/EIR)	Contract cost plus 10%
Environmental Notice of Exemption	$156 per application plus County fees
Mitigation Monitoring	$3,126 deposit with charges at the fully allocated hourly rates plus outside costs.
Tentative/Final Map	$4,168 deposit with charges at the fully allocated hourly rates plus any outside costs.
Amended Final Map	$1,042 deposit with charges at the fully allocated hourly rates plus any outside costs.
Certificate Of Compliance	$610 per application plus actual contract cost
Lot Line Adjustment/Subdivision - Planning Commission	$542 per application plus actual contract cost
Lot Merger - Staff Review	$938 per application plus actual contract cost
Historic Evaluation	
Prelim (Phase 1) Historical Evaluation - Staff	$474 per application
Phase 1 Historic Evaluation - Qualified Professional	$271 per application plus actual cost for Historian review with $1,500 deposit
Phase 2 Historic Evaluation-Historic Resources Board Review	$1,579 per application plus actual cost for Historian review with $1,500 deposit
Appeal To Historic Resources Board	$2,120 per application plus actual cost for Historian review with $1,500 deposit
Mills Act Contract Processing	$3,584 per application
Determinations, Extensions, and Appeals	
Planning Commission Code Determination	$1,214 per application
Zoning Compliance Determination	$573 per application
Time Extension - Staff	$313 per application
Time Extension - Planning Commission	$907 per application

Application/Permit Type	Fee
Time Extension - City Council	$1,099 per application
Public Hearing Continuance - Planning Commission	$886 per continuance
Public Hearing Continuance - Council	$938 per continuance
Appeal To Planning Commission	$2,084 per appeal - Appeal in the Coastal Zone
Appeal To City Council	$2,084 per appeal - Appeal in the Coastal Zone
Building Services	
Building Relocation	$1,938 per application
Large Family Day Care (Residential)	$761 per application
General Plan Update	3.5% of all Building & Safety permits
Planning Technical Assistance	Charge the fully allocated hourly rate for all personnel involved after 15 minutes.
Building Plan Check	Based on Building and Safety Construction Valuation
Building Inspection	Based on Building and Safety Construction Valuation
Building Re-Inspection	$146 per re-inspection
Permit Application Extension	$94 per extension (maximum of 4)
Permit Extension	$146 per extension (maximum of 2)
Building Permit Pre-Applic. Confer.	$318 per application
Building Single Trade Permit	$167 per permit
On-Site Driveway Permit	$271 per permit
Solar Plan Check/Inspection Permit	Plan Check - $318 Inspection - $135
Re-Roof Permit	$255 per permit
Building Board Appeal	$1,052 per appeal
Duplicate Inspection Card	$63 per card
Building Technical Assistance	Charge the fully allocated hourly rate for all personnel involved after 15 minutes.
Stop Work Investigation	$568 per investigation plus double the permit fee
Temporary Certificate Of Occupancy	$224 per application
Alternate Materials/Methods Review	$214 per application plus actual cost of City Staff for all time over one hour.
Building Phased Work Request	$302 per application
Landscape Plan Check/Inspection	$281 per plan/inspection
Building Technology Surcharge	$8 per permit
Encroachment Permit	
Temporary Encroachment Permit	$219 per permit
Permanent Encroachment Permit	Street Excavation - $766 per permit and $4.25/lineal foot

Application/Permit Type	Fee
	Other - $432 per permit and $4.25/lineal foot or $432 per permit and $2.13/lineal foot (aerial installation) Plus cost of damage to public right-of-way or street as determined by the Public Works Director.
Traffic control plan review/inspection	$370 per review plus $210 per each additional review
Use of credit card/ debit card	2.5% of charged amount

SOURCE: City of Carmel-by-the-Sea Fee Schedule Effective July 3, 2022 – June 30, 2023

In comparison with other jurisdictions in the County of Monterey, the fees in Carmel-by-the-Sea for new residential projects – both single-family and multi-family units – are generally in line. Table B-5, provides a comparison between the cities of Carmel-by-the-Sea and Pacific Grove, which are geographically, socioeconomically and demographically similar in size and types of residential development.

Table B-5 Comparison of the City of Carmel-by-the-Sea and the City of Pacific Grove Average Design Review Fees

Application Type(s)	Carmel-by-the-Sea	Pacific Grove
Staff Level Design/Counter Review	$448[1]/$813[2]	$230[3]/932[4]
Design Review/Architectural Permit – Single Family & Multi-Family	$2,360[5]/5,392[6]	$3,318[7]/$4,060[8]
Planning Commission/Historic Resources Board Referral or Appeal	$1,120 in addition to the base Track 1 fee	25 percent of base permit fee or $1,136 (whichever is greater)

SOURCE: City of Carmel-by-the-Sea Fee Schedule Effective July 3, 2022 – June 30, 2023; City of Pacific Grove Master Fee Schedule Fiscal Year 2022-23
NOTE:
1. Track 1 Design Review/Study - Minor
2. Track 1 Design Review/Study – Major
3. Counter Review & Determination – no new square footage
4. Counter Review & Determination - new square footage
5. Track 2 Design Review – Minor
6. Track 2 Design Review - Minor
7. Architectural Permit – Single Family
8. Architectural Permit – Multifamily four units or less
6. Architectural Permit – Single Family

The City is not a full-service municipality; several agencies and special districts levy fees on new development for the provision of basic urban services. These agencies and special districts include the following:

- California American Water (Cal-Am);
- Monterey Peninsula Water Management District;
- Carmel Unified School District;

- Carmel Area Wastewater District;
- Carmel Fire Department (service provided by contract with Monterey Fire Department; and
- Transportation Agency for Monterey County (TAMC).

Special district fees add to development costs in the City. Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (water district) and receives its water from the California-American Water Company (Cal-Am).

Cal-Am charges non-refundable Connection Fees as determined by CPUC guidelines. The fee is based on the meter size which is as follows:

1. 5/8" Meter - $3,000 (single-family)
2. 1" Meter - $5,000 (small multi-family)
3. 1-1/2" Meter - $10,000 (large multi-family
4. 2" Meter - $16,000 (large volume requirement ex. hotel.)

The MPWMD has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and County areas within its jurisdiction. According to the water district, the City, as of June 2023, has a total available water allocation of 2.661-acre feet, which represents only three (3) percent of the water district's total available allocation across the district, which includes all of the Monterey Peninsula south to Carmel Valley and portions of the Santa Lucia Range. The current MPWMD permit fees are governed by the Fees and Charges Table (effective August 16, 2021) and start at $1,800 plus $90 per hour for more than 20 hours.

The Carmel Unified School District requires the payment of an impact fee of $0.49 per square foot for new residential construction. The school district does not offer any discounts for the payment of impact fees.

The Carmel Area Wastewater District charges a new residential connection fee of $8,242.66 and charges an annual rate of $1,005.94 for residential uses.

TAMC established a Regional Impact Fee (RDIF) program to address required mitigation for traffic impacts. Accessory Dwelling Units under 750 square feet are exempt from impact fees. Carmel-by-the-Sea is located with Zone 3: Peninsula/South Coast benefit zone and also subject to additional infill fee. Impact fees are calculated using an online spreadsheet and fees range from $4,599.04 for an Above Moderate single-family home, to $9,313.70 for a 5-unit Low-Income apartment to $28,161 for a 10-unit Above-Moderate condo or townhome. Impact fee discounts are applied to affordable units and are dependent on the affordability level.

Fees charged by these outside agencies vary according to project types and size and increase development costs. The City does not control fees for outside agencies; but outside agency fees are a constraint and add to the overall cost of development. See Table B-6, Estimates of Total Development Fees Imposed, below.

Table B-6 Estimate of Total Development Fees Imposed

	Single-Family*	Multi-Family (10 units)**
Planning permit fee (incl. CEQA)	$2,808	$6,205
Building Permit fee	$4,872	$9,872
Subtotal	$7,680	$16,077
MPWMD	$225	$2,250
CUSD	$980	$9,800
Cal-Am	$3,000	$5,000
CAWD	$8,242	$82,426
TAMC	$4,036	$283,425
Regional Fees Subtotal	$16,483	$382,901
Total Fees	$24,163	$398,978

*assumed $350K valuation and 2,000 sq. ft.
**assumed $5,000,000 valuation and 20,000 sq. ft.

City fees generally comprise approximately 30 percent of the cost of development of a single-family home and four (4) percent of the cost of a small multi-family development. Fees from other districts comprise the bulk of the costs for muti-family development. As part of the 6th Cycle Housing Element the City includes program 3.1.D Reduced Entitlement and Development Fees to lower costs for projects with affordable units.

Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals varies depending on the scope of the project. The size of projects in Carmel-by-the-Sea is typically limited to the remodeling or construction of a single-family home, a minor commercial modification, or the construction of an accessory dwelling unit. The City strives to keep its permit procedures streamlined and processing times short. The Planning Division is the lead agency in processing residential development applications and coordinates the processing of those applications with other City departments such as the Building Safety Division and Public Works Department and other outside agencies as deemed appropriate, such as the fire and water districts.

Carmel-by-the-Sea has traditionally encouraged high architectural standards for new development. City zoning regulations require design review approval for any proposed additions to or the

construction of new single-family homes, duplexes or multi-family developments. However, accessory dwelling units are exempt from design review by state law and must only meet the location and development standards outlined by state law (Government Code section 65852.2).

Permit applications are generally processed in as an efficient manner as practical in Carmel-by-the-Sea. Although the Historic Resources Board, the Planning Commission, and the City Council only meet once a month, determination on a project is usually reached in one or two meetings (if the City Council is required to hear the matter). However, for Track 2 Design Study applications, the City does require applicants to take part in a Forest and Beach Commission if tree removal is proposed, as well as a separate Concept hearing and Final Details hearing with the Planning Commission prior to formal approval. There is no separate Design Review Board in Carmel, with the Planning Commission conducting design review. The typical processing time for Track 2 discretionary review is four to six months, depending on, whether tree removal or replacement is proposed, whether the property is deemed historic or eligible for historic listing, whether the property falls within the "Beach and Riparian Overlay" (Coastal Commission Appeal Jurisdiction), and whether the project requires a volume study or any other technical study be conducted. While this review procedure assists in achieving project acceptability and allows for neighborhood participation through multiple public hearings, the overall scale and level of complexity of review does provide a barrier to applicants without the financial resources and time to see a residential project through to completion.

However, the City does have a practice of moving projects with affordable housing ahead of other projects in the development processing queue when setting development review agendas. Due to Permit Streamlining law, this incentive is less powerful than it once was. However, it may reduce review time by as much as a month. Even this minor benefit attracts developer attention during pre-application meetings. Projects that include affordable housing are also expedited through the plan check process.

Carmel-by-the-Sea's development process can be summarized in the following nine steps. All of these steps may not be necessary depending on the nature of a project:

1. **Application Submittal** - The planning application submittal process begins when a developer, architect, property owner, or other applicant authorized by the property owner (Project Applicant) submits a development application, required fees, and application materials. Often times the developer will have met informally with the Planning Division to review the project and receive preliminary feedback on the proposal in advance of the formal project submittal.
2. **Plan Review** - After the application is received, it is routed to the relevant City Departments, including the Planning Division, Building Safety Division, Fire Prevention, and Public Works. A planner is assigned to serve as the liaison to the Project Applicant, helping to expedite the permit

process and coordinating the department reviews. During a 30-day review period for completeness, individual departments assess the completeness of the application, work with the Project Applicant to correct any project deficiencies, and prepare preliminary Conditions of Approval.

3. **Application Assessment** - The application is assessed for its compliance with the standards of the Zoning Code (Title 17 of the municipal code) as well as the City's Residential or Commercial Design Guidelines.
4. **Environmental Review** - A review of the environmental issues associated with the proposed project (as required by the California Environmental Quality Act) will also be completed during the Plan Review stage of the process.
5. **Forest and Beach Commission/Historic Resources Board** – If a project proposes to remove a significant tree(s), it will require review by the Forest and Beach Commission. If the property is a listed historic resource or has potential eligibility for listing as a historic resource, the project is required to be reviewed by the Historic Resources Board.
6. **Planning Commission/City Council Approval** - If a project is determined to require discretionary action, it will be scheduled for review by the Planning Commission. A Public Notice will be provided and all property owners within 300 feet of the project site will be notified by mail. After projects receive approval by the Planning Commission there is a ten-working-day appeal period during which the project may be appealed to the City Council. The City Council decision is final, unless the project is located within the Coastal Commission appeal jurisdiction. There are different levels of planning review/approval depending on the scope of work proposed.
7. **Plan Check** - After the project receives all required approvals, construction plans may be submitted to the Building Safety Division for a plan check for building permits. The plans will be routed to the City's Planning Division and Public Works Department. The project planner will review the plans for conformance with the Zoning Code, any required Conditions of Approval, and with plans approved by the Planning Commission or City Council. The Building Safety Division will verify that all building, fire, mechanical, plumbing and electrical code requirements are fulfilled in compliance with the California Code and other State requirements.
8. **Building Permit** - After the construction plans receive approval from the relevant departments, the Building Safety Division issues a building permit. Construction can begin after this point. Regular inspections are required throughout the construction process. The final inspection requires clearance from all relevant City departments and the Carmel Fire Department.
9. **Occupancy Permit** - Once the final inspection is complete, the developer needs to secure a certificate of occupancy. New buildings or structures cannot be used or occupied until the Building Official has issued a certificate of occupancy.

Table B-7 shows the typical processing time for a residential development application.

Table B-7 Review/Approval Requirements and Processing Times

Zoning District	Design Study	Use Permit	CDP[1]	Typical Processing Time[2]
R-1 Single-Family Residential District				
Single family residence	Yes	No	Yes	6-9 months
ADU (Subordinate Unit)	Yes	No	Yes	4-6 months
Guest house	Yes	Yes	Yes	4-6 months
Building sites exceeding 30 percent slope	Yes	Yes	Yes	6-9 months
R-4 Multi-Family Residential District				
Single family residences	Yes		Yes	6-9 months
Multi-family residences 0-22 units/acre	Yes		Yes	8-10 months
Multi-family residences 23-44 units/acre	Yes	Yes	Yes	8-10 months
Commercial Districts				
Multi-family residences 0-22 units/acre	Yes		Yes	8-10 months
Multi-family residences 23-44 units/acre	Yes	Yes	Yes	8-10 months
Public and Quasi-Public Districts (A-2 and A-3)				
Senior Citizen Housing	Yes	Yes	Yes	8-10 months

SOURCE: City of Carmel-by-the-Sea Community Planning and Building Department 2023
NOTE:
1. CDP – Coastal Development Permit – required for all projects that increase the height and/or floor area on an existing structure by 10 percent or more.
2. Includes time for building plan check

Single-family homes, duplexes and multi-family projects go through the same zoning compliance and design review process. The review and approval of multi-family projects typically takes longer due to the complexity of a more intense development and the myriad issues that need to be considered including adequate site servicing, design review, potential tentative map review, and the more active involvement of other departments and agencies outside of Planning. Although there is a high level of public input on some planning applications, Carmel-by-the-Sea's zoning standards and design review ordinance are fairly detailed. There is a level of certainty on behalf of the project applicants that if the project meets the standards and goals of the ordinances, the project will receive City support.

SB 35 Streamlining

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review

process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their RHNA, requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements. Since the adoption of this section of the Government Code, the City has not received an application under these provisions.

As previously noted, the entire City is located within the California Coastal Zone and is therefore not subject to SB 35 (see Government Code Section 65913.4(6)). The City has included a program in the 6th cycle Housing Element to address SB-35 if the law becomes applicable to Coastal Zone areas. The City will create a SB35 checklist and written procedures for processing SB35 applications to ensure efficient and complete application processing.

SB 10 Building Opportunities for All

SB 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units to address California's housing crisis. SB 10 provides tools for local governments to zone for up to ten homes per parcel in transit-rich areas, or urban infill sites. SB 10 maintains local control, as a local legislative body must pass a resolution to adopt the plan. The City has included a program in the 6th cycle Housing Element to address SB-10 and encourage urban infill on large properties zoned single-family (R-1).

SB 9 California Housing Opportunity and More Efficiency (HOME) Act

SB 9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit on parcels zoned for single-dwelling units. The City has not received any inquiries of interest for SB 9 lot splits and is not currently processing any SB 9 application.

On and Off-Site Improvement Standards

Since the City is largely built-out, all infrastructure, including curbs, gutters, sidewalks, streets and utilities are in place. Development of residential units involves hooking up to the existing utilities, which already exist in the right-of-way. All electrical distribution lines, telephone, cable television, and similar service wires or cables, which provide services to new development, are to be installed underground. Typical infrastructure costs in the CC, SC, RC, and R-4 districts are limited to sidewalk, curb, and gutter improvements, undergrounding of utility wires, stormwater drainage improvements, and landscaping. The City's Municipal Code does not contain requirements for subdivision off-site improvements. However, the Code includes a chapter on requirements related to streets, sidewalks, and public places.

Sidewalks

Construction of sidewalks is not required in residential areas of the City. If sidewalk construction is proposed, a permit is required. The proposal must show that the construction of the sidewalk or

walkway will preserve public safety, health or welfare, resolve a serious drainage problem, or that it would otherwise benefit the general public. The construction of the sidewalk or walkway must follow the natural contours of the land, and 50 percent or more of the sidewalk area in front of any building site must be retained in planting. It shall continue to be the policy of the City to avoid formal sidewalks in favor of meandering and unpaved footpaths where possible.

Driveways

Construction of a driveway requires a permit from the Department of Community Planning and Building in conjunction with the Director of Public Works and the Director of Forest, Parks and Beach.

Landscaping

Sidewalk street trees are encouraged by the City, with the City Forester determining the number of trees, species, and exact location. Sidewalk street trees should be located near the head of, and adjacent to, parallel parking spaces with the trunk of the tree located 4.5 feet back from the head of the parking space. For trees at the curb line there should be at least four feet between the trunk and the facing building or planters in front of the building. All tree planters are encouraged to be as large as possible so that additional landscaping can be incorporated into the planters.

The City also encourages including "mini-parks", which is a park that protrudes into the street from the curb line or is in the street. The design of mini-parks must be consistent with the standards in the Forest and Beach Management Plan.

Streets

The improved portion of residential streets in Carmel are narrow in width, 26 to 34 feet, with no gutters or sidewalks. This lack of formal development of streets throughout Carmel's residential neighborhoods has been a conscious effort on the part of residents to maintain a "village in a forest" atmosphere. As Carmel is a built-out city and new development will occur as infill or redevelopment on parcels within the established street grid, construction of new streets is not anticipated. Therefore, street standards will have no impact on the cost and supply of housing.

Parking Requirements

The City's parking requirements are generally in line with typical parking requirements. In the R-1 District, one (1) on-site parking space per dwelling must be provided on sites of 8,000 square feet or less in area and two (2) on-site parking spaces per dwelling on sites larger than 8,000 square feet in area. One (1) parking space must also be provided for each guesthouse. (CMC 17.10.030(F)(1)). R-1 zone sites with Class II accessory dwelling units (accessory dwelling units that are legal nonconforming units that were established prior to April 5, 1988) are required provide a minimum of one (1) parking space on-site at the time of approval. Upon enlargement or improvement of a Class II unit, one (1) parking space each for the primary dwelling on the site and for the accessory

dwelling unit are required. Improvements to accessory dwelling units are allowed even if one or both parking spaces encroaches into a setback. Accessory dwelling units built after 1988, or that were improved, are required to provide one parking space behind all setbacks for the accessory dwelling unit and are required to comply with all parking requirements established in Chapter 17.38 CMC, Off-Street Parking Requirements, for other development on the site. These parking standards are low enough to avoid posing a constraint to development. To the degree that these standards conflict with new state law regarding accessory dwelling units, they will be corrected as the City brings its ADU regulations into line with the most recent changes in state law (see the discussion above under the heading "Special Housing Topics").

Table B-8, summarizes off-street parking requirements as shown in Table A of 17.38.020, for all uses, projects, developments and redevelopments. New projects or developments shall only be allowed when meeting all parking requirements of this chapter and the requirements of any conditional use permit, subdivision approval or specific plan applicable to the property. Proposed uses within existing buildings may replace existing uses as long as any existing parking deficiencies on the property are not increased by the replacement. Proposed additions of floor area, new shops or dwelling units, or other similar changes in land use resulting in a net increase in parking requirements, as set forth in this chapter, shall provide all required parking generated by the new activities on the site.

Table B-8 Minimum Off-Street Parking Requirements

Land Use	Basis for Requirement	Land Use District Parking Factors			
		CC	SC	RC	R4
Permanent Residential Use	Spaces per Unit	1	1	1.5	1.5
Affordable Housing for Moderate-, Low- or Very Low-Income	Spaces per Dwelling Unit	½	½	½	½
Senior Housing, Cooperative Housing or Group Care Facilities	Spaces per Dwelling Unit	1/3	1/3	1/3	1/3
	Guest Spaces per Each Four Full Units	1	1	1	1
Nursing Home or Other Resident Care Facility	Spaces per Patient or Resident	N/A	1/3	1/3	1/3
Commercial Retail or Service Uses Not Otherwise Specified in This Table	Spaces per 600 Square Feet of Commercial Floor Area or per Business/Shop Space, whichever is Greater	1	1	1	1
SIC 701: Hotels and Motels	Spaces per Rental Unit, Including Manager's Unit	1	1	1	1

SOURCE: CMC 17.38.020(C) Table A: Minimum Parking Requirements

The City has adopted a reduced parking requirement from one space to one-half space per dwelling unit for developments that include affordable housing. Parking costs contribute significantly to the cost of development in Carmel-by-the-Sea and this flexibility often makes affordable housing more feasible.

Summary of Governmental Constraints

The governmental constraints to the development of affordable housing in Carmel-by-the-Sea are summarized below.

Lack of Water Resources

The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

Location in the Coastal Zone

Carmel-by-the-Sea is located in the California Coastal Zone and is therefore subject to a host of regulations that are not present in communities outside the Coastal Zone. The presence of additional land use regulation via the Local Coastal Program, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed. The additional hurdles presented by Coastal Zone regulations represent an additional layer of complexity to the City's already time-consuming review process.

City Design Review and Permit Processing

Architectural design is important in Carmel-by-the-Sea. The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color palettes, fenestration, tree placement and landscaping. This attention to detail has resulted in a beautiful, forested village atmosphere that continues to capture the imagination of people from around the world who visit and even choose to make Carmel their home. The same design review process that has contributed to Carmel becoming a world-famous destination, however, has also impacted its ability to provide housing for lower-income households.

The City's design review (design study) process may be lengthy for projects involving significant trees, historic resources, and/or underdeveloped plans. The following are governmental bodies responsible for decision-making through the course of development review:

- Forest and Beach Commission if removal of a significant tree is proposed (one hearing);
- Historic Resources Board for historic properties and also for non-historic properties in the Conservation District (one hearing to ensure development is compatible with neighborhood context);

- Planning Commission: One hearing, minimum, for commercial and multi-family residential projects. Preliminary hearing/review for commercial/multi-family is optional but encouraged. Two hearings, minimum (one Concept hearing, one Final hearing) for single-family projects;
- City Council review on appeal; and
- Coastal Commission review on appeal (Coastal Zone Appeal jurisdiction only).

In addition, the City's permit process, which includes a use permit above 22 du /acre and includes both objective and subjective standards, could also pose as a constraint to developers, especially of multi-family affordable housing projects.

City Fees

The City's design review process may be financially prohibitive for lower income households and likely most affordable housing projects.

Parking Requirements

Parking is limited within Carmel-by-the-Sea. Off-street parking requirements can be prohibitive to building multi-family and affordable housing.

Commercial Overnight Visitor Accommodation

The Municipal Code Section 17.56.060 limits the total number of overnight visitor accommodations (hotel/motel/inn) units which increases the value of the use and acts as a disincentive to redevelop existing older non-conforming overnight visitor accommodations to refurbished permanent multi-family residences. The limit also acts as a disincentive to add on-site employee housing because scarce square footage is more valuable as an overnight visitor accommodation use rather than a residential use that serves lower-income employees.

The City will explore the development of a program to allow the transfer of development rights of overnight visitor accommodation located in key areas of the City and, the City will develop an Employee Housing Program.

Accessory Dwelling Units

The City of Carmel-by-the-Sea last updated it ADU ordinance in 2017, and therefore the City's regulations addressing ADUs are out of date. The City has included a new program in this 6th Cycle Housing Element to revise its Municipal Code to be consistent with ADU and JADU state law, and develop standardized ADU plans. The City is currently updating their ADU Ordinance to comply with recent changes to state law.

Manufactured Homes and Mobile Homes

A new program to amend the Municipal Code to clarify that manufactured homes and mobile homes are allowed as a permitted use in the R-1 zoning district is included in the Housing Element.

Use Permits

There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations. Taking an overall critical look at the application of use permits, including application to increased densities for affordable multi-family residential projects, and removing this permit requirement where it does not add any necessary regulations will remove a regulatory constraint that adds to residential developer uncertainty, extends the permit entitlement process, and overall residential development costs. The 6th Cycle Housing Element includes a program to eliminate unnecessary use permits.

Transitional and Supportive Housing

The 6th Cycle Housing Element includes a program to update the Municipal Code to further clarify that transitional and supportive housing in the R-1 and R-4 zoning district are permitted uses.

Low Barrier Navigation Centers

A program has been included in the element to develop by-right procedures for processing low-barrier navigation centers.

Development Standards for Senior Housing

A program is included to address the lack of development standards in the A-2 zone in order to provide greater clarity and certainty to guide and future development design.

The primary governmental constraints and the 6th Cycle Housing Element programs to address them, are shown in Table B-9 on the following page.

The City's development regulations are consistent with California housing law, and the Zoning Code enables development of affordable housing. However, because housing production has been limited in Carmel-by-the-Sea, primarily due to lack of potable water, the Housing Element Update includes programs to further incentivize development activity. Depending on site-specific conditions - such as the presence of significant trees or historic resources and degree of incompleteness of submitted plans, some applicants may find the City's design review process to be lengthy. The City's review fees, while comparable with those of surrounding jurisdictions, can pose a barrier for applicants without sufficient financial resources.

B.3 Non-Governmental Constraints

State law (Government Code Section 65583(a)(6)) requires an analysis of potential and actual governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels. The Housing Element must identify ways, if any, to reduce or overcome these constraints in order to meet the City's housing needs.

Table B-9 Summary of Governmental Constraints

Governmental Constraint	Programmatic Action
Lack of Water Resources The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water.	Program 1.2.A: Water Distribution Program 4.1.A: Water Conservation
Location in the Coastal Zone Carmel-by-the-Sea is located in the California Coastal Zone and is therefore subject to a host of regulations that are not present in communities outside the Coastal Zone.	Program 3.1.G: Housing Priority Overlay Zoning District
City Design Review and Permit Processing The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color palettes, fenestration, tree placement and landscaping. The City's design review (design study) process can be lengthy, impacting the City's ability to provide housing for lower-income households.	Program 3.1.F: Expedited Processing Procedures Program 1.3.E: Amend A-2 Zoning District. Program 1.4.B: Objective Design Standards Program 2.2.A: Historic Preservation Educational Program Program 3.1.G: Housing Priority Overlay Zoning District Program 1.4.A: Eliminate Unnecessary Use Permits Program 1.3.C: Accessory Dwelling Units Program 1.3.F: Manufactured Homes on a Foundation System Program 3.1.B: Housing for Extremely-Low Income Households Program 3.3.B: Low-Barrier Navigation Centers
City Fees The City's design review and permitting process may be financially prohibitive for lower income households and likely most affordable housing projects.	Program 3.1.D: Reduced Entitlement and Development Fees Program 3.1.E: Reduced Parking Requirements
Parking Requirements Parking is limited within Carmel-by-the-Sea. Off-street parking requirements can be prohibitive to building multi-family and affordable housing.	Program 3.1.E: Reduced Parking Requirements
Commercial Overnight Visitor Accommodation	Program 1.3.B: Overnight Visitor Accommodation (Conversion) Development Transfer Rights Program 1.2.D: Overnight Visitor Accommodation – Employee Housing Program

Land Availability and Cost

Three primary factors contribute to high land costs on the Monterey Peninsula, and in Carmel-by-the-Sea in particular: 1) the area is considered a desirable place to live, 2) available land is in short supply and 3) land costs vary both between and within jurisdictions based on factors such as the desirability of the location and the permitted density. According to the real estate website, Zillow, the typical land value for a single-family home is between $800,000 and $1.2 million in the city of Monterey, but between $1.5 million and $5 million in Carmel-by-the-Sea.

Due to the fact that land availability is limited within Carmel-by-the Sea and the City is largely built out, a number of programs have been created to creatively increase density and affordable housing potential within the City.

Construction Costs

Construction costs associated with housing development are generally comprised of both soft and hard costs. Soft costs for housing development include the cost of architectural, engineering, accounting, legal and other professional services, as well as the cost of obtaining permits and paying government-imposed fees. Carrying costs and the cost of construction financing can also be considered soft costs. Hard costs include the costs of labor and materials and can also include costs accumulated through permitting delays.

We're going to have to tell market-rate builders they're going to have to provide more money for our affordable housing quotient…we have got to subsidize it…take the people paying market rate and say, I'm sorry, if you want to live here you got to pay to play, and we put that money towards our affordable housing quotient and build something that makes sense

November 17, 2022 Housing Ad Hoc Committee Community Meeting Attendee

Hard costs are very high in Carmel-by-the-Sea, and both the high cost of labor and the high cost of materials could be considered constraints on housing development. Hard construction costs can vary significantly based on the varied and unique geographic conditions throughout the City. Hard costs can be higher than average in Carmel-by-the-Sea compared to Monterey County.

Hard and soft costs contribute significantly to the overall cost of developing new housing. High hard costs are difficult for an individual jurisdiction to mitigate.

Availability of Financing

As a stable and affluent community, private housing mortgage financing is readily available in Carmel-by-the-Sea. There are no mortgage-deficient areas in the City and no identifiable underserved groups in need of financing assistance. At the time this Housing Element was drafted, interest rates for homebuyers were increasing from a low of 2.75 percent in 2020 to almost 7 percent in 2023 for a fixed rate, 30-year mortgage. The current economic climate is uncertain and still affected by increasing inflation, the possibility of a recession, geopolitical tensions, businesses rebounding and responding to changes brought on by the COVID-19 pandemic, and ongoing supply chain disruptions; however, there are a number of ways to finance residential development in the City, some of which are outlined below.

Banks, Community Development Financial Institutions Fund (CDFIs), and state housing agencies

Banks, Community Development Financial Institutions Fund (CDFIs), and state housing agencies all play a role in providing affordable housing.

- **Banks** are regulated by the Community Reinvestment Act (CRA), which requires them to provide lending and services to all segments of their communities, including low-and moderate-income borrowers. Banks can meet their CRA requirements through a variety of activities, including making loans to affordable housing developers, providing grants to community development organizations, and investing in CDFIs.
- **CDFIs** are specialized financial institutions that provide loans, investments, and other financial services to low-income communities and individuals. CDFIs are often more flexible than traditional banks, and they can provide loans to borrowers who may not be able to qualify for financing from other sources.
- **State housing agencies**(SHAs) are government agencies that provide financial assistance for affordable housing development. SHAs can provide loans, grants, and tax credits to developers, and they can also help to promote affordable housing through public education and outreach programs.

Together, banks, CDFIs, and SHAs play a vital role in providing affordable housing. These organizations work to ensure that everyone has access to safe, decent, and affordable housing, regardless of their income. The California Housing Finance Agency (CalHFA) is a SHA that provides financing for affordable housing development in California. These organizations are essential partners in the fight to ensure that everyone has access to safe, decent, and affordable housing.

Housing Credits

Federal

The 4% and 9% LIHTC (Low-Income Housing Tax Credit) are federal tax credits that can be used to finance the construction or rehabilitation of affordable housing. The 4% credit is for the acquisition of existing buildings for rehabilitation and new construction financed by tax-exempt bonds. The 9% credit is generally for new construction and substantial rehabilitation with no federal subsidies. The amount of the credit is equal to 4% or 9% of the project's qualified basis, and it can be used to offset federal income taxes. The credit is claimed over a 10-year period.

The 9% LIHTC is more valuable than the 4% LIHTC, so it is typically used for larger projects. The 9% LIHTC is also more competitive, as there is a limited amount of 9% credits available each year. Both the 4% and 9% LIHTCs are important tools for financing affordable housing. They have helped to create millions of affordable housing units across the country.

State

State housing credit is a state-level program that provides tax credits to developers who build or rehabilitate affordable housing. The credits are similar to the federal Low Income Housing Tax Credit (LIHTC), but they are administered by state housing finance agencies (HFAs).

State HFAs allocate tax credits to developers through a competitive process. The credits are then sold to investors, who use them to offset their state income tax liability. The proceeds from the sale of the credits are used to finance the construction or rehabilitation of affordable housing.

State housing credit benefits both developers and low-income households. For developers, the credits provide a valuable source of financing that can help them make affordable housing projects financially feasible. For low-income households, the credits help to keep rents affordable.

Federal Home Loan Bank System

The Federal Home Loan Banks (FHLBs) are 11 regional banks that provide funding to financial institutions in all 50 states and U.S. territories. They were created by Congress in 1932 to help revitalize the housing market during the Great Depression.

FHLBs are cooperatively owned by their member institutions, which include community banks, credit unions, commercial banks, savings institutions, and insurance companies. These member institutions can borrow money from FHLBs at a discounted rate, which helps them to offer lower interest rates on mortgages and other loans to their customers.

In addition to providing funding, FHLBs also offer a variety of other services to their members, such as:

- Technical assistance on housing and community development
- Affordable housing programs
- Letters of credit
- Mortgage purchase programs

FHLBs play an important role in the U.S. housing market. They help to ensure that there is a steady supply of affordable mortgage credit available to borrowers, and they also support community development efforts.

Federal Home Loan Bank and Affordable Housing Program

The Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) is a grant program that provides funding for the creation and preservation of affordable housing. The AHP is funded by a 10% contribution from each FHLB's earnings.

The AHP can be used to finance the following types of affordable housing projects:

- **Owner-occupied housing:** The AHP can be used to finance the purchase, construction, or rehabilitation of owner-occupied housing for low-or moderate-income households.

- **Rental housing:** The AHP can be used to finance the purchase, construction, or rehabilitation of rental housing where at least 20% of the units are affordable for and occupied by very low-income households.
- **Mixed-income housing:** The AHP can be used to finance the purchase, construction, or rehabilitation of mixed-income housing where a portion of the units are affordable for low- or moderate-income households.

The AHP is a competitive program, and applications are typically reviewed on a quarterly basis. To be eligible for an AHP grant, a project must meet the following criteria:

- The project must be located in a low-or moderate-income census tract.
- The project must be affordable to low-or moderate-income households.
- The project must be developed by a qualified project sponsor.

The AHP is a valuable resource for developers of affordable housing. The program provides much-needed funding for the creation and preservation of affordable housing, and it helps to ensure that low-and moderate-income households have access to safe and affordable housing.

Housing First

Supportive housing is a type of housing that provides permanent, affordable housing with on-site supportive services to help people who are homeless or at risk of homelessness. The supportive services can vary depending on the needs of the individual or family, but they may include case management, mental health services, substance abuse treatment, job training, and education.

There are a variety of supportive housing subsidy programs available in the United States. Some of the most common programs include:

- **Housing Choice Vouchers (HCVs):** HCVs are a federal program that provides rental assistance to low-income households. HCVs can be used to rent apartments on the private market, and they can also be used to pay for supportive housing.
- **Veterans Affairs Supportive Housing (VASH):** VASH is a federal program that provides rental assistance and case management services to homeless veterans.
- **Rapid Re-housing:** Rapid Re-housing is a short-term program that provides rental assistance and case management services to help people who are homeless quickly find and maintain housing.

The Housing First approach to homelessness is a philosophy that emphasizes providing permanent housing to people who are homeless, regardless of their other needs. The Housing First approach has been shown to be effective in reducing homelessness and improving the lives of people who are homeless.

The supportive housing subsidy system in the United States is a complex system, but it is an important part of the Housing First approach to homelessness. The subsidy programs help to make supportive housing affordable for people who are homeless, and they help to ensure that people who are homeless have access to the supportive services they need to succeed.

Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Carmel-by-the-Sea does not receive requests to develop below densities and this is not a constraint to development.

Small Lots and Large Units

Property within Carmel-by-the-Sea is typically smaller than a half-acre, which can be a constraint for housing production. Lot consolidation incentives may be a solution. Large multi-family units have become commonplace with recent housing proposals. Large units reduce the number of multi-family units overall, which decreases the housing variety available, and increases the number of expensive luxury housing options. A minimum density requirement is being proposed within the Housing Priority Overlay Zoning District for sites in the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC), and R-4 District.

Seasonal Vacancies

Carmel-by-the-Sea has a 50% vacancy rate of which 80% is attributed to seasonal vacancies, given the community's strong tourism industry. Second homeowners seeking seasonal homes skews the demand for housing, driving up rents and home prices and making it challenging for those working in Carmel-by-the-Sea to find available housing. Rising housing prices decrease the stock of housing affordable to those living or working in and around Carmel-by-the-Sea, further spurring the statewide housing shortage. Programs to address this issue are incorporated in the 6th cycle Housing Element and include encouraging Accessory Dwelling Units and establishing of an Affordable Housing Trust Fund which could be funded in part by a vacancy tax.

Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors. Generally, building permits are

submitted in a timely manner after planning entitlements; however larger projects have experienced longer timeframes given supply chain issues and labor shortages, neither of which the City controls.

Environmental Justice Element Requirement

An Environmental Justice Element or equivalent is not required for Carmel-by-the-Sea because no disadvantaged communities exist within the city's boundaries (as defined in Gov. Code, § 65302, (h)(4)(A)). "Disadvantaged communities" means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Environmental Constraints

Environmental constraints affecting housing include geologic and seismic conditions and fire hazards, which are a threat to the built environment. These constraints are discussed in detail below. However, the primary environmental constraint to the development of housing in Carmel-by-the-Sea is the limited water supply, as already discussed.

Fire Hazards

Carmel-by-the-Sea is often referred to as a "Village in the Forest," due to its extensive urban forest. The high density of structures within the Carmel residential areas and business district among numerous trees increases the fire hazard. In addition, the Pescadero Canyon, Del Monte Forest, and Mission Trails Nature Preserve, located adjacent to the City, introduce the possibility of a wildland fire. The currently adopted (October 2008) California Department of Forestry and Fire Protection (CAL FIRE) *Very High Fire Hazard Severity Zones in Local Responsibility Areas* (LRA) map for Carmel-by-the-Sea identifies a large area encompassing northern and eastern portions of the City as a Very High Fire Hazard Severity Zone. In such zones, roofs and exterior walls of new buildings must be made of noncombustible materials. It should be noted that all LRA maps across the state of California are undergoing updates and according to CAL FIRE are anticipated to be released sometime in 2024.

Obtaining insurance for structures is increasingly difficult given the Very High Fire Hazard Severity Zone, posing a constraint to residential development.

The City of Carmel-by-the-Sea is part of a regional coordination effort with other Monterey County cities, including Pacific Grove and Monterey. These neighboring agencies provide aid to each other on an as-needed basis. Fire protection for the City is provided by the City of Monterey Fire Department based out of the Carmel Fire Station located on 6th Avenue.

Emergency and Evacuation Planning

Emergency response is provided through coordinated efforts by the cities of Monterey, Pacific Grove, and Carmel. Emergency planning and evacuation pose many challenges for the City due to the precarious topography and narrow City roads. The General Plan Safety Element (both the currently adopted version and the updated Safety Element being prepared in conjunction with the 6th Cycle Housing Element) provides an in-depth analysis of emergency and evacuation planning and protocols, as well as scenario mapping and evacuation route mapping. City staff generally note that particularly in Carmel, where small lots make meeting egress requirements difficult at higher densities, incentivizing lot mergers in the commercial district will help address concerns and challenges associated with emergency and evacuation planning across the City.

Seismic

The entire California Coast and Coast Range area is prone to earthquakes. Based on history, the probability of a moderate or high magnitude earthquake occurring in the greater Monterey region in the next few decades is quite likely. Faults that could present hazards to Carmel-by-the-Sea during an earthquake event include the following active or potentially active faults: San Andreas, San Gregorio-Palo Colorado, Chupines, Navy, and Cypress Point. The San Andreas and San Gregorio faults are two dominant faults within the Monterey County region that are considered active with evidence of historic or recent movement.

While the seismic hazards cannot be eliminated, there are a number of regulations that reduce the impact of these hazards. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy, by preventing the construction of buildings used for human occupancy on the surface trace of active faults. The California Building Code includes provisions associated with engineering design and building requirements that address seismic hazards. In addition, the City of Carmel-by-the-Sea General Plan includes policies addressing hazards from seismic activity.

Tsunami

The City would be minimally affected by a moderate to extreme tsunami event. This can be accredited to coastal topography along Carmel's western boundary. The steep cliff, or a step-down in elevation between the Scenic Road and the beach, acts as a protective boundary during a tsunami event. However, low lying portions of Carmel-by-the-Sea are susceptible to inundation from tsunami, known as waves produced from a seismic event. Only the southern-most portion of the City and the low-lying Carmel Lagoon neighborhood (within unincorporated Monterey County) could be impacted if a 21-foot-high tsunami wave were to enter the Carmel River lagoon. Impacts from tsunami could include damage to improvements from wave inundation and from wave-carried debris.

Tsunami is a potential safety hazard as well as a hazard to property. The actual areas that will be impacted from a tsunami will vary depending on factors such as the size of the tsunami wave, tide level at the time of the tsunami, the wave source location and the wave direction. In general, areas adjacent to the shoreline that are below an elevation of approximately 15 to 20 feet above mean sea level appear to have a higher level of risk.

Flooding

Carmel is located on a sloping terrain that offers good storm water runoff into both the Pacific Ocean and the Carmel River. Only a small portion of the City's southern tip is designated as a FEMA 100- year Flood Zone. Carmel Beach is subject to flooding during high tide and beach sand is lost yearly during winter storms. The beach is clearly separated from adjacent roads and houses by a moderately steep hill. Due to that topographical feature, the coastal flooding rarely extends past the beach. There are several areas of the City, which have been identified in the City's general plan as being prone to localized flooding. The main area subject to localized flooding is located within the Mission Trail Nature Preserve. The Mission Trail site is owned by the City and used as a park, and the City recently approved a CDP to correct flooding issues within Mission Trails Nature Preserve. This use mitigates some of the damage that would normally result from the retention of water on the site and the City recently approved a Coastal Development permit to correct some flooding issues in this area.

The City's General Plan includes a Safety Element with policies and programs which address flooding (see policies P8-27 through P8-31). The Safety Element Update will also include and update where necessary the City's policies and programs related to flooding. The City's Municipal Code (Chapter 15.56 Community Floodplain) further addresses flood risks and hazards found in the City as well as identifying methods for reducing flood losses. In order to accomplish its purposes, this chapter of the municipal code includes regulations to:

1) Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;

2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;

4) Control filling, grading, dredging, and other development which may increase flood damage; and

5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 2018-03 § 1 (Exh. A § 4), 2018).

Coastal Erosion and Landslides

Erosion on sloped inland areas and at the shoreline (beach) has been a problem for much of Monterey County, including Carmel. The hazards due to erosion are difficult to separate from those due to flooding and landsliding. In some cases, erosion is a result of flood and landslide conditions; in others, rapid water runoff and landsliding can occur in areas subject to prolonged erosion. The preventive costs of erosion are generally included within flood control measures and the overall costs of hillside development. Adoption of the present state of the art procedures for erosion prevention in hillside areas will, in most cases, eliminate losses.

Losses due to coastal erosion can be reduced most economically by avoiding construction in areas subject to severe erosion. Erosion of the beach bluffs is addressed in the City's Shoreline Management and Emergency Operations plans.

Summary of Non-Governmental Constraints

In summary, while Carmel-by-the-Sea is subject to the environmental constraints described above, the City's General Plan sets forth a series of actions to minimize these constraints. Carmel-by-the-Sea incorporates this information into its land use planning and development review processes. In an effort to continue to reduce constraints to housing development, the Housing Element Update includes specific policies and programs in Chapter 2 to reduce or eliminate non-governmental constraints to the extent feasible and practical.

The primary non-governmental constraints and the 6th Cycle Housing Element programs to address them are shown in Table B-10 below:

Table B-10 Summary of Non-Governmental Constraints

Non-Governmental Constraint	Programmatic Action
Land Availability and Cost Carmel-by-the-Sea's limited availability of land coupled with its desirable coastal location and world-renowned architecture has resulted in high cost of land and a lack of affordable housing. Some of the primary factors that have contributed to high land costs in Carmel-by-the-Sea are its, and limited availably of land.	Program 3.1.A: Mixed Use Affordable Housing Program 3.1.B: Overnight Visitor Accommodation (Conversion) Transfer of Development Rights. Program 1.1.C: Development on Small Sites Program 3.1.C: Density Bonus
Construction Costs Costs of labor and materials are very high in Carmel-by-the-Sea and could be considered constraints on housing development.	Program 3.1.C: Density Bonus
Availability of Financing	Program 2.1.D: Establish Affordable Housing Trust Fund Program 5.1.C: Shared Housing Information Program 5.1.B: Housing Choice Voucher Program Program 5.2.A: Support Community Organizations
Small Lots and Large Units	Program 3.1.G: Housing Priority Overlay Zoning District
Seasonal Vacancies	Program 2.1.D: Establish Affordable Housing Trust Fund

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Vacant and Available Sites

APPENDIX C

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Appendix C
Housing Sites Inventory Analysis

C.1 Introduction

The Association of Monterey Bay Area Governments (AMBAG) forecasts that the two-county (Monterey and Santa Cruz) Monterey Bay Area will add 32,867 new households between 2020 and 2045[1]. For the eight-year time frame covered by this 6th Cycle Housing Element Update, the State Department of Housing and Community Development (HCD) has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to above-moderate (market rate) housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Monterey Bay Area must plan compared to previous cycles.

C.2 Regional Housing Needs Allocation

AMBAG adopted its *Final 6th Cycle Regional Housing Needs Allocation Plan 2023-2031* on October 12, 2022. The plan was approved by HCD on November 8, 2022. For Carmel-by-the-Sea, the RHNA to be planned for this cycle is 349 units. Details are provided below.

RHNA Summary

Carmel-by-the-Sea's share of the regional housing need for the eight-year period from 2023 to 2031 is 349 units, which is a 1,125 percent increase over the 31 units required by the 2014 to 2023 RHNA. The housing need is divided into the four income categories of housing affordability. Table C-1 shows Carmel-by-the-Sea's RHNA for the planning period 2023 – 2031.

[1] Final 2022 Regional Growth Forecast, AMBAG, November 18, 2020

Table C-1 Carmel-by-the-Sea's Regional Housing Needs Allocation – 2023–2031

Income Group	Carmel-by-the-Sea Units	Percent	Monterey County Units	Percent	Monterey Bay Area Units	Percent
Extremely Low Income (<30% of AMI)	57	16.3%	2,206	10.9%	3,934	11.8%
Very Low Income (30% - 50% of AMI)	56	16.0%	2,206	10.9%	3,934	11.8%
Low Income (50%-80% of AMI)	74	21.2%	2,883	14.2%	5,146	15.5%
Moderate Income (80%-120% of AMI)	44	12.6%	4,028	19.8%	6,167	18.5%
Above Moderate Income (>120% of AMI)	118	33.9%	8,972	44.2%	14,093	42.4%
Total	349	100.0%	20,295	100.0%	33,274	100.0%

SOURCE: AMBAG 2021

NOTE: The Association of Monterey Bay Area Governments (AMBAG) Executive Board adopted the 2023-2031 Regional Housing Needs Allocation Plan (RHNA) on October 12, 2022 (Resolution No. 2022-24). The plan was approved by the California Housing and Community Development on November 8, 2022.

Progress to Date

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2023 through December 15, 2031. The statutory adoption date for the 6th Cycle Housing Element is December 15, 2023—a full six months after the beginning of the planning period. To account for this discrepancy, the City of Carmel-by-the-Sea must account for the number of housing units permitted prior to adoption of the 6th Cycle Housing Element and apply these to the 2023-2031 RHNA. Accordingly, the units permitted in this period count toward the 2023-2031 planning period RHNA and are subtracted from the 6th Cycle RHNA. Table C-2 shows the City of Carmel-by-the-Sea's adjusted RHNA, which accounts for progress made prior to the adoption of the updated Housing Element document.

Table C-2 Carmel-by-the-Sea's Adjusted RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	113	74	44	118	349
Units permitted between June 30, 2023 and December 31, 2023	TBD	TBD	TBD	TBD	TBD
Remaining RHNA					

SOURCE: City of Carmel-by-the-Sea, Community Planning & Building Department

C.3 Sites Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development in order to accommodate Carmel-by-the-Sea's assigned 349 housing units. The City isn't responsible for building the housing but creates the programs and policies to plan for where it should go and how many units could be on potential sites.

Figure C-1 shows an overview of the potential sites inventory map that has been developed for Carmel-by-the-Sea's 6th Cycle Housing Element Update.

Key Housing Opportunities

This section provides details on vacant and underutilized sites that are available for housing development in the city. The City has identified 35 sites capable of accommodating 283 housing units. In addition, the City has developed a program of new incentives for 46 hotel owners in the community to provide on-site housing for lower-income hospitality employees. Finally, the City has an active accessory dwelling unit program capable of providing additional lower-income housing. Altogether, these housing resources have the potential to accommodate approximately 115 percent of Carmel's RHNA. Each of these opportunities is discussed in more detail below.

The City's estimate of the number of housing units that can realistically be developed on key housing opportunity sites is considered conservative. Beyond what is included with this list are 43 vacant single-family sites, zoned R-1 capable of accommodating 43 market-rate housing units, all of which were previously identified in Carmel's 5th Cycle Housing Element. These sites will act as an additional buffer of potential housing unit capacity.

Primary Underutilized Sites

The City has identified 21 underutilized sites capable of accommodating 248 lower-income and market-rate housing units. Eight of the total 21 primary underutilized sites were identified in the 5th Cycle Housing Element, all of which were identified at the time as having the highest probability of developing should adequate water resources become available during the planning period. Achieving this level of construction on the sites identified as primary underutilized sites would be dependent on a number of factors, including an adequate water supply, market conditions, construction costs, etc. The City has recognized that certain factors are beyond its control, however the permit review process can be improved. Therefore, new programs have been included in this 6th Cycle Housing Element update to permit redevelopment of all of underutilized sites identified herein. Examples include removing the need for a conditional use permit and establishing a minimum density for multi-family housing.

Figure C-1 Potential Sites Inventory Map (insert map)

The capacity estimate for these primary underutilized sites is supported, in part, by a 2023 housing feasibility study undertaken by the City in preparation for the City's 6th Cycle Housing Element update.[2] This study provided an in-depth analysis of the redevelopment potential for the first 16 primary underutilized sites (the January 2023 feasibility study is attached in its entirety as Appendix F).

A one-page description of each primary underutilized site, including a photograph of the site, is presented in the following section. The information provided for sites 1 through 16 has been excerpted directly from the 2023 feasibility study.

[2] ECO Northwest, January 27, 2023. "Housing Element Analysis for the City of Carmel by-the-Sea."

Site #1: Sunset Center North & South Lots Site

Location: East Side of San Carlos between 8th & 10th Avenues (APN: 010-143-001)

Number of Housing Units: 33

Description: The north lot at Sunset Center is a large (1.02 acre) parking lot with no improvements other than paving. The south lot is 1.84 acres. Both sites are City-owned. The City has expressed interest in redevelopment of the parking lots so long as parking needs for Sunset Center could be accommodated in the development program. A design competition could be one way to entice local architects to partner with non-profit affordable housing developers.

Figure C-2 shows a photograph of the north parking lot at the Sunset Center.

"I live near the Sunset Center. I would love to see that made into a usable space, and will completely support your efforts to do that. So, go for it. Have courage and get this work done."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Figure C-2 Sunset Center Lots Site (Site #1)



Site #2: Sunset Center South Lot Site

Location: East Side of San Carlos between 8th & 10th Avenues (APN: 010-143-001)

Number of Housing Units: 33

Description: The north lot at Sunset Center is a large (1.02 acre) parking lot with no improvements other than paving. The south lot is 1.84 acres. Both sites are City-owned. The City has expressed interest in redevelopment of the parking lots so long as parking needs for Sunset Center could be accommodated in the development program. A design competition could be one way to entice local architects to partner with non-profit affordable housing developers.

Figure C-2 shows a photograph of the north parking lot at the Sunset Center.

"I live near the Sunset Center. I would love to see that made into a usable space, and will completely support your efforts to do that. So, go for it. Have courage and get this work done."

May 24, 2023 Housing Ad Hoc Committee Community Meeting Attendee

Figure C-3 Sunset Center South Lot (Site #2)

[Photo to be inserted prior to HCD submittal]

Site #3: Ulrika Plaza Site

Location: Southwest Corner of Dolores Street & 5th Avenue (APN: 010-138-003, -021)

Number of Housing Units: 12

Description: The 0.37-acre Ulrika Plaza site, was previously entitled as a mixed-use building. The initial developer lost the project for financial reasons and it was acquired by another developer. This developer is in the process of obtaining entitlements for a new mixed-use development program that includes 12 market-rate apartment units. The site is a case study of a development not building to maximum density, and not including affordable units.

Figure C-4 Ulrika Plaza Site (Site #3)



Site #4: City Public Works (Vista Lobos) Site

Location: West Side of Torres Street between 4th & 5th Avenues (APN: 010-104-001, -004)

Number of Housing Units: 42

Description: This is a City-owned site totaling 1.28 acres at the northeast end of the commercial district. The site is a large parking lot with low value improvement used for public parking. The City has expressed interest in using the site for housing if feasible. Potential height restrictions due to a protected viewshed to Point Lobos (see CMC 17.12.050) could limit achievable density and feasibility, though opportunities exist to cut into the slope at street grade.

Figure C-5 City Public Works (Vista Lobos) Site (Site #4)



Site #5: Bruno's Market Site

Location: North Side of 6th Avenue between Junipero Avenue and Torres Street (APN: 010-095-012, -013)

Number of Housing Units: 17

Description: This site is two adjacent parcels totaling over 0.53 acres under the same ownership. The site includes a parking lot that leads to low lot coverage. It also scores in the top tier for land-to-improvement ratio.

Figure C-6 Bruno's Market Site (Site #5)



Site #6: First Church of Christ Parking Lot Site

Location: Lincoln Street 2 Northwest of 6th Avenue (APN: 010-212-026, -027, -004)

Number of Housing Units: 9

Description: This site is a parking lot used by the First Church of Christ. It is three separate tax lots totaling 0.28 acres. In 2020, the State of California passed AB 1851, commonly referred to as the "yes in God's backyard" bill. This bill makes it easier for religious institutions to convert excess parking to affordable housing by prohibiting a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. Because the current owner is a mission-driven organization, it's possible they may subsidize affordable housing construction and management. The City intends to implement SB-10 for this site (see Program 1.3.I in Chapter 2).

Figure C-7 First Church of Christ Parking Lot Site (Site #6)



Site #7: Red Cross Site

Location: Southeast Corner of Dolores Street & 8th Avenue (APN: 010-144-015, -016)

Number of Housing Units: 6

Description: This site includes two adjacent parcels owned and used by the American Red Cross. Collectively the site is 0.18 acres. Because the site is owned by a nonprofit organization it does not have Assessor's values to calculate redevelopment metrics. However, site inspection confirms a low intensity use. It's possible that this site could be combined with the American Legion site (#11) to yield a larger affordable housing project. Because the current owner is a mission-driven organization, it's possible they may be a willing partner if they can find an alternative for their current operations. The City intends to implement SB-10 for this site (see Program 1.3.I in Chapter 2).

Figure C-8 Red Cross Site (Site #7)



Site #8: JB Pastor Building

Location: Southeast Corner of Dolores Street & 8th Avenue (APN: 010-145-012, -023, -024)

Number of Housing Units: 8

Description: This site includes three adjacent parcels in single-ownership (Esperanza Carmel). Collectively the site is 0.27 acres. Esperanza has presented a development proposal on the site for eight (8) market-rate apartment units.

Figure C-9 JB Pastor Site (Site #8)



Site #9: Girl Boy Girl

Location: Southwest Corner of Mission & 7th Avenue (APN: 010-420-010)

Number of Housing Units: 5

Description: This 0.18-acre site currently accommodates a clothing boutique in a single-story commercial building. Half of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5. The property owner has indicated interest in developing housing to replace the underutilized parking lot and to retain existing mixed-use brick building.

Figure C-10 Girl Boy Girl Site (Site #9)



Site #10: Carmel Foundation Site

Location: Northeast corner Lincoln & 8th (APN: 010-149-001, -010, -011, -012)

Number of Housing Units: 20

Description: The Carmel Foundation is the primary provider of affordable housing in Carmel. Their administrative offices/campus headquarters include four parcels totaling 0.62 acres. This site does not score high on land-to-improvement ratio but scores in the top tier of value per-square-foot. This site is being considered as a candidate because the Carmel Foundation is a mission-driven organization and interviews with leadership indicate that if they can accommodate their administrative functions and programming off-site, they would consider redeveloping their property for affordable housing. Senior housing is a permitted use in this zone. The City may otherwise implement SB-10 for this site (see Program 1.3.I in Chapter 2).

Figure C-11 Carmel Foundation Site (Site #10)



Site #11: American Legion Site

Location: Dolores Street 2 Southeast of 8th Avenue (APN: 010-144-014)

Number of Housing Units: 5

Description: This American Legion site is approximately 0.18 acres that is immediately south of and adjacent to the Red Cross Site (Site #7). This site was not included in the RHNA 5 inventory. City staff have identified this site because it is underutilized and owned by a quasi-public organization. The mission driven organization has indicated an interest in developing affordable veteran's housing. It's possible that this site could be combined with the Red Cross site to yield a larger affordable housing project. The City intends to implement SB-10 for this site (see Program 1.3.I in Chapter 2).

Figure C-12 American Legion Site (Site #11)



Site #12: AT&T Building

Location: Southwest corner of Junipero & 7th (APN: 010-087-012)

Number of Housing Units: 11

Description: This site is approximately 0.35 acres and consists of a single building. The existing owner is AT&T, and the use is unknown. The site was not included in the RHNA 5 inventory. This R-C zoned site could be fully redeveloped to accommodate at least 11 housing units with a minimum density of 33 dwelling units per acre, within the housing overlay zone (see Program 3.1.G in Chapter 2).

Figure C-13 AT&T Building Site (Site #12)

[Photo to be inserted prior to HCD submittal]

Site #13: Carmel Resort Inn Site

Location: East Side of Guadalupe Street between 1st & 2nd Avenues (APN: 010-021-014, -013, -012, -011, -030, -031, -032, -033)

Number of Housing Units: 8

Description: This site is approximately 0.74 acres and consists of 8 single-family lots of record. The existing use is the Carmel Resort Inn. The site was not included in the RHNA 5 inventory. The current ownership has expressed interest to the City in reducing the footprint of this R-1 District hotel to accommodate the construction of 8 new single-family homes. Two of the eight homes were recently entitled and two additional homes are currently under review.

Figure C-14 Carmel Resort Inn Site (Site #13)





Site #14: Forest Cottages Specific Plan

Location: Northeast corner of Ocean & Mountain View (APN: 010-085-003, -004, -005)

Number of Housing Units: 6

Description: This site is approximately 0.30 acres and has an adopted Specific Plan to enable a total of 6 units within this R-1 zone, which includes two low-income units.

Figure C-15 Forest Cottages Specific Plan (Site #14)

[Photo to be inserted prior to HCD submittal]

Site #15: NW Corner Mission & 7th Site

Location: Northwest Corner of Mission Street & 7th Avenue (APN: 010-141-003)

Number of Housing Units: 12

Description: This site is approximately 0.37 acres. The existing uses include multi-tenant retail shops and a restaurant across multiple single-story commercial buildings. The site was included in the RHNA 5 inventory. The property owner has expressed interest to add second-story residential uses to the site. Inclusion with the housing overlay zone (see Program 3.1.G in Chapter 2) would support twelve (12) units at this site. The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-16 NW Corner Mission & 7th Site (Site #15)



Site #16: First American Title Site

Location: 7th Avenue 2 Southwest of Mission Street (APN: 010-142-013)

Number of Housing Units: 2

Description: This small site is approximately 0.07 acres, currently underdeveloped with a small commercial building. A second-story addition with a minimum of two (2) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-17 7th 2 SW of Mission Site (Site #16)



Site #17: NE Corner Monte Verde & 7th Site

Location: Northeast Corner of Monte Verde Street & 7th Avenue (APN: 010-191-004)

Number of Housing Units: 2

Description: This small site is approximately 0.07 acres. The property is currently significantly underdeveloped. The building is currently used as office space. A second-story addition or full redevelopment could result in a minimum of two (2) units at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site is in a transition zone from Central Commercial to Single-Family Residential with a hotel to the north (that was originally constructed as apartments) and an apartment complex to the south. The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-18 NE Corner Monte Verde & 7th Site (Site #17)



Site #18: Yafa Building Site

Location: Northwest Corner of Junipero & 5th Avenues (APN: 010-097-007)

Number of Housing Units: 5

Description: This is a corner lot site totaling 0.18 acres. The existing use is a parking lot and single-story commercial building. A second-floor addition or full redevelopment could yield five (5) units at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was included in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-19 Yafa Building Site (Site #18)



Site #19: Three Garages Site

Location: Southwest of Junipero between 5th & 6th (APN: 010-098-004)

Number of Housing Units: 3

Description: This site equals 0.11 acres and was previously used in the RHNA 5 inventory. The site is currently used for parking, including three attached garages. Neighboring structures are multi-story. A minimum of 3 units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-20 Three Garages Site (Site #19)



Site #20: Carmel Realty Office Site

Location: Northeast Corner of Dolores Street & 8th Avenue (APN: 010-145-008)

Number of Housing Units: 6

Description: This site is a 0.18-acre corner-lot parcel that is currently owned and used for office space by Carmel Realty. It is a single-story structure with low lot coverage and is surrounded by two-story structures to the north and east. Six (6) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-21 Carmel Realty Office Site (Site #20)



Site #21: Parashis Building

Location: NW Corner Dolores & 6th (APN: 010-138-006)

Number of Housing Units: 4

Description: This site is a 0.13-acre parcel that the property owner has indicated an intention to fully redevelop. It is a single-story structure that neighbors a two-story structure to the west. Four (4) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-22 Parashis Building Site (Site #21)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #22: The Agency Site

Location: NW Corner Ocean & Dolores (APN: 010-139-001)

Number of Housing Units: 2

Description: This site is a 0.09-acre corner-lot parcel that is currently used as retail space by the property owner. It has low lot coverage and is a single-story structure that is surrounded by two-story structures to the west, and across the street to the east. The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-23 The Agency Site (Site #22)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #23: Sunset Terrace Site

Location: NW Corner Mission & 8th (APN: 010-142-006)

Number of Housing Units: 6

Description: This site is a 0.19-acre corner-lot parcel and the property owner has indicated an intention to convert the existing office space into housing units. The site includes both a single-story and a two-story structure. A minimum of six (6) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-24 Sunset Terrace Site (Site #23)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #24: Enzo's Site

Location: San Carlos 2 SW of Ocean (APN: 010-146-001)

Number of Housing Units: 4

Description: This site is a 0.15-acre corner-lot parcel adjacent to the Doud Arcade site (#25) and includes frontage on Ocean. It is a single-story structure that could either be fully redeveloped or receive a second-floor addition. Four (4) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-25 Enzo's Site (Site #24)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #25: Doud Arcade Site

Location: San Carlos 2 SW of Ocean (APN: 010-146-002)

Number of Housing Units: 5

Description: This site is a 0.13-acre mid-block parcel that the property owner has indicated an intention to construct housing as a second-story addition to the site. The Doud Arcade is a single-story structure. A minimum of five (5) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The existing building would likely remain on the site. The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-26 Doud Arcade Site (Site #25)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #26: Paseo San Carlos Square Site 1

Location: San Carlos 2 NW of 7th Ave (APN: 010-146-003)

Number of Housing Units: 5

Description: This site is a 0.18-acre It has low lot coverage and is a single-story structure that is surrounded on by two-story structures to the west, and across the street to the east. The existing building would likely remain on the site. A minimum of five (5) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-27 Paseo San Carlos Square Site (Site #26)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #27: Paseo San Carlos Square Site 2

Location: San Carlos 2 NW of 7th Ave (APN: 010-146-004)

Number of Housing Units: 2

Description: This site is a 0.09-acre mid-block narrow site with a single-story structure. The existing building could remain with a second-story addition, or full redevelopment may occur. A minimum of two (2) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-28 Paseo San Carlos Square Site 2(Site #27)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Site #28: Carmel Office Supply & Business Center

Location: Lincoln SE of Ocean (APN: 010-147-010)

Number of Housing Units: 2

Description: This site is a 0.09-acre parcel that the property owner has indicated an intention to add a second story. It is a single-story structure that neighbors a two-structure to the south. A minimum of two (2) units could be built at 33 dwelling units per acre, as supported with the housing overlay zone (see Program 3.1.G in Chapter 2). The site was previously used in the RHNA 5 inventory. Lower-income units are not assumed for this site because it is less than a half-acre in size.

Figure C-29 Carmel Office Supply & Business Center (Site #28)

[Photo to be inserted prior to HCD submittal]

Temporary image:



Housing Variety

In compliance with Government Code Section 65583 and 65583.2, which require the Housing Element to provide for a variety of housing types including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing, the City has expanded possible options for property owners to develop housing units.

For instance, the following approaches will enable a variety of housing to be constructed, rehabilitated, converted, or added to an existing single-story structure:

- Zoning changes included with programs in Chapter 2 incentivizes existing overnight visitor accommodation sites to be converted into multi-family housing units.
- City property, which has the highest likelihood of including lower-income units, will provide additional multi-family opportunities.
- By exercising Senate Bill (SB) 10, the City will enable multi-family units within otherwise single-family zoned neighborhoods. Figure C-36 demonstrates a variety of housing typologies anticipated with the narrative description of the Sites Inventory described in Section C-3.

Figure C-30 Anticipated Development Types

[Map to be inserted prior to HCD submittal]

Employee Housing at Local Hotels

As mentioned above, the City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element update to incentivize hotels to provide on-site affordable housing for hospitality employees in exchange for an additional hotel unit. As there are 46 hotels in the City, this program has the potential to add at least 46 moderate- and lower-income units to the City's housing stock.

Accessory Dwelling Units (ADUs and Junior ADUs)

Based on HCD's Annual Progress Report Dashboard, between 2018 and 2022, Carmel received 33 permit applications for new ADUs, approved/entitled 30 applications, issued building permits for 13 ADUs, and finaled 1 ADU. However, the Community Planning & Building Department reports that over the 5.5-year period between 2017 and June 2023, 7 permit applications for ADUs are actively in review, 11 permits have been approved but have not yet started construction, and 33 ADUs are currently under construction. Since 2017, 24 ADUs have completed construction. Based on the number of ADUs approved and under construction (44 total) plus the number that have completed construction (24), the City has averaged 12 ADUs per year over the last 5.5 years. When extrapolated to the eight-year planning period for the 6th Cycle Housing Element update, this equates to 96 units.

Additionally, property owners with existing ADUs constructed between the 1920s and 1980s have received building permits for remodeling of their ADUs, bringing them up to current building code standards. The City is also seeing new ADUs combined with new home construction.

Lastly, the Community Planning & Building Department actively encourages property owners with existing guest houses to convert them into ADUs by adding a kitchen.

Based on the City's permit history and active support for ADUs, as well as the continued interest by property owners in rehabilitating existing ADUs and constructing new ADUs, it is reasonable to estimate a potential capacity of 96 ADUs over the 8 year Planning period. Following the rule of thumb recommended by HCD, these 96 units have been distributed to very low-, low-, moderate-, and above moderate-income households as follows: 30 percent, 30 percent, 30 percent, 10 percent, respectively.

Table of Housing Resources

This section provides the formal inventory table of sites that the City of Carmel-by-the-Sea will rely on in the 6th Housing Element planning cycle. Per state law and Housing Program 3.3 (see Chapter 2 of this 6th Cycle Housing Element), the City is required to maintain "no net loss" of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented below has been designed with 33 percent buffer, not including opportunities for Overnight Visitor Accommodation sites and vacant single-family sites. This allows some degree of flexibility in decision making for individual development projects as they come forward for approval by the Planning Commission.

In short, with some limited flexibility, the City is committed to permitting housing on each of the parcels listed in the table below, and in doing so, ensuring that the number of units listed for each parcel in the table--"planned capacity"—is achieved. Should the City approve development that is below the parcel's planned capacity, it is then required as part of that approval to:

- Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the City's 6th Cycle RHNA; or
- Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

Table C-3, Housing Sites Inventory, provides details and capacity estimates for each of the parcels that comprise the 33 housing sites identified in the sections above.

Table C-3 Housing Sites Inventory

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
Primary Underutilized Sites											
1	Sunset Center Lots Site (#1), NE Corner of San Carlos & 8th	010143001000	A-2	OS/ Rec Cultural	1.02	33	33	--	17	16	--
2	Sunset Center Lots Site (#1), NE Corner of San Carlos & 8th	010143001000	A-2	OS/ Rec Cultural	1.02	33	33	--	17	16	--
3	Ulrika Plaza Site (#2), SW Corner of Dolores & 5th	010138003000 010138021000	SC	CC	0.37	33	12	--	--	--	12
4	City Public Works Site (Vista Lobos) (#3), W/S Torres between 3rd & 4th, and E/S Junipero between 3rd & 4th	010104001000 010104004000	R-4	MFR	1.28	33	42	35	--	--	7
5	Bruno's Market Site (#6) NE Corner of Junipero & 6th, and NW Corner of Torres & 6th	010095013000 010095012000	RC	RC	0.53	33	17	12	5	--	--
6	First Church of Christ Parking Lot (#8), Lincoln 2-4 NW of 6th	010212027000 010212004000 010212026000	SB-10	SFR	0.28	33	9	--	9	--	--
7	Red Cross Site (#9), SE Corner of Dolores & 8th	010144015000 010144016000	SB-10	SFR	0.18	33	5	--	--	--	5
8	JB Pastor Building, Dolores 2-4 SE of 7th (#12)	010145012000 010145024000 010145023000	SC	CC	0.46	33	11	--	--	--	11
9	Girl Boy Girl, SW Corner of Mission & 7th (#13)	010142001000	SC	CC	0.18	33	5	--	--	--	5
10	Carmel Foundation Site (#14), NE Corner of Lincoln & 8th	010149012000 010149010000 010149011000 010149001000	A-3	SFR	0.62	33	20	10	10	--	--

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
11	American Legion Site, Dolores 2 SE 8th	010144014000	SB-10	SFR	0.18	33	5	--	--	--	5
12	AT&T Building SW Corner of Junipero & 7th	010087012000	RC	RC	0.35	33	11	--	--	--	11
13	Carmel Resort Inn, SE Corner of Guadalupe & 1st, Guadalupe 2-8 SE of 1st	010021014000 010021013000 010021012000 010021011000 010021030000 010021031000 010021032000 010021033000	R-1	SFR	0.74	20	8	--	--	--	8
14	Forest Cottages Specific Plan, NE Corner of Ocean & Mountain View	010085004000 010085005000 010085003000	R-1	SFR	0.30	20	6		2		4
Subtotal Primary Underutilized Sites					8.16		242	98	54	16	74
Sites Recycled from 5th Cycle											
15	Court of the Fountains NW Corner Mission & 7th	010141003000	CC	CC	0.37	33	12	--	--	--	12
16	First American Title 7th 2 SW of Mission	010142013000	SC	CC	0.07	33	2	--	--	--	2
17	Office building NE Corner Monte Verde & 7th	010191004000	RC	RC	0.07	33	2	--	--	--	2
18	Yafa NW Corner Junipero & 5th	010097007000	SC	CC	0.18	33	5	--	--	--	5
19	Three Garages Site (#7)	010098004000	SC	CC	0.33	33	3	--	--	--	3
20	Carmel Realty Office Site (#4)	010145008000	RC	RC	0.19	33	6	--	--	--	6

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
	NE Corner 8th & Delores										
21	Parashis Building NW Corner Dolores & 6th	010138006000	CC	CC	0.13	33	4	--	--	--	4
22	The Agency NW Corner Ocean & Dolores	010139001000	CC	CC	0.09	33	2	--	--	--	2
23	Sunset Terrace NW Corner Mission & 8th	010142006000	RC	RC	0.19	33	6	--	--	--	6
24	Enzo's San Carlos 2 SW of Ocean	010146001000	CC	CC	0.15	33	4	--	--	--	4
25	Doud Arcade San Carlos 2 SW of Ocean	010146002000	CC	CC	0.18	33	5	--	--	--	5
26	Paseo San Carlos Square San Carlos 2 NW of 7th Ave	010146003000	CC	CC	0.18	33	5	--	--	--	5
27	Paseo San Carlos Square San Carlos 2 NW of 7th Ave	010146004000	CC	CC	0.09	33	2	--	--	--	2
28	Carmel Office Supply & Business Center Lincoln SE of Ocean	010147010000	CC	CC	0.09	33	2	--	--	--	2
Subtotal Recycled Sites							60				60
TOTAL							302	98	54	16	134
Hospitality Employee Housing							31	8	12	11	0
Overnight Visitor Accommodation Transfer of Development							33	8	0	0	25
ADUs							34	11	11	11	3
Subtotal Other							82	19	23	22	20
GRAND TOTAL							400	117	92	68	182
RHNA							349	113	74	44	118
Difference							51	15	18	24	64
Difference (Percent)							115%	113%	124%	154%	154%

SOURCE: City of Carmel-by-the-Sea; EMC Planning Group Inc.

Figure C-31 • Sites Inventory and Zoning

[Map to be inserted prior to HCD submittal]

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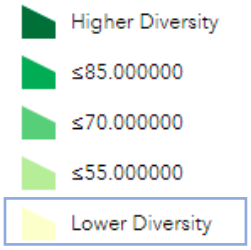
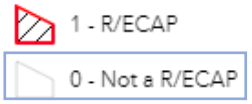
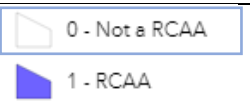
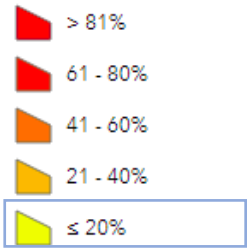
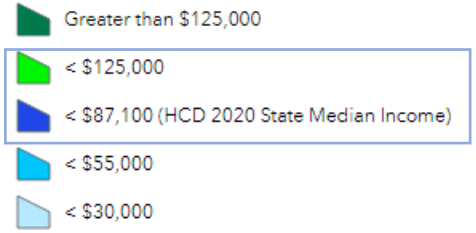
C.4 AFFH Sites Analysis

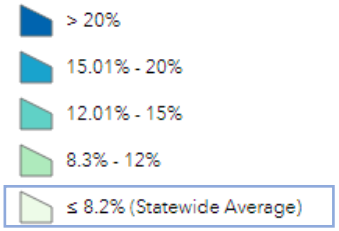
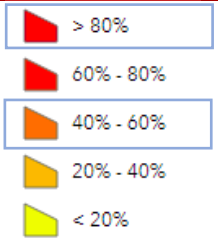
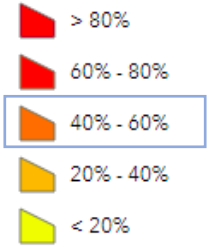
Per AB 686, Housing Elements are required to analyze the location of lower-income sites in relation to high opportunity areas. This comes as a result of the inextricable link between the location of housing and access to resources and opportunities such as employment, schools, basic needs suppliers, etc. Disparities in housing needs and access to opportunities is most common among lower-income households. In an effort to affirmatively further fair housing in Carmel-by-the-Sea, the sites inventory has been analyzed in relation to access to resources, overcrowding, cost burden, environmental pollution burden, social vulnerability, displacement risk, and fair housing and equal opportunity cases.

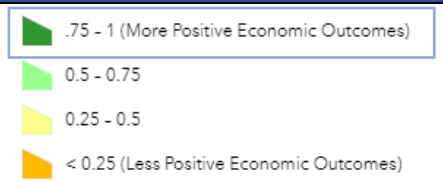
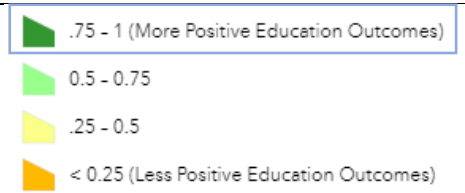
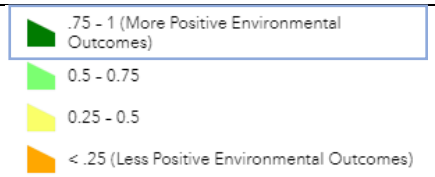
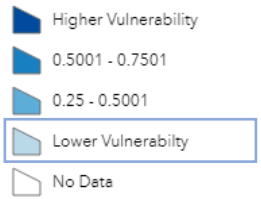
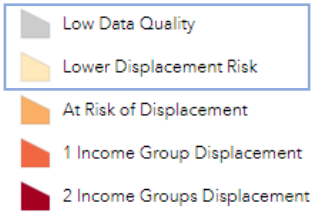
According to the HCD AFFH Data Viewer,[3] Carmel-by-the-Sea is largely homogeneous when analyzing levels of diversity, access to opportunity, overcrowding, cost burden, environmental pollution burden, social vulnerability, displacement risk, and fair housing and equal opportunity cases. However, the AFFH Data Viewer reveals two areas of analysis, cost burden by home owners and median income, which show geographic concentrations in particular areas of the City. Table C-4 provides an overview of the AFFH indicators described above, as they relate to Carmel-by-the-Sea.

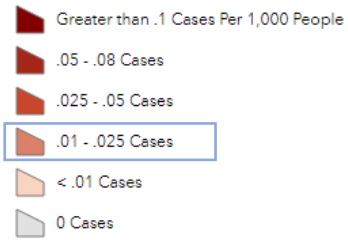
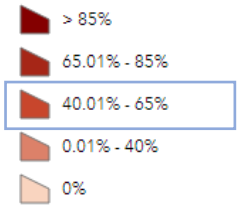
[3] https://affh-data-and-mapping-resources-v-2-0-cahcd.hub.arcgis.com/

Table C-4 AFFH Indicators Analysis Overview

AFFH Category	Legend Category	Surrounding Area Analysis
Fig. A-6 Diversity Index, 2018		Carmel-by-the-Sea has a low level of diversity with no geographic variation across the City. To the north of Carmel-by-the-Sea, diversity levels are higher ranging from 55-<85. Del Rey Oaks, Seaside, and Sand City have the highest diversity levels in the surrounding region.
Fig. A-7 R/ECAP, 2009-2013		Carmel-by-the-Sea has no R/ECAPs in the City. There are no R/ECAPs in the surrounding region.
Fig. A-8 RCAA, 2015-2019		Carmel-by-the-Sea has no RCAAs in the City. The majority of surrounding areas have at least one RCAA. This may be due to a decade long high vacancy trend as a result of being a second home destination.
Fig. A-9 Percent Non-White Population, 2018		Carmel-by-the-Sea has a non-White population of less than or equal to 20% with no geographic variation across the City. The majority of the surrounding region falls between ≤20-40% non-White. Pacific Grove and Monterey show small concentrations of higher diversity, but Del Rey Oaks, Seaside, and Sand City have the highest diversity in the region (41-80%).
Fig. A-15 Median Income, 2015-2019		Carmel-by-the-Sea has a concentration of households earning less than $87,100 in the central region of the City, while the northern and southern regions show concentrations of households earning between $87,100-$125,000. Nearby cities also show geographic variation in median income. Monterey, Seaside, and Sand City show the greatest concentrations of households earning less than $55,000.

AFFH Category	Legend Category	Surrounding Area Analysis
Fig. A-22 Overcrowded Households		Carmel-by-the-Sea and the majority of the surrounding region have less than 8.2% overcrowded households. However, to the northeast, Seaside and Sand City have overcrowding rates of more than 20%.
Fig. A-25 Cost Burden by Home Owners, 2015-2019		Carmel-by-the-Sea shows geographic variations in cost burden rates by home owners. 40-60% of owner households northern region of the City experience cost burden and more than 80% of owner households in the southern region. The majority of the surrounding region fall within 20-60% concentrations of cost burdened owner households. To the north, Del Rey Oaks shows the lowest concentration of cost burdened owner households (<20%).
Fig. A-26 Cost Burden by Renters, 2015-2019		40-60% of Carmel-by-the-Sea renter households experience cost burden with no geographic variation. Much of the surrounding area has similar rates of cost burden among renters. However, regions to the south of Carmel-by-the-Sea have higher rates of cost burden by renters at 60-80% of households. To the north, Seaside and Del Rey Oaks also show higher levels of cost burden (60-80%). Pacific Grove shows geographic variation in cost burden rates among renters with a 20-40% concentration in the southern region of the City.
Fig. A-35 TCAC Opportunity Composite Score, 2022		Carmel-by-the-Sea is a highest resource area with no geographic variation. The majority of surrounding regions to the north of Carmel-by-the-Sea are also highest resource areas with the exception of Seaside and Del Rey Oaks. Seaside is a moderate resource area and Del Rey Oaks is a high resource area.

AFFH Category	Legend Category	Surrounding Area Analysis
Fig. A-36 TCAC Opportunity Economic Score, 2022		Carmel-by-the-Sea scores high (0.75-1.0) on economic outcomes. Surrounding regions mostly score high with the exception of Seaside and Del Rey Oaks. Seaside shows concentrations of <0.25 in the western portion of the City and concentrations of 0.25-0.5 in the eastern portion.
Fig. A-37 TCAC Opportunity Education Score, 2022		Carmel-by-the-Sea scores high (0.75-1.0) on positive education outcomes. Surrounding regions show lower education outcomes ranging from 0.5-<0.25.
Fig. A-38 TCAC Opportunity Environmental Score, 2022		Carmel-by-the-Sea scores high (0.75-1.0) on positive environmental outcomes. Surrounding regions to the north of Carmel-by-the-Sea show more geographic variation in environmental outcomes. Monterey and Del Rey Oaks score low on environmental outcomes (0.25-0.5). Seaside scores lowest with a score of less than 0.25.
Fig. A-39 Social Vulnerability Index, 2018		Carmel-by-the-Sea households are at a lower vulnerability level than surrounding regions. To the south of Carmel-by-the-Sea, households are at a 0.25-0.5001 level of vulnerability. Similarly, in Pacific Grove, Monterey, Del Rey Oaks, Seaside, and Sand City also fall into this vulnerability category. Seaside has concentrations of higher vulnerability in the northeastern region of the City.
Fig. A-44 Displacement Risk, 2022		Majority of surrounding region households are at lower displacement risk, including the northern region of Carmel-by-the-Sea. The Southern region of the City reports low data quality. The Cities of Monterey, Del Rey Oaks, Seaside, and Sand City show higher levels of displacement risk with geographic variation. Displacement risk in Seaside specifically, is highest among two (2) income groups with concentrations in the northeastern region of the City.

AFFH Category	Legend Category	Surrounding Area Analysis
Fig. A-46 FHEO Cases Total, Monterey County, 2020		Surrounding Monterey County region shows no variation in total fair housing cases. Carmel-by-the-Sea and region falls within 0.01-0.025 cases.
Fig. A-47 FHEO Cases, Disability Bias, Monterey County, 2020		Surrounding Monterey County region shows no variation in disability bias cases; Carmel-by-the-Sea and region falls within 40.01%-65%.

SOURCE: California Department of Housing and Urban Development, AFFH Data Viewer
NOTES: Blue boxes in "Legend Category" column indicate which category Carmel-by-the-Sea falls within.
Red box outlining all three columns indicate geographic variation or concentrations present.

Figure C-38 illustrates geographic concentrations of cost burden by home owners in Carmel-by-the-Sea, in addition to the sites inventory. In the northern region of the City, approximately 40 to 60 percent of home owner households experience cost burden. However, in the southern region of the City, more than 80 percent of owner households experience cost burden. Comparatively, the majority of surrounding regions fall within the 20 to 60 percent range of home owners experiencing cost burden.

Figure C-32 AFFH Sites Analysis: Cost Burdened Home Owners

[Map to be inserted prior to HCD submittal]

Figure C-39 illustrates geographic variation in median income in Carmel-by-the-Sea, in addition to the sites inventory. In the central region of the City, there is a concentration of households earning less than $87,100, while in the northern and southern regions there are concentrations of households earning between $87,100 and $125,000. Comparatively, the majority of surrounding regions also show some degree of geographic variation in median income.

Figure C-33 Sites and Carmel-by-the-Sea Median Income

[Map to be inserted prior to HCD submittal]

C.5 Conclusion

The vacant and underutilized sites, on-site hospitality employee housing, and accessory dwelling units identified in this report are sufficient to accommodate approximately 115 percent of the City of Carmel-by-the-Sea's Regional Housing Needs Allocation for the 6th Cycle planning period. This 15 percent "buffer" is highly recommended because of the state's no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The "buffer" essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report have existing uses that would need to be temporarily relocated, remodeled, or replaced before new housing could be constructed.

Nonetheless, for communities like Carmel-by-the-Sea that are largely built out and surrounded on all sides by other communities, redevelopment and densification is the only practical solution to providing its share of housing for the Monterey Bay Area RHNA. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land. To offset these constraints, a Housing Priority Overlay Zoning District will be established to facilitate redevelopment and/or intensification of uses on sites included in the City's housing sites inventory (see Program 3.1.G in Chapter 2). This overlay zone implements a minimum density and clarifies permitting and incentives for affordable housing within the Municipal Code.

C.6 Overnight Visitor Accommodation Reference List

Two programs incentivize consideration of housing production by the Overnight Visitor Accommodation property owners. Program 1.3.B initiates a transfer of development rights and Program 1.3.D encourages employee housing to be constructed within existing sites for Overnight Visitor Accommodations. Table C-5 includes known properties that fit the Overnight Visitor Accommodation and would therefore be candidates for these incentive programs.

Table C-5 Existing Overnight Visitor Accommodation Locations

APN	Address	Overnight Visitor Accommodation Establishment Name
010148015000	Dolores & 8th	Adobe Inn
010095010000	Junipero between 5th & 6th	Best Western Carmel Bay View Inn
010136023000	5th & San Carlos	BestWestern Carmel's Townhouse Lodge
010131011000	San Carlos between 4th & 5th	Briarwood Inn
010131013000	E/S San Carlos between 4th & 5th	Briarwood Inn II/Holland Court Inn
010136022000	San Carlos between 4th & 5th	Candle Light Inn
010268008000	San Antonio & 8th	Carmel Cottage Inn LLC
010124009000	SE Dolores & 3rd	Carmel Country Inn LLC
010136021000	San Carlos @ 4th	Carmel Fireplace Inn
010104002000	4th & Torres	Carmel Garden Inn
010195501500	7th & Casanova	Carmel Green Lantern Inn
010097007000	Junipero & 5th	Carmel Inn & Suites
010131025000	San Carlos at 5th	Carmel Lodge
010097018000	Mission & 5th	Carmel Oaks
010021024000 010021025000 010021002000 010021003000 010021026000 010021027000 010021028000 010021029000	Carpenter between 1st & 2nd	Carmel Resort Inn
010094002000	Ocean & Junipero	Carmel Village Inn
010123005000	4th @ Mission Street	Carmel Wayfarer Inn
010087002000	Junipero between 7th & 8th	Carriage House Inn
010142002000	San Carlos @ 7th	Coachman's Inn
010286015000	San Antonio & 13th	Colonial Terrace
010094001000	Torres & Ocean Ave	Comfort Inn Carmel by the Sea
010147008000	7th & Lincoln Ave	Cypress Inn
010287008000	San Antonio, 4 SE of 13th	Edgemere Cottages

APN	Address	Overnight Visitor Accommodation Establishment Name
010085005000	SW Ocean/Torres	Forest Lodge
010124001000 010124014000	2 NW of 4th on San Carlos	Hofsas House
010109015000	SWC 3rd & Junipero	Horizon Inn
010123014000	4th & San Carlos	Hotel Carmel
010264006000	8th & Camino Real	La Playa Hotel
010261014000	SE Camino Real & Ocean	Lamplighter Inn
010191005000	Monte Verde @ 7th	L'Auberge Carmel
010214032000	Ocean @ Monte Verde	Lobos Lodge
010196027000	Monte Verde & 7th	Monte Verde Inn
010201013000	Monte Verde @ 7th	Monte Verde Inn East
010019061000	Ocean & Monte Verde	Normandy Inn
010104005000	SEC 3rd & Junipero	Ocean View Lodge
010273014000	Camino Real between 11th & 12th	Sea View Inn
010194018000	SS 8th between Monte Verde & Casanova	Stonehouse Inn c/o Carmel Realty
010261015000	Camino Real 2 SE of Ocean	Sunset House
010124012000	4th & San Carlos	Svensgaard's Inn
010214029000	Monte Verde & 6th	Tally-Ho Inn
010087003000	Junipero between 7th & 8th	The Hideaway
010148007000	NE Corner Lincoln & 8th	The Homestead
010213003000	Ocean between Lincoln/Monte Verde	The Pine Inn
010109016000	Mission @ 3rd Ave	Tradewinds Carmel
010136016000	Dolores & 7th	Vagabond House
010087013000	7th & Mission	Wayside Inn

Review of Previous Housing Element

D

APPENDIX

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Appendix D
Review of Previous Housing Element

D.1 Introduction

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify those areas where progress was made and those areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element;
- Progress in Implementation; and
- Appropriateness in Goals, Objectives and Policies.

D.2 Effectiveness of the Element

The City's 2015 Housing Element identified the following goals:

Goal G3-1 Preserve the existing housing stock;

Goal G3-2 Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts;

Goal G3-3 Provide adequate sites for the development of a wide range of housing types for all citizens;

Goal G3-4 Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement; and

Goal G3-5 Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.

In order to achieve these goals, the 2015 Housing Element listed a series of policies and actions. The policies covered a range of actions, including (but not limited to): development of mixed-use projects with high-density housing; preserving existing second-floor housing over first-floor commercial uses; converting R-1 hotels to housing; enforcing the City's prohibition on short-term rentals; reviewing requirements for conditional use permits on multi-family developments with

densities greater than 22 du/ac; using City-owned surplus sites for affordable housing; and granting water priority to affordable housing projects. The 2015 policies and programs complied with State Housing Law guidelines in effect at the time.

D.3 Progress in Implementation

To assess the City's progress in implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;
- Production of Housing;
- Preservation of "At Risk" Units; and
- Rehabilitation of Existing Units.

Each of these areas is discussed in detail below.

Overview of Adopted Programs

Table D-1, Overview of Adopted Programs, identifies all of the actions the City committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015–2023 planning period.

Production of Housing

The 2015 Housing Element identified a Regional Housing Needs Allocation of 31 housing units in the City of Carmel-by-the-Sea between January 1, 2015 and June 30, 2023. The RHNA was divided into the following income categories:

- 7 units affordable to extremely low- and very low-income households;
- 5 units affordable to low-income households;
- 6 units affordable to moderate-income households; and
- 13 units affordable to above moderate-income households.

Table D-1 Overview of Adopted Programs

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Goal G3-1: Preserve the existing housing stock.			
Program 3-1.1.a	Housing Rehabilitation Information. Distribute information on the Inspection Services and Housing Rehabilitation programs available through Monterey County, and alternative ways of financing home repairs.	During the planning period, the City provided information on rehabilitation programs, inspection services, and home repair financing at City Hall and on the City's website. During the Planning period, the City's website was redesigned with new features that make navigation easier. Dissemination of information at City Hall and on the City's website is a passive activity that can effectively educate and inform the public.	Modify to improve effectiveness by taking a more active role in disseminating information at established venues such as the Farmer's Market, Library programming and local service organizations.
Program 3-1.1.b	Residential Inspection Services. Inspect residences in the community for structural deficiencies and repair needs at the request of the property owner.	Throughout the Planning period, the City provided residential inspection services to residents as part of Code Enforcement complaints and during the building permit process. However, the City is not staffed to provide inspections outside of the building permit process and does not maintain the required certifications to identify structural deficiencies.	Delete
Program 3-1.1.c	Housing Maintenance Information. Disseminate informational materials identifying techniques used to upgrade property consistent with health and safety standards. The informational materials will continue to be disseminated at public buildings, through the City's website, and in conjunction with Program 3-1.1.a.	During the planning period, the City provided housing maintenance information at City Hall and on the City website to facilitate the preservation of the existing housing stock. During the Planning period, the City's website was redesigned with new features that make navigation easier. Dissemination of information at City Hall and on the City's website is a passive activity that can effectively educate and inform the public. To improve program effectiveness, capture a broader audience, and take a more active role in disseminating information, the City will take advantage of established venues	Modify and Combine with 3-1.1.a.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
		such as the Farmer's Market, Library programming, and local service organizations to promote available resources.	
Goal G3-2: Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts.			
Program 3-2.1.a	Incentives for Mixed-Use Development. Provide floor area bonuses of up to 15 percent for projects that include housing for Moderate-, Low- and Very-Low-income households. Distribute informational materials outlining the floor area and other applicable incentives.	The City continues to encourage affordable housing in mixed-use development. No development participated in this program and it was not effective in generating additional new units.	Modify to improve the incentive
Program 3-2.1.b	Preserve and Increase Second Floor Residential Uses. Prohibit the conversion of existing second-floor residential floor space to commercial use. Require newly constructed floor space at the second floor to be used as residential units.	The City continues to preserve existing second floor residential uses and encourages the conversion of second floor commercial space to residential use. This was a successful program that resulted in protection of existing units and construction of new units.	Continue.
Program 3-2.1.c	Incentives for Mixed Use Affordable Housing. Explore options to further incentivize upper-story housing opportunities, such as the potential of allowing a third story when devoted to affordable housing subject to appropriate design standards, including the City's 30-foot height limit.	The City continues to look for ways to increase affordable housing opportunities. The City approved the Del Dono I and Del Dono II projects which included Moderate income units and a 3rd floor mezzanine.	Modify to specify 3rd floor mezzanine.
Program 3-2.1.d	Multi-Family Residential Development Review. Monitor multi-family residential development applications to assess whether the CUP requirement (CUP for MFDs at densities 22 du/ac +) is posing an unreasonable development constraint. If it is determined that the CUP requirement is negatively affecting the cost and supply of housing, the City will initiate Zoning Code and LCP amendments to revise permit requirements for residential projects with densities greater than 22 du/ac to ensure permits are granted based on objective criteria.	The City monitored the review process for multi-family residential development and found that the Use Permit requirement for multi-family projects at densities between 23 and 33 dwelling units per acre was not a deterrent to development. The primary constraint to increased density remains a lack of water resources. However, the City remains open to eliminating the Use Permit requirement for all densities greater than 22 dwelling units per acre. While the monitoring of multi-family residential development applications did not reveal an unreasonable development	Modify to remove the CUP requirement for densities up to 33 du/ac.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
		constraint, the elimination of the Use Permit requirement would result in cost savings for applicants who would no longer have to pay the Use Permit application fee. Additionally, the application processing time would be reduced by eliminating one of the permit entitlements.	
Goal G3-3: Provide adequate sites for the development of a wide range of housing types for all citizens.			
Program 3-3.1.a	Adequate Sites. The City will encourage and facilitate the development of new dwelling units consistent with the RHNA need by continuing to work with housing providers such as the Carmel Foundation. The City will also encourage development of new affordable units through incentives and concessions outlined in Programs 3-5.4.a, 3-5.4.b, 3-5.5.a, 3-5.5.b, and 3-5.5.c of this Housing Element.	The City encouraged the construction of new dwelling units to meet the City's RHNA requirements and promoted incentives and concessions to facilitate new construction. A lack of water resources continues to be the largest constraint to developing high-density housing. The Carmel Foundation manages 50 affordable senior housing units in Carmel. While the City has a long-standing relationship with the Foundation, they do not accept government funding, and the operating costs of the housing units result in an annual deficit. Identification of additional funding sources and housing providers should be considered while maintaining a strong relationship with the Foundation. City staff regularly promotes the incentives available for developing new affordable units when meeting with prospective developers and processing new development applications. The primary constraint to increased density remains a lack of water resources.	Modify. The City will craft a policy requiring minimum densities.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-3.1.b	Surplus Sites. Investigate the feasibility of utilizing surplus sites for housing development and partnering with housing providers to develop housing for lower-income households and/or senior housing on appropriate surplus sites.	The City continues to evaluate the feasibility of constructing new housing on surplus land, specifically the Sunset Center parking lots (north and south). No development partners emerged during this Housing Element cycle; however, discussions remain ongoing.	Modify to identify underutilized City-owned sites including Flanders Mansion, Sunset Center parking lots, Post Office parking lot and Vista Lobos.
Program 3-3.1.c	Development on Small Sites. The City will continue incentives and provisions that facilitate development on small sites including reduced parking requirements for affordable housing projects (0.5 parking spaces per unit), density bonuses that allow for development up to 88 du/ac, flexible or in some cases no required setbacks in the R-4 zone, and lot mergers. The City will review its Lot Merger Program to determine if any refinements should be made, including a requirement that mergers be approved by the Planning Commission rather than the Director. The City may also consider incentives for commercial lot mergers when lower-income units are provided, and eliminating any provisions of this program that have the unintended effect of restricting housing opportunities.	During the planning period, the City maintained reduced parking requirements for affordable housing projects and the density bonus provisions allowing high-density housing development of up to 88 dwelling units per acre. A lack of water resources continues to be the largest constraint to developing high-density housing. The City continued to promote incentives associated with lot mergers in the single-family district, including additional floor area for the primary dwelling and accessory dwelling units, additional site coverage, and an additional accessory structure. Lot merger applications continue to be approved by the Community Planning & Building Director. No development participated in the density bonus or setback incentive in the commercial or multi-family districts. The City did not pursue a lot merger incentive program for the commercial districts. Density bonus regulations continue to provide the greatest incentive.	Modify to continue lot merger approval by Director, simplify parking requirement reductions, reevaluate the density bonus and setback incentives.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
		Most lot merger applications were for single building sites comprised of multiple legal lots of record. Merging these sites did result in the granting of incentives	
Program 3-3.2	Address Infrastructure Constraints. Work cooperatively with the Monterey Peninsula Water Management District (MPWMD) and other regional agencies to address infrastructure limitations (e.g. sewer, water, roads) that affect the ability to serve new housing development. Grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households.	During the planning period, the City continued to work with regional agencies such as the Monterey Peninsula Water Management District (MPWMD) and the Carmel Area Wastewater District (CAWD) to ensure adequate infrastructure is in place to accommodate new housing and maintenance of existing residential units. Additionally, the City focused on stormwater drainage improvements to reduce flooding. The City's Public Works Department continues to improve City infrastructure related to road maintenance and storm drains. The City continued prioritizing water allocation for lower-income units; however, no development applications were received for lower-income housing. Lack of water resources continues to be a significant constraint to housing development. The City will establish a formal policy to prioritize water allocations to affordable housing projects.	Modify to further prioritize water allocation for lower income units by developing a new City policy.
Goal G3-4: Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement.			
Program 3-4.1.a	Permanent Housing. Continue to implement the ordinance adopted in 1988 prohibiting short-term, transient rentals and timeshares of residential dwellings in the R-1 District.	The City continued to enforce the prohibition of short-term rentals in the single-family residential district. The City continues to use Host Compliance as part of the ongoing enforcement. On average, 27 violation letters were mailed annually during the planning period. A significant percentage of single-family homes continue to remain vacant for part of the year due to second home ownership.	Modify to explore methods to raise funds including establishing an Affordable Housing Trust Fund, , property tax reduction or ADU incentive program.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
		During the planning period, the City enforced the provisions of the Timeshare Ordinance and made minor updates to the Ordinance to increase clarity. One enforcement action was taken against a timeshare company during the planning period.	
Program 3-4.1.b	Conversion of R-1 Motels. Continue to allow conversion of R-1 motel units into permanent residences with the transfer of vacated rooms to the commercial district.	During the planning period, the City allowed the conversion of R-1 motels to permanent residences. Specifically, the Happy Landing Inn was converted to a permanent residence during the planning period. Additionally, a change in ownership of the Carmel Resort Inn resulted in a development application to downsize the footprint of the hotel property and construct 8 new single-family dwellings. Two of the 8 homes have been approved by the Planning Commission.	Modify to better incentivize the program to encourage MFD.
Program 3-4.2.a	Neighborhood Compatibility. Continue to enforce height, coverage and floor area standards to ensure that new construction and remodels do not present excess visual mass or bulk to public view or to adjoining properties. Continue to enforce design standards which ensure that buildings relate to a human scale and that they avoid use of oversize design elements that make them appear dominating or monumental. Continue to require that projects not meeting adopted design guidelines be reviewed by the Planning Commission.	The City continues to review new construction for compatibility with the existing neighborhood. In 2021, the City received 26 new Track 2 Design Study planning applications for single-family units which required Planning Commission hearings.	Delete.
Program 3-4.2.b	Support Community Organizations. Continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement. When appropriate, develop partnerships with these organizations to promote neighborhood enhancement programs, conduct outreach, and solicit community input.	The City continues to support and partner with neighborhood organizations such as the Carmel Residents Association and the Carmel Foundation and the more recently formed Carmel Cares. These community organizations are an effective means to provide a wide variety of services to residents including meal programs, mobility equipment loans, caregiver support and general information and resources to help navigate the complex world of services and resources.	Modify to further support outreach and education.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-4.3.a	Neighborhood Preservation Educational Programs. Continue to use education programs to improve public understanding of the City's rich cultural and design heritage as a means of encouraging compatible housing design within existing neighborhoods, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources.	The City continues to implement the Historic Preservation Ordinance and the review of properties for historical significance upon submittal of a planning application. In 2021, the City reviewed 75 residential properties for historical significance and property improvements. The City uses the Historic Building Code to facilitate residential rehabilitation.	Continue.
Goal G3-5: Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.			
Program 3-5.1	Reasonable Accommodation Procedures. Continue to implement Policy C11-01, which describes procedures to provide reasonable accommodation for persons with disabilities in compliance with the provisions of SB 520. Information on reasonable accommodation procedures shall be provided at City Hall and on the City's website.	The City continues to promote the reasonable accommodation process to residents on a project specific basis. A number of inquiries were received throughout the planning period; however, few applications were received. All applications were approved. The City is currently evaluating the application fee to ensure it does not discourage the use of the policy.	Modify to reduce permit fee.
Program 3-5.2	Shared Housing Information. Distribute informational materials from the Monterey County Housing Authority to the Carmel Foundation and display information at City Hall and other public buildings and posted on the City's website.	The City continues to provide information related to shared housing information at City Hall and on the City's website. This program has generally been effective and the Carmel Foundation has over 2,600 members, many of whom live in Carmel and the surrounding region.	Modify to clarify intent and enhance education and outreach.
Program 3-5.3a	Condominium Conversions. Continue to implement condominium conversion policy, which restricts the conversion of apartments to condominiums to preserve the lower-cost rental housing options, typical of apartments, within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.	The City continues to implement the Condominium Conversion Ordinance to actively preserve and protect existing apartments. No formal applications for condominium conversions were submitted during the planning period and the Ordinance appears to be effective in halting conversions.	Continue.
Program 3-5.3.b	Section 8 Rental Assistance. Continue to facilitate use of the Section 8 program in the community by distributing information for the program at City Hall and the Library.	The City continues to provide information regarding Housing Choice Voucher (Section 8) rental assistance at City Hall, on the City's website, and through the library.	Continue.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.3.c	Subordinate Units. The City's Municipal Code allows construction of new subordinate units as a permitted use on lots of 8,000 square feet or greater to provide additional rental housing in the R-1 District to lower-income households. To further encourage the creation of subordinate units, the City will investigate potential amendments such as permitting subordinate units on smaller lots. In addition, the City will implement incentives which may include waiver/reduction of certain fees, priority processing, and reduced parking and setback requirements. The City will provide informational materials on incentives and technical assistance to property owners. The informational materials will be available at City Hall and on the City's website.	The City has a long history of permitting Subordinate Units (now called Accessory Dwelling Units). The City reviewed the subordinate unit regulations during the planning period and adopted updated regulations to facilitate new dwelling units. The amended regulations were approved by the California Coastal Commission and incorporated into the City's Local Coastal Plan. The City is currently working on additional amendments to the regulations in accordance with State law. During the planning period 36 applications (in 2021, the City received 18 new applications) for Accessory Dwelling Units (ADUs) were received and continues to issue building permits for ADUs. This program was effective and will be modified to further encourage ADUs and Junior ADUs.	Modify to reflect State Laws governing ADUs and combine regulations for Subordinate Units and Guest Houses to clarify regulations. Allow the use of ADUs at existing hotels as a means of employee housing.
Program 3-5.3.d	Monitor Affordable Housing Stock. Continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. Annually monitor the affordable housing stock in the coastal zone to ensure the affordable housing within the coastal zone is being protected and provided as required by Government Code Section 65590. The City will track data on the new construction, demolition, conversion and replacements housing units for low- and moderate-income households within the coastal zone including the following: • The number of new housing units approved for construction within the coastal zone; • The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within or within three miles of the coastal zone; • The number of existing residential dwelling units occupied by low- and moderate-income households required either within or three miles of the coastal zone that have been authorized to be demolished or converted; and,	The City continued to monitor the existing affordable housing stock in partnership with the Carmel Foundation. Other than the defunct Del Dono I and II projects, no new affordable housing units were approved in the Coastal Zone during the planning period. Additionally, no existing affordable units were demolished or converted.	Modify to update the City database to better track affordable housing and facilitate monitoring.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
	• The number of residential dwelling units for low- and moderate-income persons and families that have been required for replacement (of those units being demolished or converted) within or three miles of the coastal zone.		
Program 3-5.4.a	Density Bonus. Review and revise applicable density bonus ordinances to comply with State law.	The City adopted a new density bonus ordinance in conformance with State requirements. No development took advantage of the density bonus ordinance during the planning period possibly because the regulations are confusing and difficult to apply.	Modify to clarify regulations.
Program 3-5.4.b	Housing for Extremely-Low Income Households. Encourage the development of housing units for households earning 30 percent or less of the Median Family Income (MFI) for Monterey County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. Encourage development of housing for extremely-low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in State law.	The City continued to work with developers and promote the construction of affordable housing. Projects that included affordable housing units received expedited review. These included Del Dono I and Del Dono II. However, no applications for lower-income households were submitted during the planning period. During the planning period, the construction of Accessory Dwelling Units (ADUs) provided housing opportunities for extremely-low income households. Group Residential facilities are permitted with the approval of a Use Permit in the R-4 district. Group Residential is defined as *Shared living quarters without separate kitchens or bathrooms for each room or unit, including boarding houses, dormitories, and private residential clubs, but excluding guesthouses*.	Continue.
Program 3-5.5.a	Reduced Entitlement and Development Fees. Continue to reduce the amount of fees required for projects that provide affordable housing to the extent feasible.	The City continued to waive parking requirements for apartments in the Central Commercial (CC) District. The City also provides reduced parking in-lieu fees for constructing new residential units in other commercial zones. Fee studies are conducted every 3 years. Fees are based on staff processing time. Other than the parking in-lieu fee (which has not been collected in years), the City does not impose impact fees.	Modify to reduce fees for affordable residential projects..

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.5.b	Reduced Parking Requirements. Continue to offer reduced parking requirements for affordable housing developments. In addition, investigate the feasibility and effectiveness of further reducing existing in-lieu fees and amending the existing shared parking program to include housing units in affordable housing projects.	The City continued to offer reduced parking standards for affordable housing and senior housing units. The City also waived on-site parking requirements and payment of parking in-lieu fees for new apartments in the Central Commercial (CC) zoning district. Additionally, the City passed an Ordinance fixing the parking in-lieu fee at the 2003 rate until further notice. The regulations can be confusing and the City will work to better clarify the program.	Modify.
Program 3-5.5.c	Expedited Processing Procedures. Continue to offer expedited review procedures for residential projects that include affordable housing units.	The City continues to expedite the review of projects that include an affordable housing component. Specifically, the City expedited the review of two housing projects, Del Dono I and Del Dono II, which included 16 residential units with 2 deed-restricted moderate-income units. Unfortunately, a lack of construction funding halted the project's construction, and the properties are now under new ownership. A revised housing proposal that includes 12 apartments is under review and does not currently include any affordable housing and therefore does not qualify for expedited processing. The expedited regulations can be confusing and the City will work to better clarify the program.	Modify to clarify and refine expedited processing procedures.
Program 3-5.6.a	Energy Conservation and Green Building. Continue to review applications for new construction and substantial alterations taking into consideration solar orientation and access to sunlight. Additionally, continue to require compliance with current state building standards for energy efficiency in all new homes.	The City continues to promote energy conservation through the building plan check review process. The City will continue to implement the energy conservation requirements set forth in the Building Code and look for opportunities to promote energy conservation at City Hall and on the City website.	Modify to enhance outreach efforts.
Program 3-5.6.b	Water Conservation. Enforce the Water Management Program and provide information to the community on water conservation retrofits and best practices. In addition, provide information on and promote water conservation education and retrofit rebates provided by the Monterey Peninsula Water Management District.	The City continues to promote water conservation in coordination with the Monterey Peninsula Water Management District. The City will continue these efforts and look for opportunities to further promote water conservation measures.	Modify to enhance outreach efforts.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.7	Fair Housing Services. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City shall coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings. The City shall also refer inquiries related to fair housing to these agencies.	The City provides fair housing information to the public at City Hall and on the City website and will continue to maintain and update the information. The City will continue to maintain, update and look for opportunities to expand the information available to the public.	Modify to enhance outreach efforts.
Program 3-5.8	Zoning for Transitional and Supportive Housing. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential dwellings of the same type in the same zone.	The City did not receive any inquiries regarding transitional or supportive housing during this planning period.	Continue and update the Municipal Code.

SOURCE: City of Carmel-by-the-Sea

Table D-2 provides a summary of housing units produced in the city from 2015-2023. During the 2015–2023 planning period, 18 new units were added to the City's housing stock, achieving approximately 58 percent of the City's RHNA. This indicates that residential growth was slower than anticipated, likely due to the lack of available water, the COVID pandemic, the cost of land, and the overall lack of support for new housing development in the community. All 18 units produced were affordable to households with above-moderate incomes.

Table D-2 Housing Units Produced, 2015-2023

Affordability	New Construction Need	Housing Units Produced	Percent Achieved
Very Low	7	0	0.0%
Low	5	0	0.0%
Moderate	6	0	0.0%
Above Moderate	13	18	100.0%
Total	31	18	58%

SOURCE: HCD Annual Progress Report Dashboard (as of May 19, 2023).
NOTE: This table should be updated prior to finalization to account for units through January 1, 2024.

Preservation of "At Risk" Units

The California Housing Partnership Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.[1] According to the database, there are no federal or state assisted units in Carmel-by-the-Sea. Currently, there are no affordable housing units at risk of conversion to market rate.

Rehabilitation of Existing Units

The 2015 Housing Element identified an objective of rehabilitating a total of 16 affordable units and 784 above-moderate-income units in the 2015–2023 planning period. The City issued over 250 building permits on average each year that permitted re-roofs, water heater upgrades and replacement, electrical upgrades, window repairs and replacements, and remodels.

D.4 Summary

Like many communities, the City of City of Carmel-by-the-Sea experienced strong development of single-family homes, Accessory Dwelling Units and conversion of second-floor commercial space to residential units during the 2015–2023 planning period. Of the 31 units identified in the City's

[1] This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured.

RHNA, the City permitted 18 units (approximately 58 percent of the total), all of them for above moderate-income households; however, some of these units are ADUs which represent housing opportunities for lower-income housing.

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015-2023 timeframe because they complied with the program requirements mandated by State law at the time. The 6th Cycle Housing Element will be revised to address new state mandates and to put the City of Carmel-by-the-Sea on track to fully meet its housing obligations.

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List of Contacted Organizations

APPENDIX E

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Appendix E
List of Contacted Organizations

E.1 Introduction

This Appendix provides the names of organizations, tribal units, and other stakeholders that were contacted during the preparation of Carmel-by-the-Sea's 6th Cycle Housing Element. In addition to these contacts, the City created a dedicated website called: "HOME Carmel-by-the-Sea" which can be found at https://homecarmelbythesea.com. This website provides a portal to all of the Housing Element-related community engagement activities that were available to members of the public during the update process. This includes information on Housing Element basics, site surveys, stakeholder surveys, and materials from community workshops.

E.2 List of Contacted Organizations

This section provides contact information for organizations and agencies in the Monterey Bay Area, stakeholder property owners, and interested parties that were contacted during the Housing Element preparation.

Organizations and Agencies

Association of Monterey Bay Area Governments
24580 Silver Cloud Court
Monterey, CA 93940
T: (831) 883-3750
Heather Adamson
Association of Monterey Bay Area Governments (ambag.org)

Monterey Peninsula Water Management District
5 Harris Court, Building G
Monterey, CA 93940
T: (831) 658-5601
Stephanie Locke
Monterey Peninsula Water Management District (mpwmd.net)

Carmel Area Wastewater District
3945 Rio Rd.
Carmel, CA 93922
T: (831) 624-1248
Carmel Area WasteWater District (cawd.org)

Carmel Chamber of Commerce
Ocean Ave. between Junipero and Mission
Inside Carmel Plaza 3rd Floor
Carmel, CA 93921
(831) 624-3877
Carmel Chamber of Commerce

Carmel Foundation
SE Corner of 8th Ave. and Lincoln St.
Carmel, CA 93923
T: (831) 624-1588
Holly Zoller
www.carmelfoundation.org

Landwatch Monterey County
306 Capitol Street #101
Salinas, CA 93901
T: (831) 759-2824
Jose Torres
Monterey County - LandWatch

Stakeholder Property Owners

- Esperanza Carmel, Christopher Mitchell;
- Carmel Realty, Bill Mitchell;
- Pine Inn, Richard Gunner & Dave Tipton;
- Bruno's, Thomas Sweeney;
- 3 Garages, Judie Profeta;
- First Church of Christ, Kent Wadsworth;
- Café Carmel, Greg Kraft and Kim Marie Archer;
- Wells Fargo, Brian Buhowsky;
- GBG, Montag Ivestor;
- Carmel Presbyterian, Bob Spencer;
- Yafa Property, Sandy Freschi;
- Levett Properties, Denny Levett & Jeanne Cox Levett;
- Doud Arcade, John Plastini; and
- Linggi Building / Flaherty's, Alan Buchwald.

Interested Parties

- Eric Miller Architects, Eric Miller;
- Silverie Properties, Dan Silverie III;
- Silcon Constructors, Dan Silverie IV;
- Winter & Co, Nore Winter;
- Carmel Plaza, Kristin Torrice;
- Carmel Residents Association, Nancy Twomey;
- Carmel Preservation Association;
- Carmel Heritage Society;
- Monterey Bay AIA, Executive Director;
- Builders Exchange, Sandy Steele;
- Christ Tescher Construction, Chris Tescher;
- Carmel Boutique Inns/Vagabond House Inn, Amanda Levett;
- Jody LeTout;
- Walker and Reed, Jim Heisinger;
- American Legion, Gerry Paratore;
- Cal-Clark Farms, Stu Clark;
- Bennett Sculpture Carmel, Ashley Stoddard;
- Sue McCloud;
- Su Vecino, Shari Polovneff;
- Vesuvio, Little Napoli, Carmel Bakery, Rich Pepe;
- Luca/L'auberge/Carmel Beach Hotel, David Fink;
- Hakim, Jack Hakim;
- Mandurrago & Associates, John Mandurrago;
- Forge in the Forest, Greg Profeta;
- Classic Hotels, Mary Crowe;
- Carmel Lodge, Mark Stilwell;
- Dyar Architects, Erik Dyar;
- Thomas Bateman Hood Architects, Thomas Hood;

- Justin Pauly Architects, Justin Pauly;
- Cushman Wakefield Properties, Michael Schoeder;
- Fred Kern;
- Lewis Builders, Scott Julian;
- Beesley Realty, Ben Beesley;
- Visit Carmel, Amy Herzog;
- Jeanne Cox Levett;
- Gerard Rose;
- Franklin Williams; and
- Catherine and John Compango.

E.3 City Contact List

This section provides contact information for City officials that were involved with Housing Element preparation.

Elected and Appointed Officials

City Council

- Dave Potter, Mayor;
- Payor ProTem/Housing Ad Hoc Member, Bobby Richards;
- City Councilmember/Housing Ad Hoc Member, Karen Ferlito;
- City Councilmember Jeff Baron; and
- City Councilmember, Alissandra Dramov.

Planning Commission

- Michael LePage;
- Stephanie Locke;
- Chris Bolton;
- Robert Delves; and
- Erin Allen.

Historic Resources Board

- Eric Dyar;
- Karyl Hall;
- Jordan Chroman;
- Kathy Pomeroy; and
- Esther Goodhue.

City Staff

- Brandon Swanson, Director of Community Planning & Building;
- Marnie Waffle, AICP, Principal Planner;
- Katherine Wallace, AICP, Associate Planner;
- Chip Rerig, City Manager;
- Robert Harary, Public Works Director;
- Gaudenz Panholzer, Fire Chief; and
- Ashlee Wright, Library and Community Activities Director.

E.4 Tribal Consultation

This section provides contact information for all tribal consultation during Housing Element preparation.

Irene Zwierlein, Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
3030 Soda Bay Road
Lakeport, CA, 95453

Valentin Lopez, Chairperson
Amah Mutsun Tribal Band
P.O. Box 5272
Galt, CA 95632

Tony Cerda, Chairperson
Costanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, CA, 91766

Rudolph Rosales (Ulax Huchumas)
Indigenous Peoples Consultant
Esselen Nation
P.O. Box 647
Monterey, CA 93942

Susan Morley, Cultural Resources
Esselen Tribe of Monterey County
3059 Bostick Avenue
Marina, CA 93933

Tom Little Bear Nason, Chairman
Esselen Tribe of Monterey County
P. O. Box 95
Carmel Valley, CA, 93924

Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA, 95024

Kanyon Sayers-Roods, MLD Contact
Indian Canyon Mutsun Band of Costanoan
1615 Pearson Court
San Jose, CA, 95122

Isaac Bojorquez, Chairman
Kakoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria
PO Box 8355
Woodland, CA, 95776

Christanne Arias, Vice Chairperson
Ohlone/Costanoan-Esselen Nation
519 Viejo Gabriel
Soledad, CA, 93960

Louise Miranda-Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
P.O. Box 1301
Monterey, CA, 93942

Dee Dee Ybarra, Chairperson
Rumsen Am:a Tur:ataj Ohlone
14671 Farmington Street
Hesperia, CA, 92345

Kenneth Woodrow, Chairperson
Wuksache Indian Tribe/Eshom Valley Band
1179 Rock Haven Ct.
Salinas, CA, 93906

E.5 Service Organizations

Housing Authority of the County of Monterey
123 Rico Street
Salinas, CA 93907
(831) 775-5000

Monterey County Department of Social Services
1000 South Main Street
Salinas, CA 93901
(831) 755-4448

Catholic Charities Dioceses of Monterey
922 Hilby Avenue, Suite C.
Seaside, CA 93955
Monterey Peninsula (831) 393-3110
Salinas Valley (831) 422-0602

United Way Monterey County
232 Monterey Street
Suite 200
Salinas, CA 93901
(831) 372-8026

CHISPA, Inc.
295 Main St. #100
Salinas, CA 93901
(831) 757-6251

Mid-Peninsula Housing Coalition
303 Vintage Park Drive
Suite 250
Foster City, CA 94404
(650) 356-2900
info@midpen-housing.org

Habitat for Humanity Monterey Bay
108 Magnolia Street
Santa Cruz, CA 95062
(831) 469-4663
www.habitatmontereybay.com

ECHO Fair Housing Services
580 Pacific Street
Monterey, CA 93940
(831) 566-0824
https://www.echofairhousing.org/fair-housing-services.html

Central Coast Center for Independent Living
318 Cayuga Street
Suite 208
Salinas, CA 93901
(831) 757-2968
https://www.cccil.org/

Center for Community Advocacy
22 West Gabilan Street
Salinas, CA 93901
(831) 753-2324
https://cca-viva.org/

The Salvation Army Good Samaritan Center
1491 Contra Costa
Seaside, CA 93955
(831) 899-4911
https://montereypeninsula.salvationarmy.org/

Hope Services
1144 Fremont Blvd.,
Suite D
Seaside, CA 93955
(831) 393-1575
https://www.hopeservices.org/

Coalition of Homeless Service Providers
1942 Fremont Boulevard
Seaside, CA 93955
(831) 883-3080
https://chsp.org/

Monterey County Stand Down for Homeless Veterans
https://www.montereystanddown.org/

Diocese of Monterey
425 Church Street
Monterey, CA 93940
(831) 373-4345
https://dioceseofmonterey.org/

E.6 Additional Outreach

- Website: "Housing Opportunities Made Easier (H.O.M.E.) Carmel-by-the-Sea" (homecarmelbythesea.com) launched April 5, 2023. The website is presented in English with surveys in English and in Spanish. Information continues to be posted on this website;
- Housing Element Website Information Published: April 2023, May 2023, June 2023;
- April, 2023 – ongoing: E-Notification informing the public to, "Visit our Dedicated Housing Element Website" was sent in April 2023 and included in subsequent "City Administrator Friday Letter" e-notifications on a near-weekly basis;
- November 17, 2022: Housing Ad Hoc Committee Community Meeting provided a Housing Element Introduction and Overview;
- February 7, 2023: City Council meeting to review the Housing Feasibility Study by ECONorthwest and enter into contract with EMC Planning Group for Housing and Safety Element updates;
- March 28, 2023: Housing Ad Hoc Committee Community Meeting provided an overview of the housing feasibility study authored by ECONorthwest and constraints that limit housing production;
- April 6, 2023: Housing Ad Hoc Committee Community Meeting addressed 5th Cycle accomplishments and goals, programs, and policies;
- May 24, 2023: Housing Ad Hoc Committee Community Meeting discussed the importance of equity, housing needs assessment information, and potential 6th Cycle programs, and provided some strategies for sites and ways to provide feedback throughout this process;
- June 15, 2023: Joint City Council and Planning Commission Special Meeting hosted by the Housing Ad Hoc Committee was held to discuss the draft Housing Element and the 30-day public comment period and to provide an opportunity for the public to give verbal feedback/comments on the draft Housing Element;
- July 11, 2023: City Council to provide strategic direction related to public comment received; and
- August 1, 2023: City Council to review revised draft Housing Element before submittal to HCD;
- Advance (10-day minimum) public notice of all scheduled Housing Ad Hoc and Council meetings published in the local newspaper, *The Carmel Pine Cone*;
- City staff have notified all property owners of identified sites via U.S. mail and - where e-mail addresses were known - have e-mailed property owners to encourage potential redevelopment of private property; and

- The City has implemented varied methods of involvement for community members, including: the HOME Carmel-by-the-Sea website, the Carmel-by-the-Sea City website/Long-Range Planning page, "Housing" email Listserv, "City Council" email listserv, announcements published in the City Administrator's "Friday Letter" and vlog, public notices in *The Carmel Pine Cone*, a staffed table at the local Farmer's Market; a Community Housing Stakeholder Survey made available in both English and Spanish, and seven (5) community meetings specific to the Housing Element topic and three (3) regular City Council meetings with an agendized Housing Element topic completed prior to submission of the Draft Housing Element to HCD.

ECONorthwest Feasibility Study

F

APPENDIX

ECONorthwest Study Background

On May 20, 2022, the City of Carmel-by-the-Sea entered into a professional services agreement with ECONorthwest to prepare a housing feasibility study. The study informs the analysis required as part of the 6th Cycle Housing Element update. The feasibility study evaluated current market conditions, the City's development standards related to housing, and potential opportunities for housing development. The study was not meant to be exhaustive. Instead, it starts the conversation about development opportunities and constraints within the City of Carmel-by-the-Sea.

DATE: January 27, 2023
TO: Brandon Swanson, City of Carmel-by-the-Sea
FROM: Chris Blakney, ECONorthwest
SUBJECT: Housing Element Analysis for the City of Carmel-by-the-Sea

Introduction

In the State of California, local jurisdictions maintain a General Plan that serves as a blueprint for its long-term vision. Among the required "elements" of a general plan is the Housing Element. The Housing Element is the only element that state law requires be updated on a periodic cycle. The California Department of Housing and Community Development (HCD) is responsible for overseeing Housing Element updates. Every eight years, HCD allocates a share of projected statewide housing need to regions across the state. This is called the Regional Housing Need Allocation (RHNA). The state is currently in the sixth of these cycles. The sixth cycle will cover the June 30, 2023 to December 15, 2031 planning period for the City of Carmel-by-the-Sea [Carmel].

The City is a part of the Association of Monterey Bay Area Governments (AMBAG). AMBAG is responsible for developing a methodology for allocating its regional share of housing need to its individual jurisdictions. The Final Sixth Cycle (2023-2031) Regional Housing Needs Allocation plan, completed in October 2022, determined that Carmel's share of regional housing need is 349 units; 187 of these units must be suitable to accommodate lower income households. It is important to note that RHNA targets reflect zoned capacity, not a construction quota.

Figure 1: Regional Housing Needs Allocation, Fifth and Sixth Cycle
Source: California Department of Housing and Community Development[1]

Cycle	Income Level				Total
	Very Low	Low	Moderate	Above Mod.	
RHNA5 (2015-2023)	11	5	6	13	31
RHNA6 (2023-2031)	113	74	44	118	349
Sixth Cycle Income and Rent Ranges (County of Monterey)					
Income Levels	*$0 - $45,050*	*$45,050 - $72,080*	*$72,080 - $108,120*	*$108,120 +*	
Rent Level/mo	*$0 - $1,126*	*$1,126 - $1,802*	*$1,802 - $2,703*	*$2,703 +*	

While the City satisfied its Fifth Cycle RHNA planning target and received a certification for the 2015-2023 planning period, the market did not produce all 31 planned units. This underscores a considerable hurdle for the City in the Sixth Cycle which represents a 1,000% increase in its housing target for the cycle. This capacity is particularly challenging because Carmel does not have a deep supply of vacant land and presently lacks water resources to accommodate significant growth. This is further complicated by a parcelization pattern that includes many

[1] https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf

small taxlots and market conditions that support high values for existing structures, making redevelopment improbable.

Executive Summary

As City officials begin to prepare for the Housing Element Update, they want to better understand some of the challenges to development and opportunities for adding housing capacity. This analysis summarizes our work exploring market conditions, observations in the City's zoning code, and sites/locations that are most likely to have development potential. While this report does not constitute a site alternatives analysis suitable for the City's Housing Element Update, it may provide insights into the development challenges, opportunities, and candidate sites for meeting the City's RHNA obligation in the Sixth Cycle.

Although renovation and replacement construction is common in Carmel, the City has had very limited net-new residential development during the Fifth Cycle (2015-2023) RHNA planning period[2]. This has been in part a function of barriers in the current zoning code, access to water rights, market conditions, and the existing development pattern in the City's commercial core. In this work, we have found that existing development standards, such as a two-story heigh limit, effectively prohibit achieving maximum allowed residential densities. Another challenge is a parcelization pattern of smaller lots with existing moderate scale commercial development with well-performing tenants. Despite these challenges, our analysis identified 17 sites in or adjacent to the commercial core that could be viable candidates for redevelopment or densification. To be sure, for development to occur on these sites—specifically development serving lower income households—the City will need to take action to remove barriers and identify resources to support financial feasibility. Actions recommended for consideration include financial subsidies, disposition of City-owned land, targeted rezoning of specific sites adjacent to the existing commercial zones, and amendments to development standards to remove development constraints.

Local Context

Carmel-by-the-Sea is a small coastal community located on the Monterey Peninsula. Incorporated in 1916, the City is among the most affluent communities in California. The City has a strong residential character and a centralized business district. Carmel's architecture in its business district has a distinct character, having been built out during the 1920s and 1930s. Over 45 properties in the commercial district are considered historical resources.

Carmel is also a popular coastal tourism and second home destination. There are over three dozen hotels in Carmel and roughly 40 percent of all housing units are for seasonal, recreational, or occasional use—a rate ten times the national average.[3] This dynamic has created a housing market that severely lacks affordability. Forty-seven percent of all households that

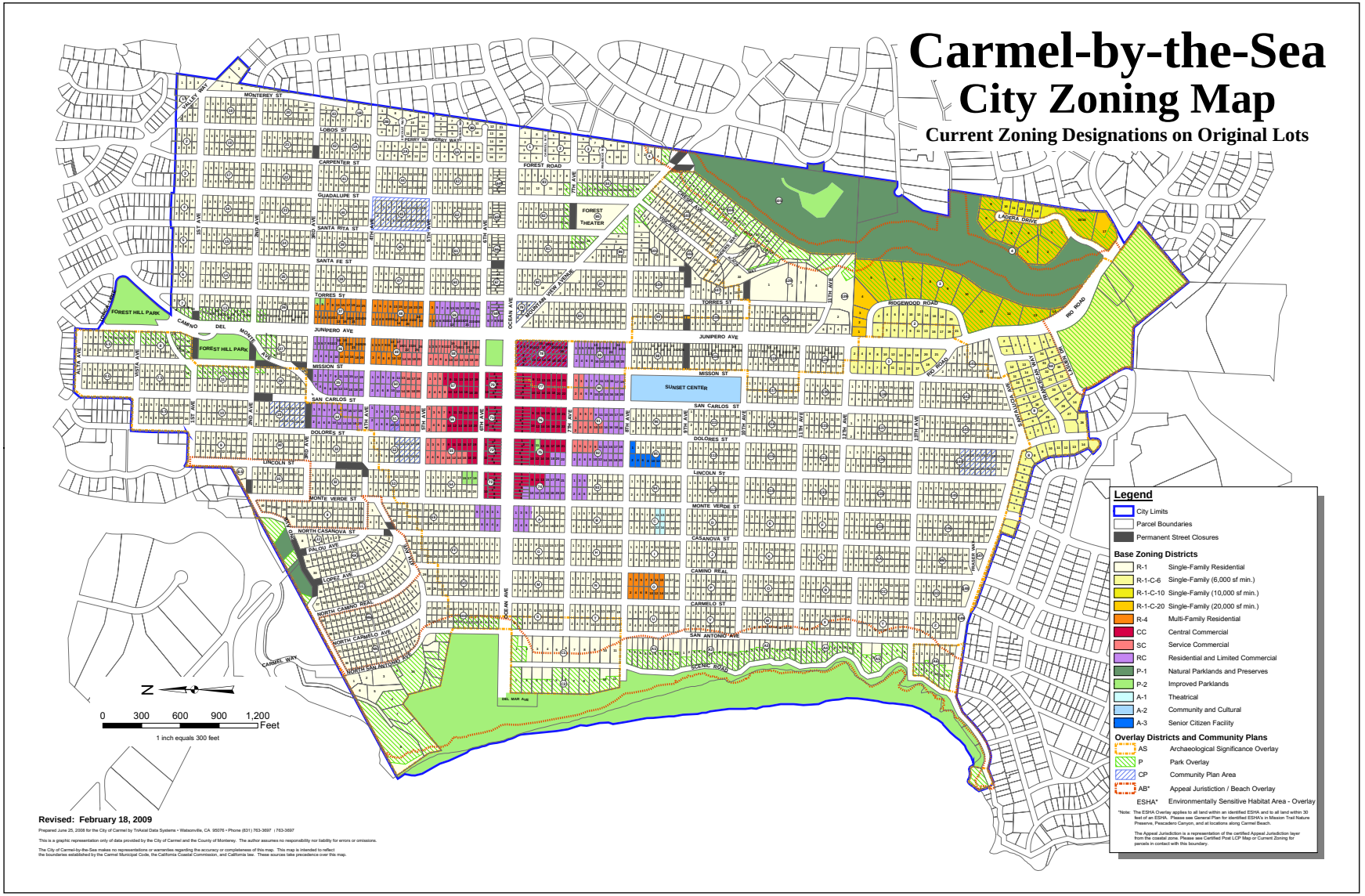
[2] According to Carmel's most recent Annual Progress Report to HCD.

[3] U.S. Census Bureau. American Community Survey 5-Year Estimates (2016-2020); Table B2004. (See https://data.census.gov/)

rent (vs. own) their homes in Carmel are cost burdened, spending greater than 20 percent of their income on housing. Among these, a full 25 percent of renter households are severely cost burdened, spending 50 percent or more of their income on housing. 2,102 individuals work in Carmel, of whom only 2.6 percent live in Carmel.[4]

[4] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Figure 2: Carmel-by-the-Sea Zoning Map on Original Plat
Source: City of Carmel-by-the-Sea (see https://planningsites.org/CarmelPlanning/)



Site Visit

In June 2022, City staff hosted a walking tour of the village. The purpose of this exercise was to observe the characteristics of the built environment and evaluate the potential of City-owned sites to accommodate development of housing. Key themes from this visit include:

Height. The City's current code has a two-story height limit. However, there are many older structures throughout the commercial core that are taller than two stories and are adjacent to single- or two-story buildings.

Interior Courtyards. One of the unique characteristics of Carmel's built environment is the network of interior courtyards and intra-block passageways that connect businesses. Residents and visitors are encouraged to explore these interior areas behind business frontages and facades.

City-Owned Sites. The City owns several sites across the village. In addition to larger and potentially underutilized sites in the downtown core, it owns a series of sites that are unimproved street rights-of-way.

Sunset Center North and South Lots. If on-site parking could be accommodated, the north lot of the Sunset Center could be a redevelopment candidate. The South Lot may also be explored for development potential.

Topography. Some areas within and on the periphery of the commercial district have steep slopes. These areas could be opportunities for development with tuck-under parking.



Low density retail in commercial district



Example of interior courtyard



Ulrika Plaza at 5th and Dolores



Example of City-owned ROW site



Sunset Center North Lot



Example of underutilized parking

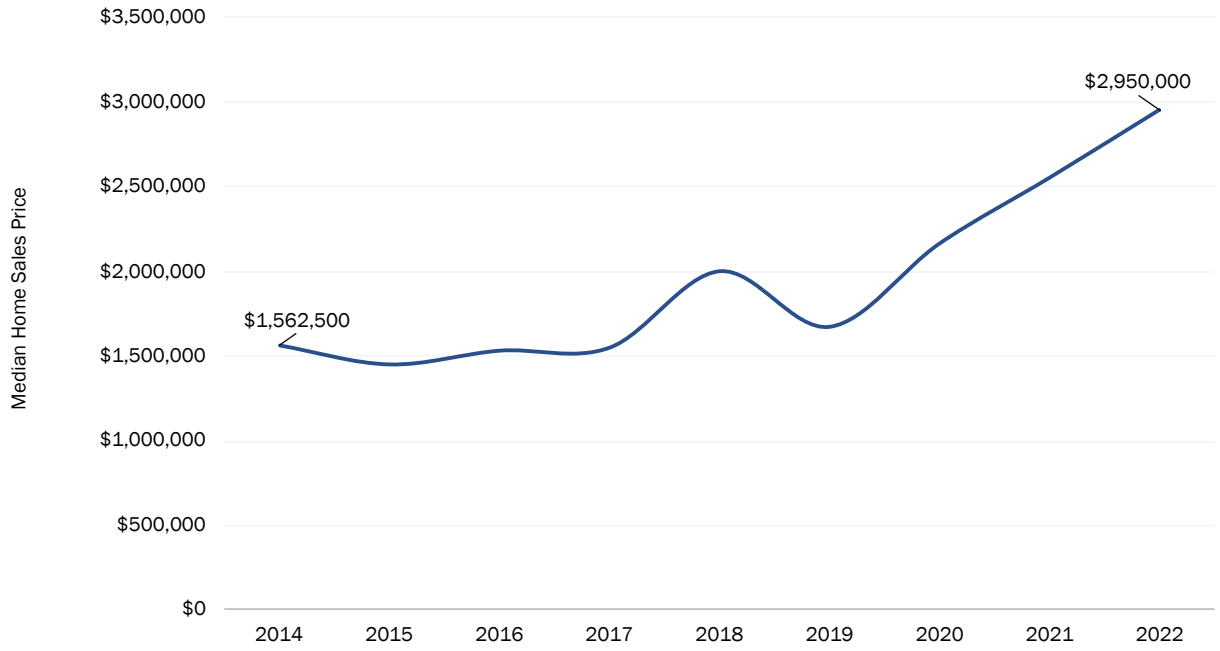
Market Overview

The ability of the market to deliver housing production in the future is largely a function of existing market conditions. An observation of socioeconomic conditions also informs housing need in the community.

For-Sale Market

Following several years of relative stability, the price of homeownership in Carmel has accelerated rapidly in recent years. Since 2019, the median home price in Carmel has jumped from $1.6 million to $2.95 million, an increase of 84 percent.[5] Price increases are being driven by demand-side forces.

Figure 3: Median Home Price
Source: Property Radar[6]



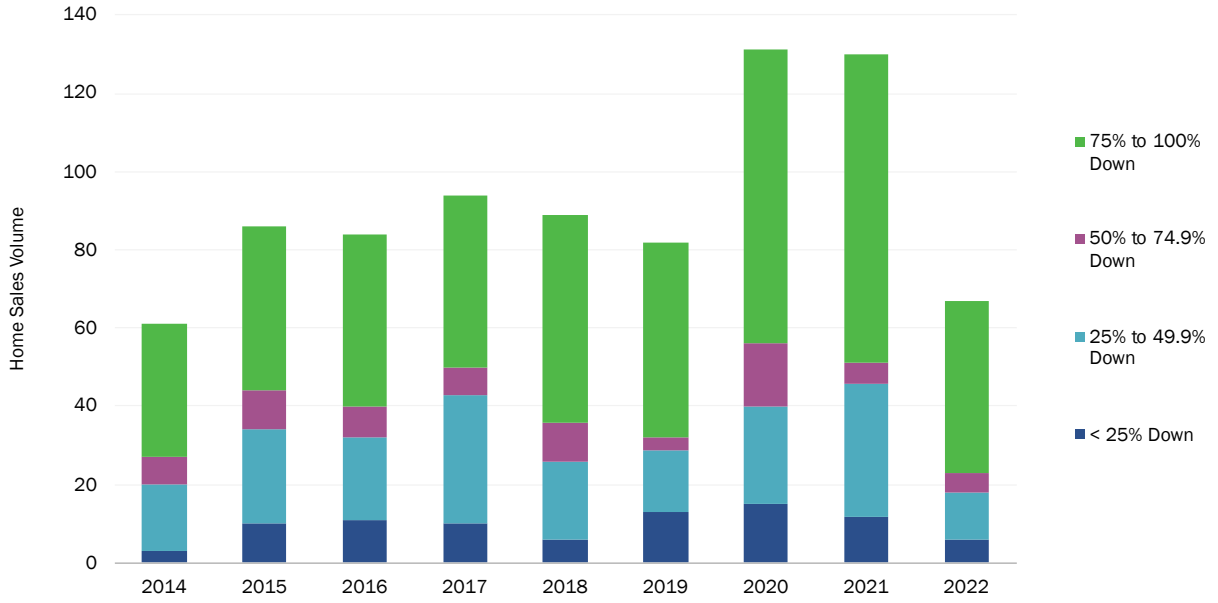
Over this same period, there has been an acceleration of both sales volume and the share of homes that are purchased all cash or with mostly cash. For example, in 2020 and 2021 sales volumes were 50 percent higher than the previous five-year average. Moreover, the percentage of home sales with 75 percent to 100 percent cash down increased from 53 percent to 61 percent through the first half of 2022. This is indicative of a market that is attracting outside capital from other high-value markets. In the context of observed migration patterns in Northern California because of the COVID-19 pandemic, we suspect that much of the movement in the market is being driven by migration of high-net-worth households out of the Bay Area. This is observed

[5] Property Radar. (See https://www.propertyradar.com/) Data reported through most recent period available

[6] Property Radar. (See https://www.propertyradar.com/) Data reported through most recent period available

in migration data from the U.S. Postal Service that shows that since March 2020 Carmel has seen a migration-driven increase of 552 households.[7]

Figure 4: Sales Volume and Percent of Purchase Price in Cash
Source: Property Radar[8]



Second-Home Market

Tourism and the impacts of second homes and long-term rentals are also having an observed impact on affordability in Carmel.[9] Data from the U.S. Census Bureau shows that nearly 40 percent of all housing units are used for seasonal, recreational, or occasional use. This rate is ten times the national average.

Figure 5: Share of Housing Units that are Second Homes
Source: U.S. Census American Community Survey (2016-2020 estimates); Table B25004[10]

	Nation	Carmel
Total housing units	138,432,751	3,731
For seasonal, recreational, or occasional use	5,303,302	1,479
Share of housing units that are second homes	3.8%	39.6%

[7] USPS Change-of-Address Migration Data
https://www.arcgis.com/apps/dashboards/951428e32723456c879d0966af4baa8a

[8] Property Radar. (See https://www.propertyradar.com/)

[9] Short-term rentals are not permissible as per CMC 17.08.060 and CMC 17.14.040. (See https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1708.html)

[10] U.S. Census American Community Survey (2016-2020 estimates); Table B25004. (See https://data.census.gov/)

Renter Market

Reliable real-time market data on the local rental market is challenging to obtain because the majority of the rental market is organized through individual transactions, small property management firms, and in some cases informal agreements. Figure 6 below demonstrates that tenure split (owner vs. renter-occupied) in Carmel is roughly equal. However, a full 78 percent of the rental market is being met by single-family housing units (rather than apartment buildings), typically rented out by individuals as opposed to large property management firms.

Figure 6: Tenure (Rent vs. Own) by Units in Structure in Structure
Source: U.S. Census American Community Survey (ACS) (2016-2020 estimates)[11]
Note: Tenure refers to whether a unit is occupied by someone who owns the unit (owner-occupied) or rents the unit (renter-occupied).

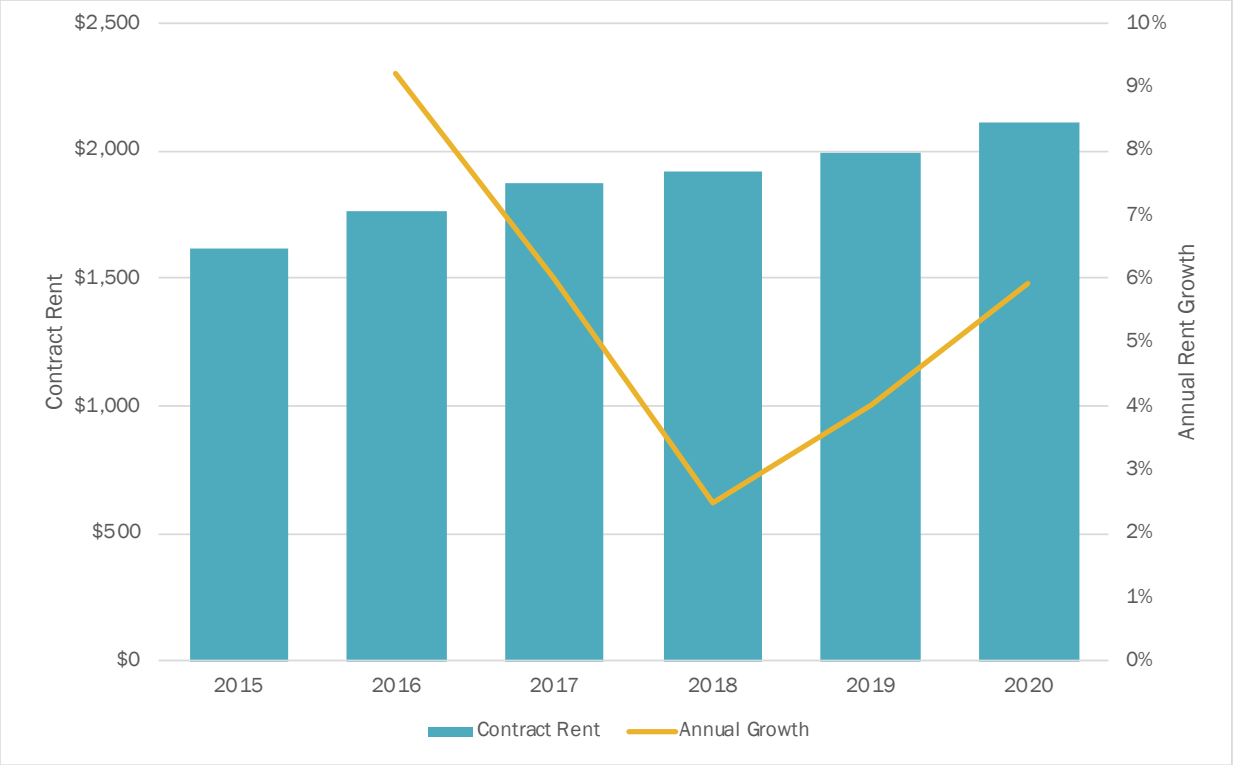
Unit Type	Owner-Occupied	Renter-Occupied	Total
Single-family Detached	993	694	1,687
Single-family Attached	0	19	19
Duplex	0	0	0
Triplex/Quadplex	0	22	22
Small Multifamily (5-19 units)	0	162	162
Large Multifamily (20+ units)	0	0	0
Mobile Homes[12]	0	19	19
Total	**993**	**916**	**1,909**
Tenure Split	*52.0%*	*48.0%*	

In Figure 7 below, we report annual contract rent reported for the market by the U.S. Census Bureau's American Community Survey. We consider "average" rent levels reported in the survey to be considerably lower than where rental properties transact at in the market based on observations of current rent levels. However, this data is showing the expected trend of accelerated rent growth over the last two observation years.

[11] U.S. Census American Community Survey (2016-2020 estimates). (See https://data.census.gov/)

[12] The U.S. Census uses survey data across a five-year period to produce estimates across a broad range of demographic and socioeconomic variables in the American Community Survey (ACS). Because the ACS uses survey data to develop estimates, results can be unintuitive and have larger margins of error in smaller geographies. See https://www.census.gov/programs-surveys/acs/methodology.html for a review of the Census Bureau's methodology for the ACS.

Figure 7: Annual Contract Rent
Source: U.S. Census American Community Survey (5-year estimates from 2015-2020)[13]



Cost Burden

State and federal standards specify that households spending more than 30% of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30% of its income on housing costs, it has less disposable income for other necessities, including health care, food, education, and clothing. In the event of unexpected circumstances such as the loss of employment or serious health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

In Carmel, 47 percent of all households that rent their homes are cost burdened, spending greater than 30 percent of their income on housing. Among these, a full 25 percent of renter households are severely cost burdened, spending 50 percent or more of their income on housing.

Figure 8: Percent of Income Spent on Rent, City of Carmel-by-the-Sea (2020)
Source: American Community Survey 2016-2020 Five-Year Estimate (Table B25070)[14]

Income on Rent	Households	Share

[13] U.S. Census American Community Survey (5-year estimates from 2015-2020). (See https://data.census.gov/)

[14] American Community Survey 2016-2020 Five-Year Estimate (Table B25070). (See https://data.census.gov/)

Less than 10.0 percent	153	16.7%
10.0 to 14.9 percent	49	5.3%
15.0 to 19.9 percent	182	19.9%
20.0 to 24.9 percent	63	6.9%
25.0 to 29.9 percent	39	4.3%
30.0 to 34.9 percent	61	6.7%
35.0 to 39.9 percent	70	7.6%
40.0 to 49.9 percent	70	7.6%
50.0 percent or more	229	25.0%
Total:	916	100.0%

Commute Patterns

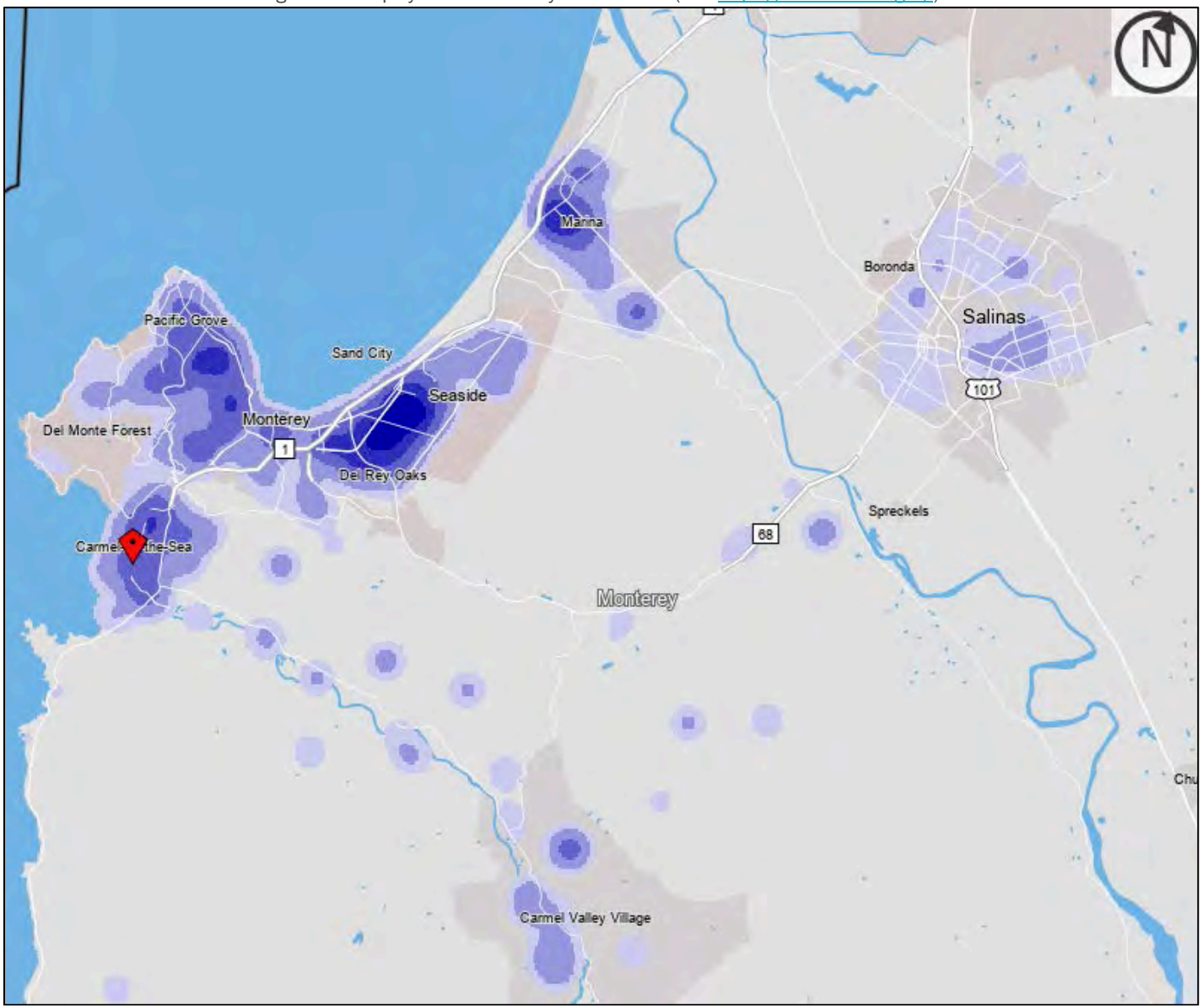
It is hypothesized that Carmel's concentration of jobs in the leisure and hospitality sector creates challenges for local workers who do not have sufficient incomes to afford housing in the community. This imbalance of jobs to housing impacts quality of life including how far workers must travel for work, increasing transportation costs, and reducing individual productivity. In general, a good balance of jobs to housing would occur where the jobs available in a community match the labor force skills, and where housing is available at prices, sizes, and locations suited to workers who wish to live in the area.

In Carmel, roughly half of all workers live within 10 miles of the city. Primary areas where workers live include Seaside, Monterey, Salinas, and Pacific Grove. A full 26 percent of workers commute from greater than 25 miles away. Only 2.6 percent of workers live and work in Carmel.[15]

[15] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Figure 9: Commute Patterns, Where Employees in Carmel Live (2019)

Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics Data. (See https://data.census.gov/)



Code Review

As part of our scope, we conducted a code review to identify potential issues and barriers that could limit housing production in the Multifamily Residential (R-4) district and the commercial zones; Residential and Limited Commercial (RC) Central Commercial (CC), and Service Commercial (SC).

General Notes

- The pattern of existing development is small lot (3,800-6,000), detached single-family. Most new development will be infill.
- Multifamily is defined as any development with two of more units on the same lot.

Building Height in All Zones

Building height throughout the city is limited to two stories, with maximum heights established for each zone. CMC 17.14.150.B-C establishes maximum building heights for the R-4[16], RC, SC, and CC zones. Structures in R-4 and RC zones are limited to 26 feet and structures in the CC and SC zones are limited to 30 feet. Building sites which face, abut or adjoin any property in the R-1 district are limited to a height of 24 feet. Building height may also be determined by compatibility with nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure).

Given the existing small lot sizes observed throughout the city and off-street parking requirements (discussed in more detail below for the R-4 zone), a two-story maximum height will likely prohibit many multifamily projects from achieving base density allowances in the R-4 zone. Building height limitations, maximum building coverage, and floor area ratio (F.A.R) limitations (discussed in more detail below) will even more severely limit multifamily projects from achieving base density allowances in commercial zones, even if parking requirements are lower than in residential zones.

R-4 Development Standards

Density

CMC 17.12.020.B establishes a maximum base density of 33 du/ac, and CMC 17.12.020.C offers a density bonus of 44 du/ac in exchange for affordable units. While these density thresholds are relatively high, they are difficult to achieve given the City's inventory of small lots between roughly 3,800-6000 square feet, with lot widths around 50-60 feet and two-story building height maximum. Off-street parking requirements will further limit the ability to achieve base density.

Given the site constraints and a need for many developments to achieve base density for financial reasons, it is unlikely developers will be able to take advantage of the density bonus

[16] Underground parking does not count as a story in the R-4 zone.

since their ability to achieve the *base* density is already constrained. If the density bonus was offered in another story, rather than du/ac, it could help reduce barriers and allow more housing production on smaller sites.

Parking

CMC 17.38.020 requires 1.5 parking spaces per residential dwelling unit and offers reduced parking standards for affordable units (0.5 spaces per unit) in the R-4 zone. CMC 17.12.020.F.1 prohibits parking requirements in the R-4 zone to be met on-street or through a fee-in-lieu.

Providing parking onsite while achieving the allowed density will be a challenge for many development sites given that many of the existing lots in the city are only 50-60 feet wide. While underground parking is allowed and does not count against the maximum building height, underground parking is far more expensive to construct. Reducing parking standards for certain areas (i.e. areas with access to transit or walkable to commercial districts) or for unit types (i.e. studios and one-bedrooms) may help developments achieve base densities.

Unit Distribution

CMC 17.12.020 requires that on sites larger than 4,000 sf, 50 percent of all units must be provided as rental apartments.

CMC 17.08.050.F. requires at least 25 percent of all units in a multifamily project containing more than two units be between 400-650 square feet. While this provision on its own is not necessarily a barrier to housing development, parking standards for these small units are the same as a single-family home. Reducing the parking standard for smaller multifamily units will help developments to achieve density more easily.

Commercial Zone Development Standards

Building Coverage

CMC 17.14.130.A. limits building coverage to 80 percent in the CC and SC zones.[17] The existing pattern of development in these two zones appears to exceed 80 percent building coverage on many parcels. Additionally, the code prohibits the removal of existing courtyard or intra-block walkways, which will further limit the amount of allowable building coverage on some sites.

Since the land costs in Carmel-by-the-Sea are exceptionally high, these maximum building coverage requirements will likely act as a development barrier. This becomes even more of a challenge in the context of redevelopment where the existing structure exceeds 80 percent building coverage. New developments may be required to build a smaller building than previously existed.

[17] Exceptions are granted up to 95 percent.

Floor Area Ratio

CMC 17.14.140.A-B establish F.A.R limits for the commercial zones. One-story buildings in the CC and SC zones are allowed to achieve an F.A.R equal to 95 percent of the site area. However, this contradicts the allowed building coverage discussed above (80 percent), excluding the exceptions. Two-story buildings can obtain an F.A.R equal to 135 percent of the site area, which further limits the allowed square footage outside of the building coverage maximums, as either the first or second story would need to be smaller than the other to meet this F.A.R. For example:

- A 5,000 square foot lot is allowed a maximum of 4,000 square feet in building coverage, which could translate to about an 8,000 square foot building if the two stories were of equal size. However, two-story buildings are limited to 135 percent of the total site area.
  - 135 percent of the total site area is 6,750 square feet. The F.A.R requirements reduces the potential square footage by approximately 1,250. This lost square footage could translate into roughly two additional apartment units.
  - However, if using a density bonus the limit would be 150% of the total site area, reducing the amount of lost square footage for project utilizing a density bonus.

The restriction is even more severe in the RC zone adjacent to the Single Family Residential (R-1) zone, where F.A.R requirements limit two-story buildings to 80 percent of the total site area. For example:

- A 5,000 square foot lot could result in a maximum building coverage of 3,500 (70 percent), so two stories of the same size could render a 7,000 square foot building.
  - With F.A.R. limited to 80 percent of the total site area for two-story structures, this limits the building to 4,000 square feet. This represents a loss of about 3,000 square feet.
  - Like the example above, the loss of square footage is reduced if a project can capitalize on a bonus.

F.A.R. bonuses are available for projects that include affordable housing, courtyards, and/or intra-block walkways.

Review Processes and Additional Studies

The City should be mindful of how additional procedures and studies can add time and cost to projects that are facing unprecedented cost escalations in the current economic environment. For example, CMC 17.08.050.F.1 requires all multifamily projects to prepare an acoustical analysis and the implementation of acoustical design treatments to meet noise standards contained in Title 25 of the California Government Code. While this is not a barrier to development on its own, it does require a small amount of time and cost to the development process. Cumulatively, review processes can add up to be a significant barrier to development and the City should endeavor to streamline review and approvals wherever possible.

The City also requires conditional use permits for certain residential developments in all zones (i.e. developments over 22 du/ac). The City's standard practice is to process approvals concurrently where possible; but removing this additional process could reduce extra steps and cost in the development process for both City staff and applicants, while eliminating the additional cost of preparing a conditional use application.

High-Level Sites Analysis

In its forthcoming update to the Housing Element of the General Plan, the City will be required to identify physical sites that have the zoned capacity to accommodate its share of regional housing need (349 units). The State agency (Housing and Community Development "HCD") responsible for oversight and certification of the Housing Element has specific requirements for this analysis. It is beyond the scope of this project to conduct a full HCD compliant alternative sites analysis. And the sites included in this review is unlikely to be an exhaustive list of candidates. It likely also includes candidates that future study my find less viable. However, as a precursor to the Housing Element Update, we provide a high-level overview of potential candidate sites. In our methodology we combine anecdotal context through conversations with local developers and property owners alongside a range of variables that are theoretically indicative of redevelopment potential. These include:

- Historic resources
- Sites with adjacent ownerships
- Sites identified in RHNA5
- Land-to-improvement ratio
- Total value per-square-foot
- Sites with high value uses
- Discussions with developers
- Site visit and spot checking

Defining a Study Area

Housing redevelopment generally requires scale to be financially feasible because the value of the new use must be measurably higher than the existing use. Scale is a function of site size and allowed density. Under the existing zoning code, only the R-4 and commercial zones allow multifamily development. For this reason, the focus of this work is on the commercial core, defined in Figure 11.

Conservation District

The purpose of the Conservation District (codified in 2004) is to "recognize that Ocean Avenue and the commercial properties that surround this corridor contain some of the most memorable and important commercial buildings in Carmel".[18] The district includes special procedures that influence the development and design context for properties in the district. While we did not consider all properties in the district to be infeasible, the additional development and design standards add an additional layer of complexity to redevelopment potential.

[18] Carmel Municipal Code § 17.20.260. (See https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1720.html)

Figure 10: Zoning Map; Carmel-by-the-Sea

Source: City of Carmel-by-the-Sea

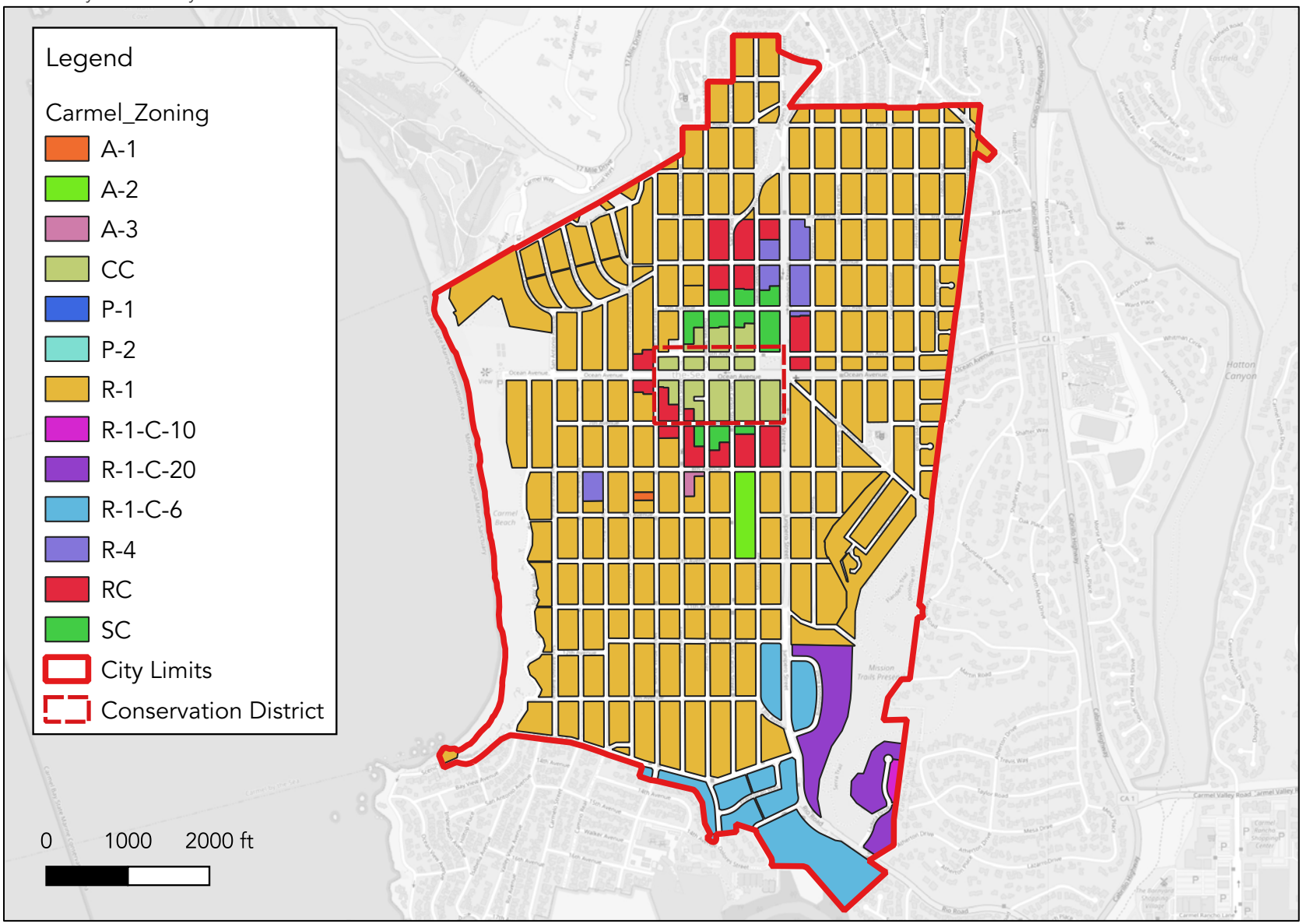
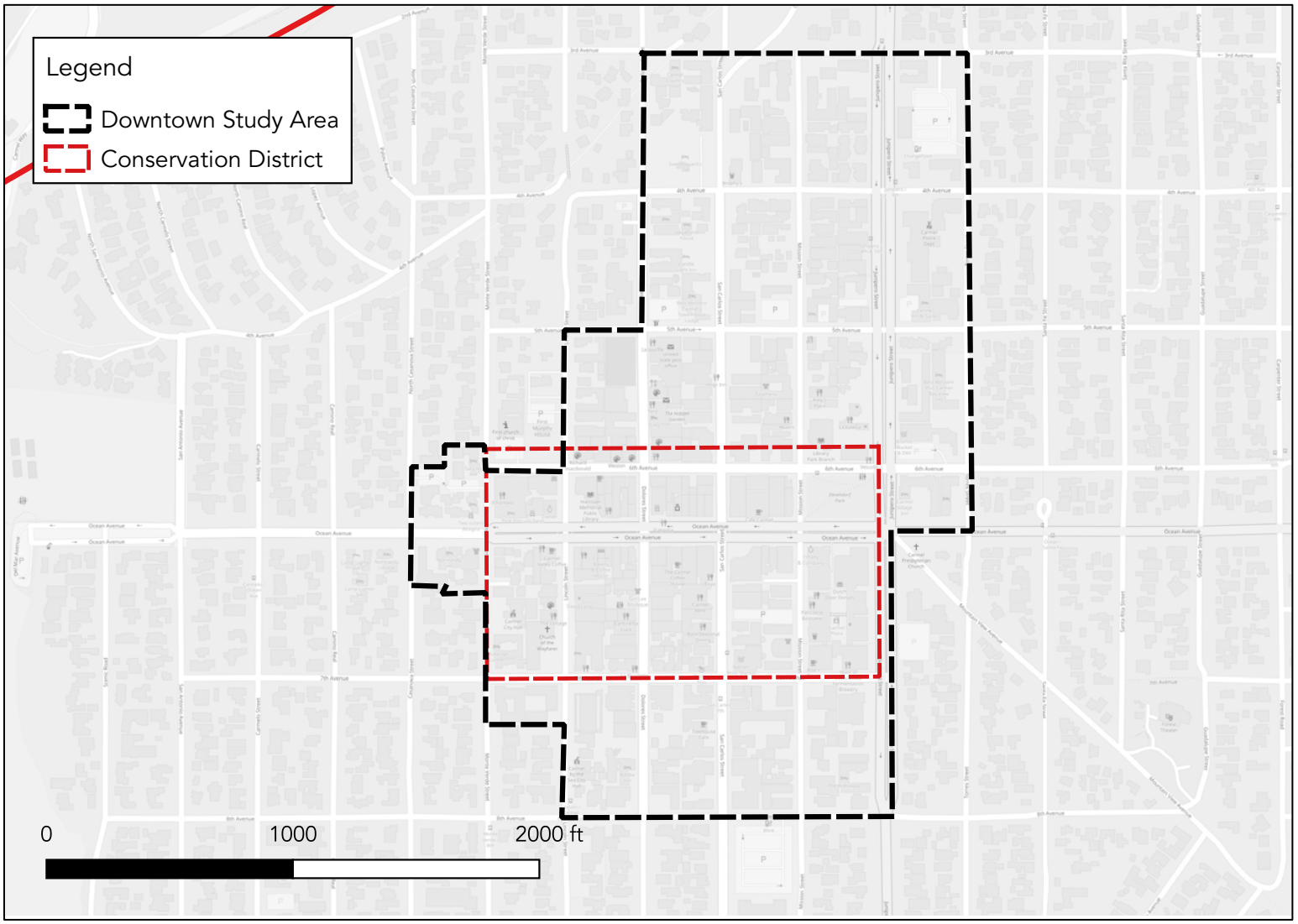


Figure 11: Commercial Core Study Area Definition

Source: ECONorthwest



Historic Resource Properties

The project study area includes 45 properties that are identified as historic. All but seven of these are in the Conservation District (see Figure 12). While we did not omit historic resource sites from being considered redevelopment candidates outright, redevelopment or renovation of historic resource sites will have an additional layer of complexity, as projects will need to meet the Secretary of the Interior's Standards for Rehabilitation.[19]

Properties Omitted Due to Existing Use

In this step we removed properties from consideration that have clear uses that would be a barrier to redevelopment, regardless of the redevelopment economics of the physical sites (see Figure 13). This included a removal of civic and institutional uses such as City Hall, libraries, parks, and open space. It also removed all attached ownership sites (such as condominiums) because assembling ownerships of these properties is nearly impossible. Lastly, we removed sites with businesses where the likely income generating potential of the use was high relative to the real estate asset (such as hotel properties). Due to Carmel's tourism draw, even a 2-star hotel commands room rates well above average for the class. Conversations with City staff and local developers further suggested that it would be highly unlikely that any hotel property in the commercial core would fully redevelop or reposition to permanent housing. However, there is opportunity to add workforce housing capacity through programs that convert a single hotel room to an on-site managers uint.

Fifth Cycle (RHNA5) Housing Element Sites

Carmel's Fifth Cycle Housing Element was adopted in 2015. This document includes an inventory of sites that were identified at the time as the most likely to accommodate future housing need (see Figure 14). The analytical process to identify these sites is established and findings certified by the State Department of Housing and Community Development (HCD).

Adjacent Ownerships

Sites that can obtain scale through size and density generally have a higher likelihood of redevelopment. Larger sites offer greater flexibility and fewer barriers. Often, two or more sites adjacent to each other that are both underutilized can be combined to make more feasible development site. However, assemblage of multiple ownerships can be a barrier. In this step we used ownership data in Assessor's records to identify properties that are adjacent to each other but have the same owner (see Figure 15). If they meet other redevelopment criteria, these sites are more likely to redevelop.

[19] Secretary of the Interior's Standards for Rehabilitation. (See https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm)

Figure 12: Historic Resource Properties

Source: City of Carmel-by-the-Sea.

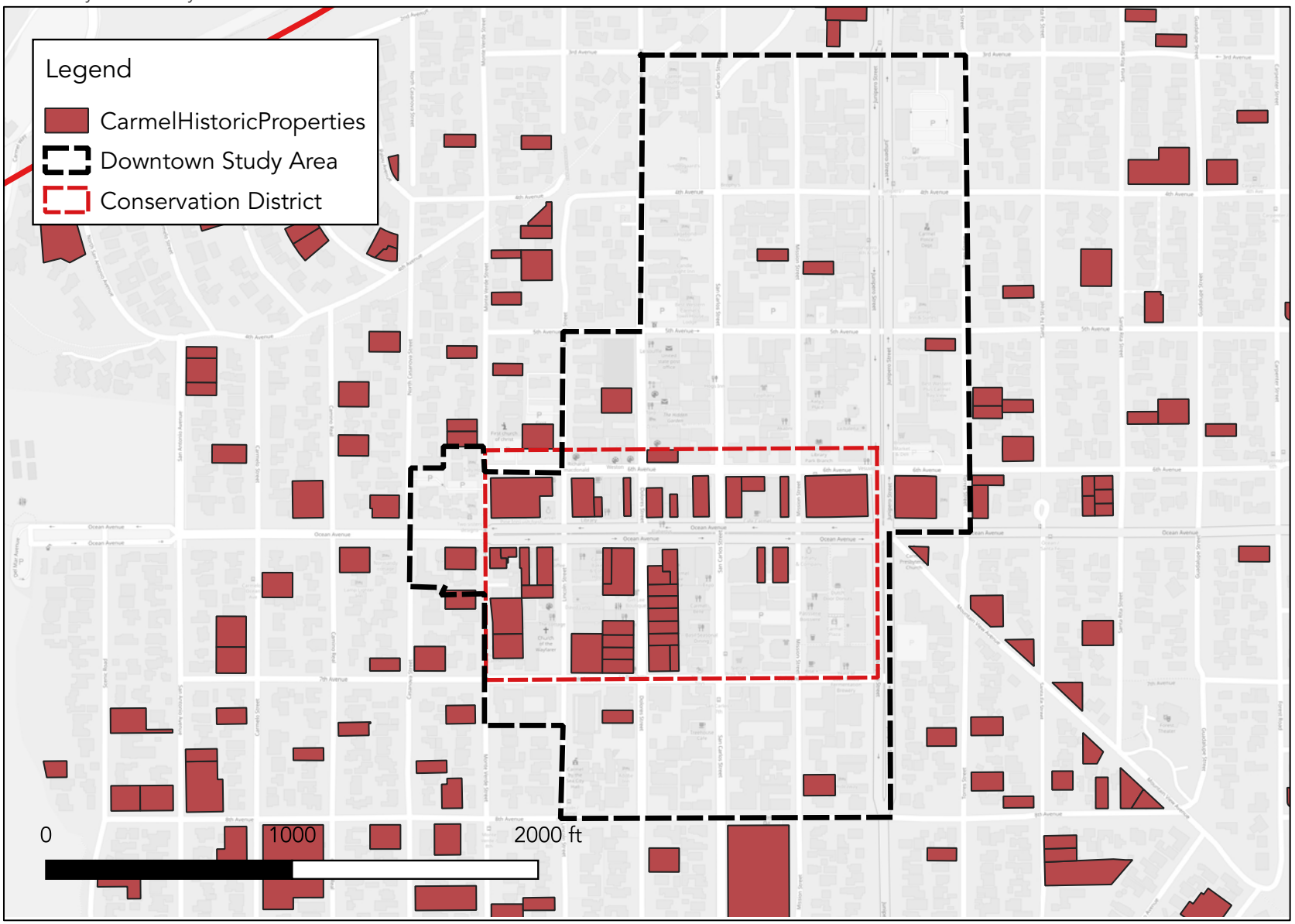


Figure 13: Omitted Properties do to Existing Use

Source: ECONorthwest



Figure 14: RHNA5 Sites in the Commercial Core

Source: Carmel-by-the-Sea Fifth Cycle Housing Element, Digitized by ECONorthwest



Figure 15: Sites with Adjacent Ownerships

Source: ECONorthwest



Land-to-Improvement Ratio

Land-to-Improvement ratio is a metric that compares the value of an improvement on a property to the value of the land using data from the Monterey County Assessor's Office. Theoretically, the more valuable land is compared to improvements on a site, the more likely the site is to redevelop (see Figure 16).

Data Limitations

The land-to-improvement metric and the value per-square-foot metric (below) use assessed value as reported by the Assessor. Assessor's data can deviate broadly from real market value in California due to Proposition 13 which limits the annual increase in assessed value to 2 percent until a property transacts. While the ratio of improvement and land value should be more stable, properties that have not transacted for a long time could provide misleading results. For this reason, we consider these metrics alongside all other variables and in conjunction with site/spot checks.

Total Value Per-Square-Foot

In development economics the term "residual land value" is defined as the maximum value that a developer can pay for a site for a given development program. It is influenced by a range of factors including construction costs, development form, market conditions, and the developer's threshold for rate of return, among other factors. It was beyond the scope of this work to do feasibility testing that would calculate actual residual land values. However, we know that the more expensive it is to acquire sites, the less likely development is to be feasible. Therefore, identifying sites in the study area with the lowest combined value (land plus improvements) relative to the size of the site can be an indicator of redevelopment potential (see Figure 17).

Candidate Site List

We combined the analysis above with an in-person site visit, visual assessment using aerial and streetscape photography, and conversations with local representative to develop an inventory of candidate sites that could have redevelopment potential. In addition to properties within the study area, we also evaluated sites adjacent to the commercial core that could be candidates for future rezoning to allow more housing density. Each site is briefly discussed below Figure 18.[20]

[20] Sites are not listed in any particular order of prioritization

Figure 16: Land-to-Improvement Ratio

Source: ECONorthwest using Monterey County Assessor's Data



Figure 17: Total Value Per-Square-Foot

Source: ECONorthwest using Monterey County Assessor's Data

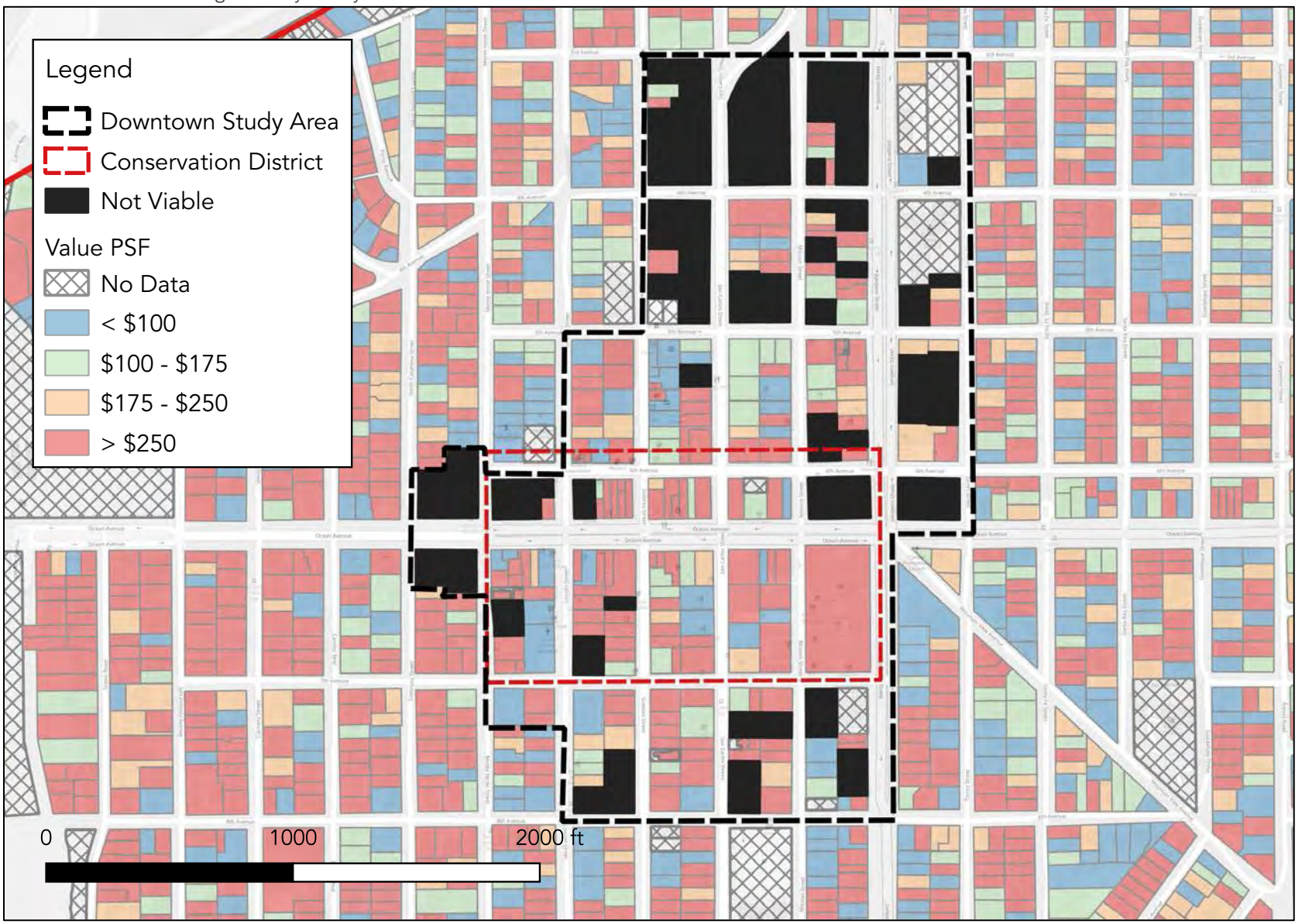


Figure 18: Candidate Site List

Source: ECONorthwest

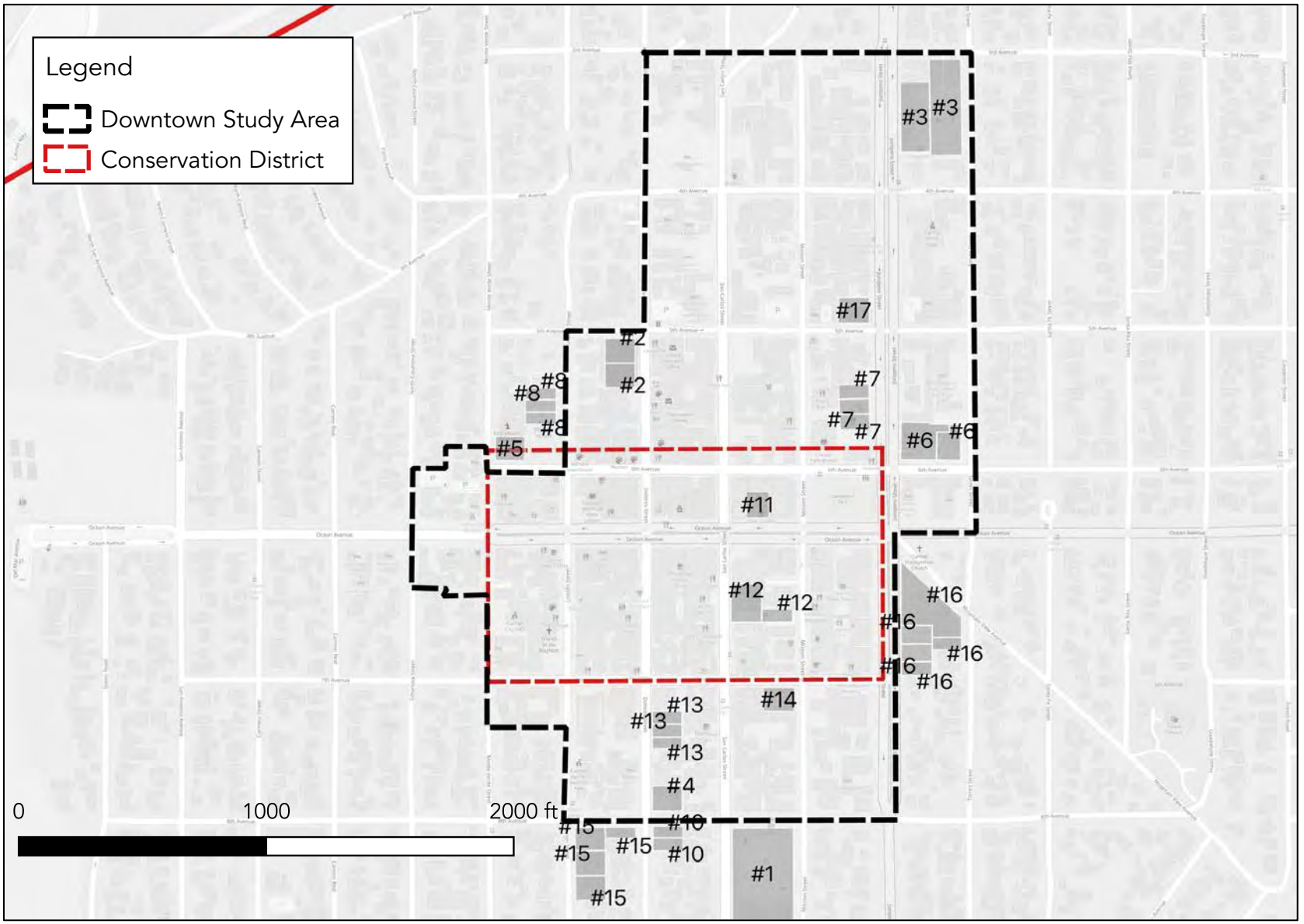


Figure 19: Data Table of Candidate Sites

Source: City of Carmel-by-the Sea Planning Department

Site ID	APN	Zoning	Lot Size	Acres	Max units @ 22 DUA[21]	Max Units @ 44 DUA[22]	Max Units @ 88 DUA[23]
#1	10143001000	A-2	90,084	1.02	22	45	90
#2	10138003000	SC	7,913	0.37	8	17	33
	10138021000	SC	7,949				
#3	10104001000	R-4	32,136	1.28	28	57	113
	10104004000	R-4	21,576				
#4	10145008000	RC	7,878	0.18	3	8	16
#5	10212010000	R-1	7,637	0.18	3	8	16
#6	10095013000	RC	15,313	0.53	11	24	47
	10095012000	RC	8,027				
#7	10098005000	SC	4,871	0.33	7	15	30
	10098004000	SC	4,676				
	10098006000	SC	4,901				
#8	10212027000	R-1	4,014	0.28	6	13	25
	10212004000	R-1	4,004				
	10212026000	R-1	3,994				
#10	10144015000	R-1	4,155	0.18	3	8	16
	10144016000	R-1	3,738				
#11	10133004000 (Example)	CC	6,398	0.14	3	7	13
#12	10141006000	CC	12,520	0.38	8	17	34
	10141011000	CC	4,377				
#13	10145012000	SC	3,632	0.30	6	14	27
	10145024000	SC	4,030				
	10145023000	SC	4,118				
#14	10142001000	SC	8,009	0.18	3	8	16
#15	10149012000	A-3	7,435	0.62	13	28	55
	10149010000	A-3	7,964				
	10149011000	A-3	7,985				
	10149001000	A-3	3,615				
#16	10084030000	R-1	26,874	1.10	24	49	97
	10084023000	R-1	5,822				
	10084024000	R-1	6,016				
	10084022000	R-1	4,496				
	10084003000	R-1	3,856				
#17	10097007000		8,534	.020	4	9	18
			TOTAL:	**7.27 acres**	**152 units**	**327 units**	**646 units**

[21] Permitted by-right. No affordable requirements

[22] 20% of units must be for low-income households OR 10% must be for very low-income households OR 50% must be for seniors. All units must be deed restricted for a minimum of 30 years.

[23] All units must be deed restricted affordable for a minimum of 30 years.

Site 1: Sunset Center Lots Site

The north lot at Sunset Center is a large (1.02 acre) parking lot with no improvements other than paving. It is a City-owned site. The City has expressed interest in redeveloping the site for housing so long as parking needs for Sunset Center could be accommodated in the development program. A zone change from Theatrical District (A-2) to Multifamily Residential (R-4) would be required to facilitate development of the site. The south lot could also be viable, but larger scale development may not be as compatible with existing residential development scale this far removed from the commercial core.



Site 2: Ulrika Plaza Site

The 0.37-acre Ulrika Plaza site previously entitled as a mixed-use building. The initial developer lost the project for financial reasons, and it was acquired by another developer. This developer has been working to get a development program for 12 market-rate apartment units approved on the site for several years. The site is a case study of a development not building to maximum density.



Site 3: City Public Works (Vista Lobos) Site

This is a City-owned site totaling 1.28 acres at the north end of the study area. The site is a large parking lot with low value improvement used for public parking. The City has expressed interest in using the site for housing if feasible. Potential height restrictions due to a protected viewshed to Point Lobos (see CMC 17.12.050) could limit achievable density and feasibility.



Site 4: Carmel Realty Office Site

This site is a 0.18-acre corner-lot parcel that is currently owned and used for office space by Carmel Realty. It has low lot coverage and scores well with a land-to-improvement ratio. It is a single-story structure that is surrounded on all sides by structures that are at least two stories tall. The site was previously used in the RHNA5 inventory.



Site 5: Pine Inn Parking Lot

This 0.18-acre site is the parking lot for the Pine Inn. The site is not attached or adjacent to the inn, it is a separate parcel across the street. As driving patterns and parking needs change, this site could be a future candidate for redevelopment.



Site 6: Bruno's Market Site

This site is two adjacent parcels totaling over 0.53 acres under the same ownership. The site includes a parking lot that leads to low lot coverage. It also scores in the top tier for land-to-improvement ratio. It could be a potential redevelopment candidate.



Site 7: Three Garages Site



This site would be an assemblage of three equal sized parcels totaling 0.33 acres. Two of the parcels are under the same ownership, and one was previously used in the RHNA5 inventory. Existing uses include a site with parking and three attached garages, and a commercial building used for real estate sales. Combined the site scores in the top tier for land-to-improvement ratio and in the mid-tier for value per-square-foot.

Site 8: First Church of Christ Parking Lot



This site is a parking lot used by the First Church of Christ. It is three separate taxlots totaling 0.28 acres. Assessor's records have missing values for ownership on the two southern parcels but given its existing use we assume that all three parcels are owned by the Church. In 2020, the State of California passed AB1851[24], commonly referred to as the "yes in God's backyard" bill. This bill makes it easier for religious institutions to convert excess parking to affordable housing by prohibiting a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. Redevelopment of the site would require a zone change.

Site 9: Misc. City-Owned Sites (Not Mapped)



The City owns a series of miscellaneous small vacant sites in the R-1 zone. These sites are legacy right-of-way that were not developed for streets. Some of these sites may have development potential. However, our site visit identified that barriers were common, including mature trees, topography, and use for primary access for existing homes.

[24] California Assembly Bill. 2020. "Religious institution affiliated housing development projects: parking requirements." 2019-2020 Regular Session. AB 1851. (See https://openstates.org/ca/bills/20192020/AB1851/)

Site 10: Red Cross Site

This site is two adjacent parcels owned and used by the American Red Cross. Collectively the site is 0.18 acres. Because the site is owned by a non-profit organization it does not have Assessor's values to calculate redevelopment metrics. However, site inspection confirms a low intensity use. Because the owner is a mission-driven organization, it's possible they may be a willing partner if they can find an alternative for their current operations.



Site 11: Café Carmel Site (Representing ALL single-story downtown buildings)

All single-story downtown buildings can be explored as opportunities for densification. Site orientation, existing and surrounding uses, and access are contributing factors to feasibility. The Café Carmel site pictured is one example of a single-story commercial property with two-story building on either side. The Café Carmel site specifically scores in the top tier for land-to-improvement ratio and has a land value around $100 per-square-foot. The site was previously used in the RHNA5 inventory.



Site 12: Wells Fargo Site

This site is two adjacent parcels comprised of the existing Wells Fargo building and associated parking lot. Combined the site is 0.38 acres. The site was identified as a candidate site in the RHNA5 Housing Element inventory. It scores in the top tier for land-to-improvement ratio. It is owned by an institutional entity (Wells Fargo). However, conversations with City staff indicate that it could be a candidate for inclusion as a historic property which would complicate redevelopment.



Site 13: Esperanza 7th and Dolores Site

This site is three adjacent parcels owned by Esperanza Carmel. The site totals roughly 0.30 acres. Esperanza has a development proposal on the site for eight market rate apartment units.



Site 14: 7th and Mission Site

This 0.18-acre site currently accommodates a clothing boutique in a single-story commercial building. Half of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5. However, it's value per-square-foot is high at nearly $500 per-square-foot, making acquisition of the property less likely.



Site 15: Carmel Foundation Site

The Carmel Foundation is the only provider of deed-restricted affordable housing in Carmel. Their administrative offices include four parcels totaling 0.62 acres. This site does not score high on land-to-improvement ratio but scores in the top tier of value per-square-foot. This site is being considered as a candidate because the Carmel Foundation is a mission-driven organization and interviews with leadership indicated that if they can accommodate their administrative functions off-site, they would consider redeveloping their property for affordable housing. Redeveloping this site would require rezoning.



Site 16: Carmel Presbyterian Site

This site is five adjacent parcels totaling almost 1.1 acres. Over a third of the site is a parking lot. See previous comments about AB1851. The site is outside of the commercial core and would require a zone change to facilitate redevelopment.



Site 17: 5th and Junipero Site

This is a corner lot site totaling just under 0.20 acres. The existing use is a parking lot and single-story commercial building. The site was included in the RHNA5 inventory. It scores in the mid-tier for both redevelopment metrics.



Housing Capacity Opportunities

Based on our review of market conditions, the character of existing development, and potential needs in the community, we see opportunities to add housing capacity in the following ways:

Promote Accessory Dwelling Units

Accessory dwelling units are commonly built as additional structures on lots with an existing home or are created through garage conversions. Lots that are conducive to accommodating ADUs have common characteristics including larger lot sizes, detached garages, and low lot coverage ratios. In Carmel over 87 percent of parcels are zoned for single-family residential uses (R-1), totaling nearly 2,900 lots. Carmel has also had growing interest in ADU development, receiving 13 applications for ADUs in 2021, up from 8 in 2020.



Infill Capacity

There are several sites, including City-owned properties, where infill could be possible. Development of these sites would require careful consideration of existing adjacent uses. Depending on the scale of the site, this redevelopment could be small-scale plex (duplex, triplex, quadplex) infill or relatively large-scale development. The City should consider amendments to development standards and design guidelines to facilitate achieving the maximum allowed densities. This would result in a greater likelihood of development feasibility for low-to-mid-rise multifamily development forms ranging from three to four stories.



Encourage adding residential units above commercial uses

Carmel's business district has many properties that are single-story low-intensity commercial uses. Some of these properties may be candidates to add an additional story of housing above the existing commercial. There is existing and recent development precedent that this densification is feasible, even for historic properties. The best candidates would be properties where the scale of adjacent properties is two-stories or greater.



Full Redevelopment

There may be opportunities in the commercial district where the value of housing may be higher than the existing commercial use. These sites would be candidates for razing the existing structure and building maximum feasible density. To be feasible the scale of development would have to maximize the development potential of the site through larger massing and maximum height.



Recommended Actions and Potential Incentives

Based on the preceding analysis, we offer the following recommendations for further consideration as the City progresses to an update of its Housing Element.

Explore changes to development standards. Our review of Carmel's zoning code found that overly restrictive development standards, such as the two-story heigh limit are not likely to facilitate maximum allowed densities. The City should explore options to remove these barriers consistent with the findings above.

Adopt objective design standards. Local developers indicate that the review and approval process in Carmel is overly restrictive. Senate Bill 35 and the Housing Accountability Act also require the use of objective standards. The City's code currently includes subjective standards. The City should analyze its current code language and develop recommendations for objective criteria and opportunities for a streamlined review process.

Create an accessory dwelling unit program. An accessory dwelling unit program could range broadly from creating promotional materials and informational outreach to an aggressive program that could project subsidies, development of pre-approved plans, assisting with allocating water credits (for deed-restricted units only), and technical assistance with planning and building staff navigating the planning and permitting process for property owners.

Create a preservation and monitoring program. The City should take action to understand its inventory of existing deed-restricted units and understand the risk of them converting to market rate.

Consider expanding the R-C and/or R-4 zone. Our analysis identified areas south and west of the commercial core that have opportunity sites and/or concentrations of parcels that could be candidates for redevelopment based on common metrics. The City should explore rezoning opportunities in these areas.

Inventory and incentivize properties with opportunities for densification. The City should consider at a minimum creating an inventory of single-story commercial properties with opportunities for densification and conducting property owner outreach. Other alternatives would be to establish flexible development standards like parking waivers and height limit adjustments, or to assist with water credits.

Explore solutions to water credit barriers to development. The water supply conditions on the Monterey Peninsula are a significant barrier to development. To add units to an existing structure or develop/redevelop a property, a developer must obtain water credits to accommodate the net change in fixtures. However, there are a finite number of credits available and no secondary market for transfer. To accommodate future development, the City should play an active role in regional efforts to improve access to water resources and water credits and facilitate prioritizing water credits for affordable housing.

Energy Conservation and Reduction of Greenhouse Gas Emissions

G

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Appendix G
Energy Conservation and Reduction of Greenhouse Gas Emissions

G.1 Introduction

This chapter summarizes opportunities for energy conservation and the reduction of greenhouse gas emissions in the construction of housing in the City of Carmel-by-the-Sea.

G.2 Opportunities for Energy Conservation and Reducing Greenhouse Gas Emissions

The city adopted a Climate Adaption Plan (CAP) and Climate Action Plan on August 2, 2022. The documents identify goals, policies, and actions that seek to increase resilience to climate change in Carmel. The CAP policy to minimize health impacts of climate change includes the following actions that address energy conservation and reduction of greenhouse gases:

- **Invest in Improving Resilience in Critical Facilities**. Invest in sustainable backup power sources to provide redundancy and continued services for critical facilities, including City Hall, Carmel Police Department, Carmel Fire Department, the Libraries, and assisted living facilities in the event of a power outage.
- **Conduct a Feasibility Study for Existing Building Electrification and Back-up Power.** Perform an electrification feasibility study/existing building analysis in order to understand the potential for, and associated costs of, electrification retrofitting. Needs may include new heat pumps, on-site energy generation, and battery storage to provide more resilient back-up power supply. Establish a plan for reducing or eliminating natural gas from existing buildings, potentially through a reach code, and building resilience to potential electrical grid shutoffs.
- **Improve Resilience in Existing Building Stock.** Develop a program for identifying funding and incentives to weatherize residential and commercial buildings. The program will address severe weather protection, energy efficiency, indoor air quality improvements, and other housing improvements. Include an outreach campaign as part of this program to advertise the benefits of weatherizing and electrifying buildings.

- **Promote Funding Opportunities**. Work with partners like 3CE and PG&E to identify and promote potential resilience opportunities and accessible funding and financing mechanisms to pay for building electrification, weatherization, and battery backups.

State Regulations

The City requires compliance with Title 24 of the California Code of Regulations on the use of energy efficient appliances and insulation. Through compliance with Title 24, new residential development has reduced energy demand particularly when contrasted with older building stock.

Providing energy conservation opportunities to residents who reside in less energy efficient residential units can ultimately lead to a reduction in utility-related housing costs for many households. The City processes in excess of 500 building permits per year for remodels, additions and other construction which rehabilitates the existing housing stock, increases energy efficiencies, and improves water conservation.

Central Coast Community Energy

Central Coast Community Energy (3CE) is the community electricity provider for 33 Central Coast communities in Monterey, San Benito, Santa Cruz, San Luis Obispo, and Santa Barbara counties and is governed by local elected officials serving on the Board of Directors. 3CE was formed with the mission to reduce dependence on fossil fuels by providing carbon-free, affordable, and reliable electricity, and innovative programs within the community. 3CE is on a path to sourcing 100 percent clean and renewable energy by 2030. In collaboration with regional and statewide partners, 3CE provides customers with access to energy program rebates and incentives to electrify the region's transportation, buildings, and agricultural sector. Carmel-by-the-Sea is a member of 3CE.

Pacific Gas & Electric

Pacific Gas and Electric Company (PG&E), which provides energy efficiency services in Carmel-by-the-Sea, offers public information and technical assistance to homeowners regarding energy conservation. PG&E also provides numerous incentives for energy efficiency in new construction and home remodeling. For example, remodeling rebates exist for projects installing three or more upgrades from a flexible menu of options that earn points towards incentives and rebates. This program's incentives range between $1,000 and $4,500.

Additionally, PG&E provides residents with information regarding energy saving measures including various incentives and programs available to developers and residential property owners. Table G-1, PG&E Programs and Incentives for Residential Properties, includes a description of the various types of financial and energy-related assistance that PG&E offers low-income customers.

Table G-1 PG&E Programs and Incentives for Residential Properties

Program	Description
Energy Savings Assistance Program	PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
Energy Efficiency for Multifamily Properties	The Energy Efficiency for Multi-Family Properties program is available to owners and managers of existing multi-family residential dwellings containing five or more units.
Multifamily Properties	The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
California Alternate Rates for Energy (Care)	PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
Reach (Relief for Energy Assistance Through Community Help)	The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships, which prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.
Medical Baseline Allowance	The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

SOURCE: PG&E, 2022.

Monterey Peninsula Water Management District (MPWMD)

The Monterey Peninsula Water Management District (MPWMD) was formed on June 6, 1978 under the enabling legislation found in West's Annotated California Water Code. District functions include:

- Augmenting the water supply through integrated management of ground and surface water;
- Promoting water conservation;
- Promoting water reuse and reclamation of storm and wastewater; and
- Fostering the scenic values, environmental qualities, native vegetation, fish and wildlife, and recreation on the Monterey Peninsula and in the Carmel River Basin.

The Water Management District serves approximately 105,911 people within the cities of Carmel-by-the-Sea, Del Rey Oaks, Monterey, Pacific Grove, Seaside, Sand City, Monterey Peninsula Airport District, and portions of unincorporated Monterey County including Pebble Beach, Carmel Highlands, and Carmel Valley. The District has established five main goals:

1. Increase the water supply to meet community and environmental needs;
2. Assist California American (Cal-Am) Water in developing a legal water supply;
3. Protect the quality of surface and groundwater resources and continue the restoration of the Carmel River environment;
4. Instill public trust and confidence; and
5. Manage and allocate available water supplies and promote water conservation.

Rebates are available for water saving fixtures and appliances for homes and businesses. California American Water (Cal-Am), Seaside Municipal Water District, and other system customers within the District are eligible for a rebate when purchasing and installing water saving devices. Residential rebates are available for purchase of Qualifying Devices when funding is available. The following are residential rebates:

- High Efficiency Toilet — $75;
- Ultra High Efficiency Toilet — $125;
- Toilet Flapper — $15;
- Pint Urinal — $250;
- High Efficiency Residential Dishwasher (Maximum of 3.5 gallons per cycle and has Energy Star certification) — $125;
- High Efficiency Residential Clothes Washer (Water Factor of 4.3 and Energy Star Certification) — $500;
- A second or subsequent rebate for replacing a High Efficiency Clothes Washer is available after 8 years;
- Instant-Access Hot Water System — $200 per Qualifying Property;
- On-demand pump or point-of source water heater as part of an Instant-Access Hot Water System — $100 per component, to a maximum of two components per Qualifying Property;
- Multi-Family Dwelling Meter Split — $100/dwelling unit;
- Smart Irrigation Controller — $100 with four stations. Additional $10 available per station up to twenty (20) stations;

- One or more Soil Moisture Sensor(s) on a conventional automatic Irrigation System — $25 per sensor;
- Cistern water tanks — $50 per 100 gallons of water storage capacity (up to 500 gallons) in a Cistern, then $25 per 100 gallons of water storage capacity up to a maximum storage capacity of 25,000 gallons per Qualifying Property. Sites must have sufficient roof area to fill Cistern and may require an inspection;
- Lawn removal and replacement with low water use plants or permeable surfaces — $1.00 per square-foot to a maximum of 2,500 square-feet per Qualifying Property. Pre-qualification, inspections and deed restrictions are required;
- Rotating Sprinkler Nozzles (minimum purchase and installation of ten) — $4.00 per nozzle;
- Graywater Irrigation System supplied by one Clothes Washer for irrigation — $100. A site inspection is required by Building Inspector and/or MPWMD; and
- Graywater Irrigation System supplied by one or more Bathrooms that have a Bathtub/Shower connected to a Graywater Irrigation System — $100 per Bathroom. (Residential limit: 4) A site inspection is required by Building Inspector and/or MPWMD.

As part of the 6th Cycle Housing Element Update process, the City of Carmel-by-the-Sea will continue to implement a Water Conservation program that supports the MPWMD and also provides information to the community on water conservation retrofits and best practices.

Federal and State Programs

The Low-Income Home Energy Assistance Program (LIHEAP) is a federally funded program to assist low-income households that pay a high portion of their income on energy needs. LIHEAP is funded by the U.S. Department of Health and Human Services, Administration for Children and Families, Office of Community Services.

- The Home Energy Assistance Program (HEAP) provides one-time financial assistance to help balance an eligible household's utility bill;
- The Energy Crisis Intervention Program (ECIP) provides assistance to low-income households that are in a crisis situation. Such an example would be a household receiving a 24-48 hour disconnect notice or service termination by their utility company. Another example would be a household facing an energy-related crisis that could be deemed potentially life-threatening in the household, such as a combustible appliance;
- LIHEAP Weatherization provides free energy efficiency upgrades to low-income households to lower their monthly utility bills while also improving the health and safety of the household's occupants;

- Education on basic energy efficiency practices and instruction on the proper use and maintenance of installed weatherization measures; and
- Energy budget counseling.

The Inflation Reduction Act (IRA) has provided significant federal funding to support electrification of new construction, renovations, and existing buildings over the next ten years. Enhanced amounts are provided for income-qualified residents. Support provided by IRA includes:

New Home Construction Tax Credits (single family or multi-unit)

- Up to $2,500 tax credit if meets Energy Star certification requirements;
- Up to $5,000 tax credit if meets Zero Energy Ready Homes certification requirements; and
- Tax credit is "per unit" for multifamily developments; maximum tax credit requires conformance with prevailing wage requirements.

Home Improvement Tax Credits (for households with tax liability)

- 30 percent of project cost, capped at $2,000 for heat pump installation and $1,200 for other energy efficiency appliances and improvements; and
- Available January 2023 through 2032; tax credits can be claimed on a per year basis.

Home Improvement Tax Rebates (for low and moderate-income households)

- Rebates up to $14,000 depending on income for heat pumps, induction and electric ranges, and other energy efficient improvements; and
- Available Fall 2023 through 2032.

Home Renewable Power Tax Credits

- 30 percent of project cost for installation of solar panels, battery storage, and any other renewable power source on property;
- Example: $19,000 to install rooftop solar panels generates $5,700 tax credit; and
- Retroactive to 2022, full credit sunsets in 2032; then 22 percent credit expires in 2035.

The Property Assessed Clean Energy (PACE) Financing program enables property owners to secure upfront funding for energy efficiency, water efficiency, renewable energy, and seismic improvement projects. These improvements are repaid through an up to 20-year special line item on their property taxes instead of traditional consumer credit.

The City includes programs in the 6th Cycle Housing Element to promote energy conservation and green building and to actively disseminate information about State and Federal programs.

Energy and Resource Conservation Need	Programmatic Action
Energy Efficiency	Program 2.4.A: Housing Rehabilitation and Maintenance Information Program 4.1.B: Energy Conservation and Green Building
Water Conservation	Program 4.1.A: Water Conservation

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Stakeholder Survey

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Appendix H
Stakeholder Survey

H.1 Stakeholder Survey

The Housing Element Stakeholder Survey was conducted from May 24, 2023 to July 6, 2023 to provide residents, business owners, visitors, and people working in Carmel-by-the-Sea with an opportunity to share input on what housing needs exist in Carmel-by-the-Sea and to share ideas on how the City can achieve its Regional Housing Needs Allocation (RHNA). The survey consisted of 21 questions designed to inform the City of what demographics exist in the City, what the affordable housing needs are, and how the 6th Cycle Housing Element can best meet these affordable housing needs. The survey was conducted in both English and Spanish. The survey was available online at the Carmel-by-the-Sea Housing Element page (homecarmelbythesea.com).

City of Carmel-by-the-Sea staff shared information about how to take the survey during the June 15, 2023 joint City Council and Planning Commission meeting. The survey was also distributed throughout town to local businesses in an effort to reach groups who are not typically represented, including people who work in Carmel-by-the-Sea. A total of 156 survey responses were received in English and 1 response was received in Spanish.

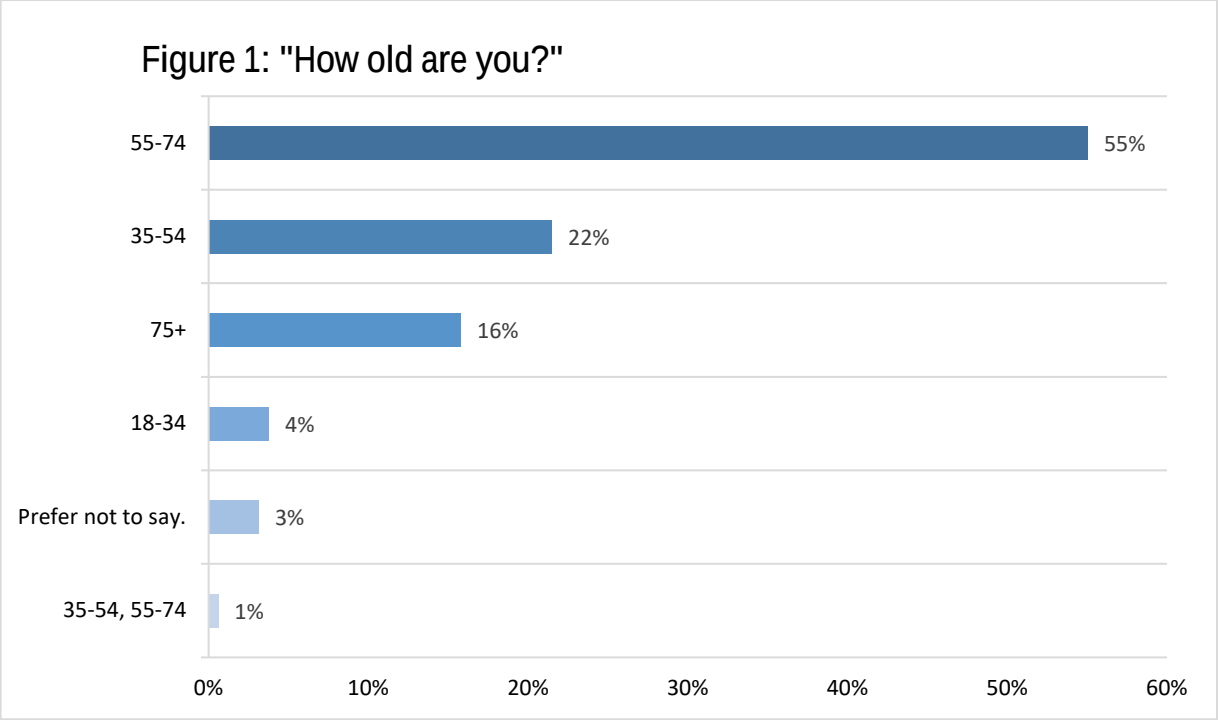
The survey responses discussed below represent responses from an uncontrolled sample size of self-selected community members who are considered to be motivated and interested in the 6th Cycle Housing Element. This can make it difficult to draw conclusions based on the responses received. The following serves as a brief summary of the responses received.

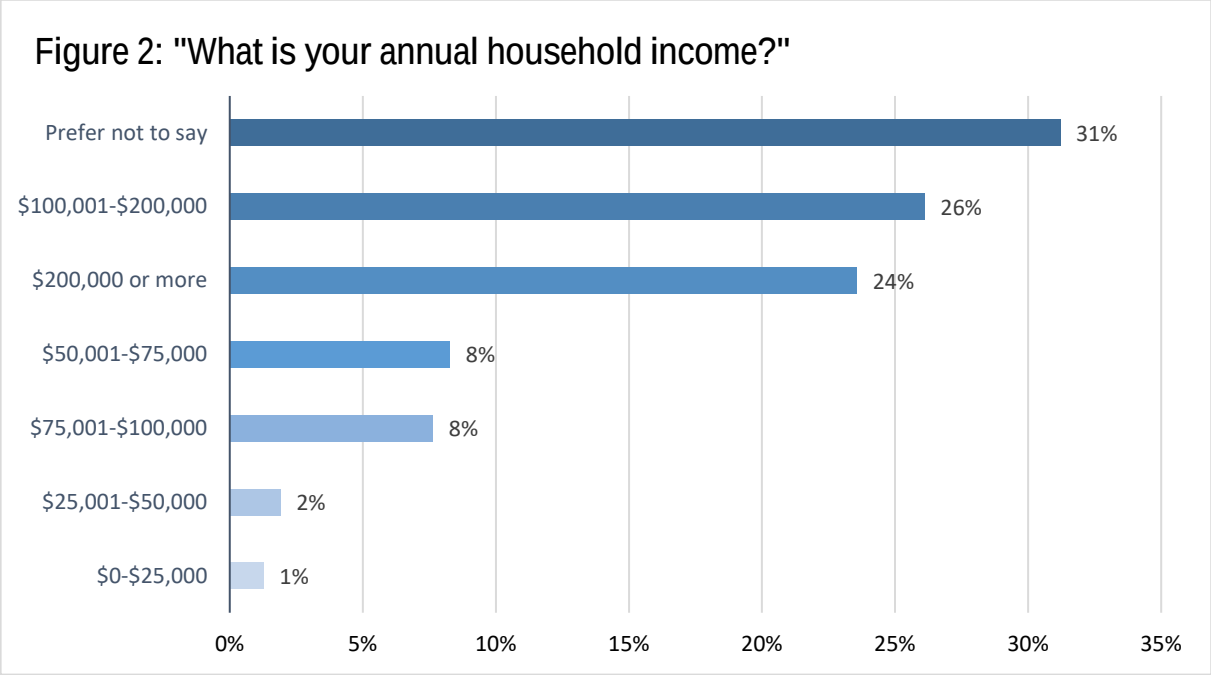
Online Survey Results

Respondent Demographics

The City collected a total of 157 responses to the survey. As shown in **Figure 1** below, survey respondent ages range from 18 to 75 years and older. The fewest survey responses were collected from respondents ages 18-34 (3 percent) and the majority of the survey responses collected were from respondents ages 55-74 (87 percent). This indicates an underrepresentation of younger community members in the survey results, and indicates a need for additional future outreach to target these groups.

Of the respondents, 74 percent identified as non-Hispanic White and 50 percent of the respondents identified as earning above $100,000. Thirty-one percent of survey respondents preferred not to disclose their annual income. In general, the majority of survey respondents are between the ages of 55-74, are non-Hispanic White, and earn over $100,000.





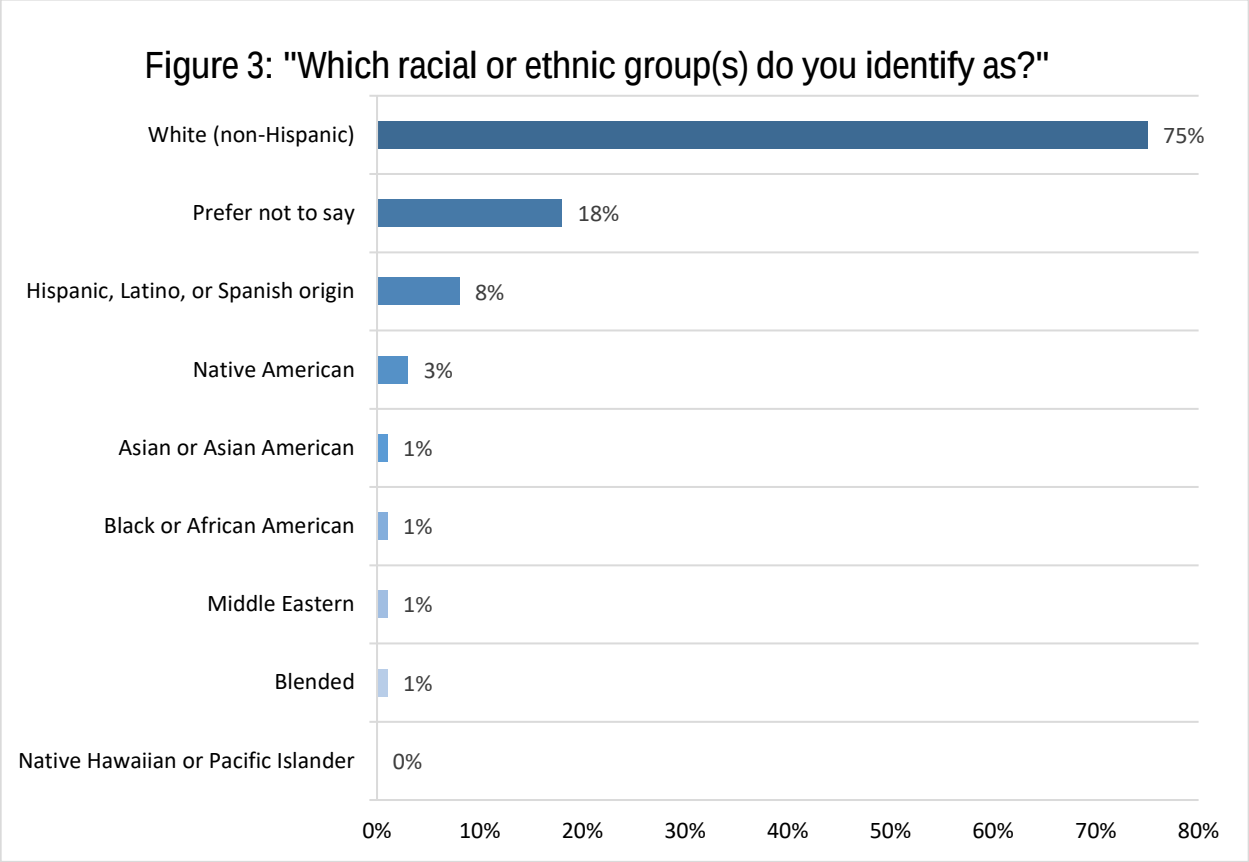


Figure 4 below demonstrates the majority of respondents identified themselves as Carmel residents owning their home (61 percent) compared to 14 percent of survey respondents indicating they rent their homes. Twenty-two percent of respondents identified as working in Carmel-by-the-Sea, 8 percent identified as business owners in Carmel-by-the-Sea, and one respondent identified as being unhoused or lacking permanent housing.

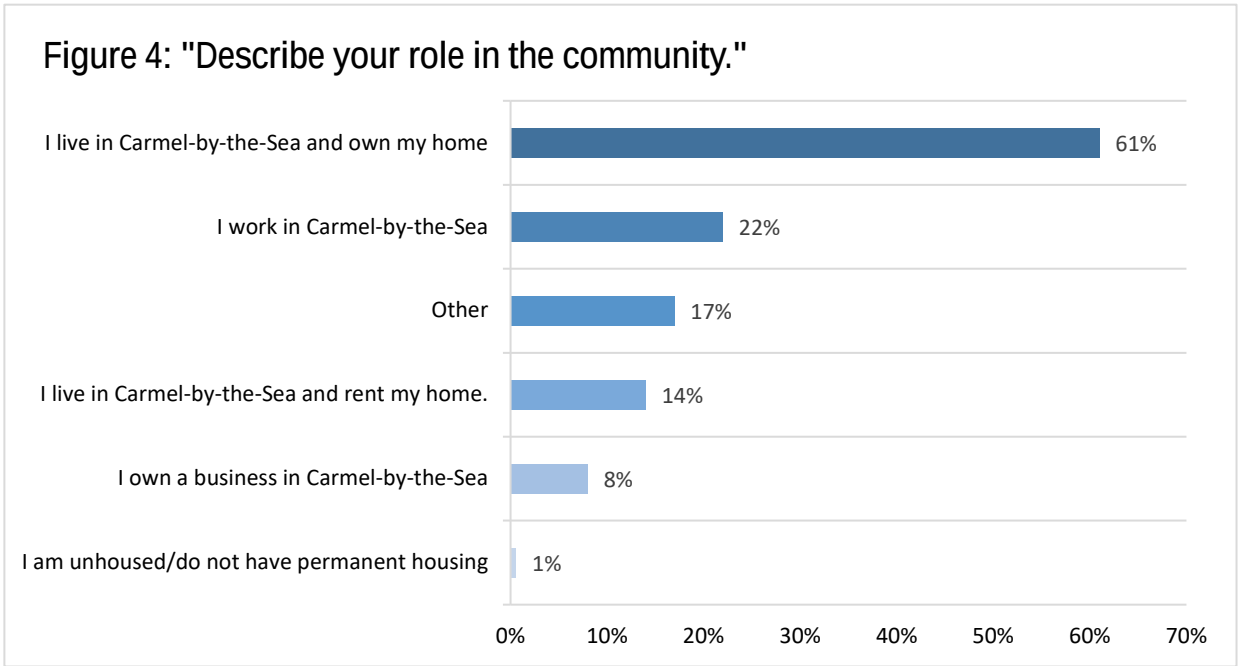
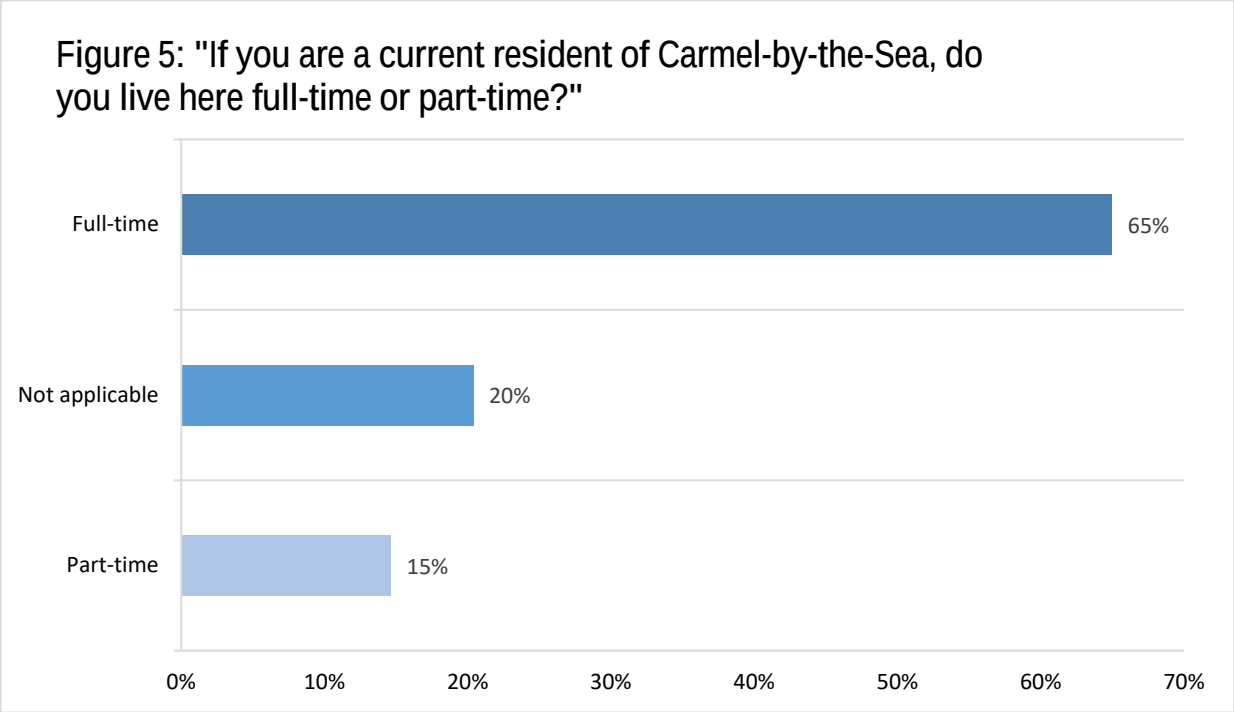
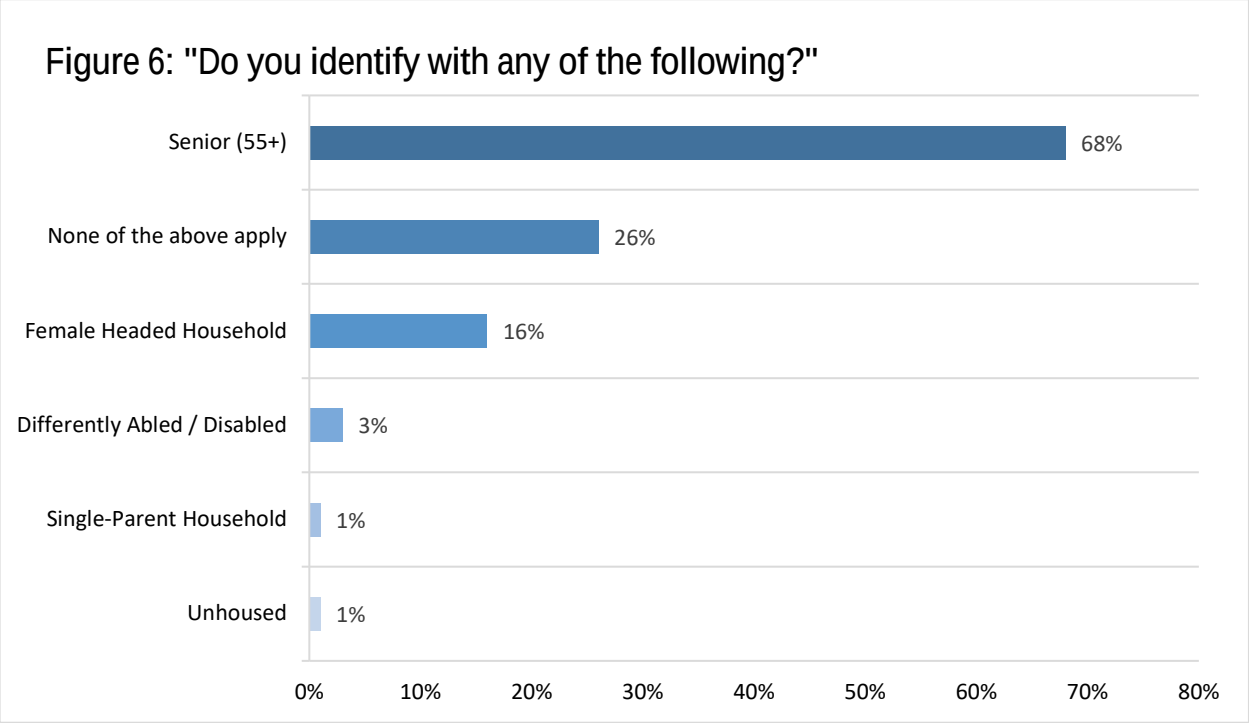


Figure 5 below demonstrates that the majority of survey respondents live in Carmel-by-the-Sea full-time, and **Figure 6** below demonstrates that 68 percent of survey respondents are 55 years or older followed by 16 percent being female-headed households. This demographic data suggests that respondents are likely more established community members in the City.

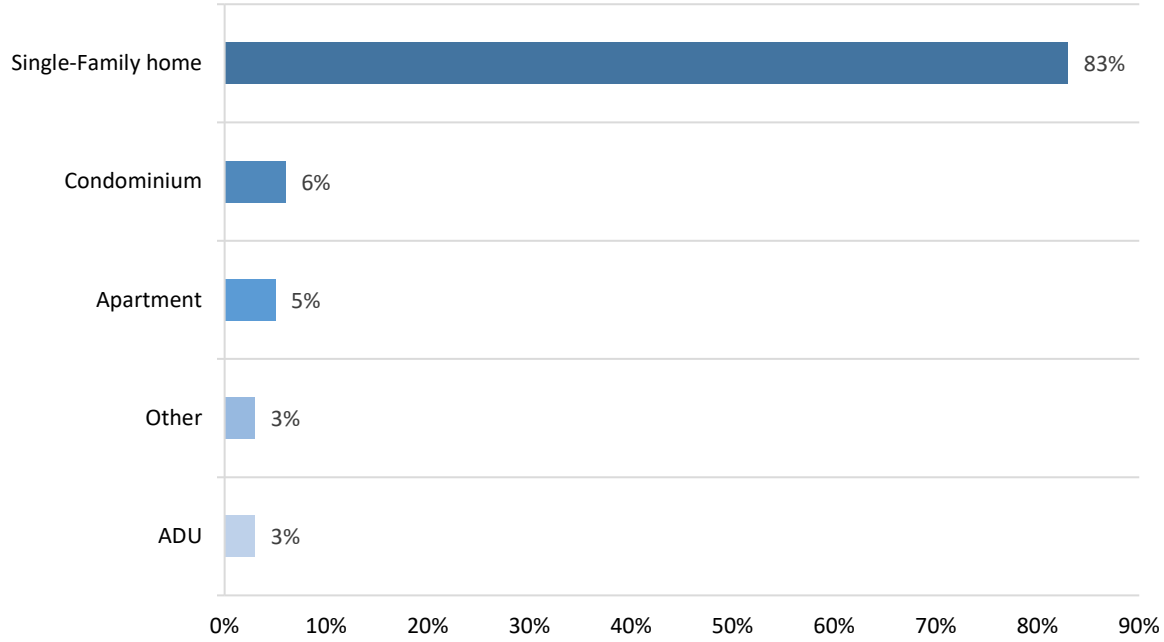




Desired Housing Types

Survey respondents were asked to identify which housing types they would prefer to live in, of which approximately 83 percent identified single-family homes, followed by 6 percent identifying condominiums, 5 percent identifying apartments, and 3 percent identifying ADUs (**Figure 7)**.

Figure 7: "In which of these housing types would/do you prefer to live in?"



Note: See Attachment B for a full list of "other" responses received.

Respondents were asked to explain why they would prefer to live in ADUs. The following 5 responses were received:

- Privacy;
- Aesthetic (assuming newer prefabricated ADU), privacy and affordability;
- Privacy & more quiet than apartment;
- I only need space for a single bed, table & chair, toilet sink, shower. I work 7 days a week. I just need 800 square feet; and
- Affordable housing.

Respondents were asked to explain why they would prefer to live in an Apartment. The following 7 responses were received:

- I have little time for motivation for the upkeep of a whole house;

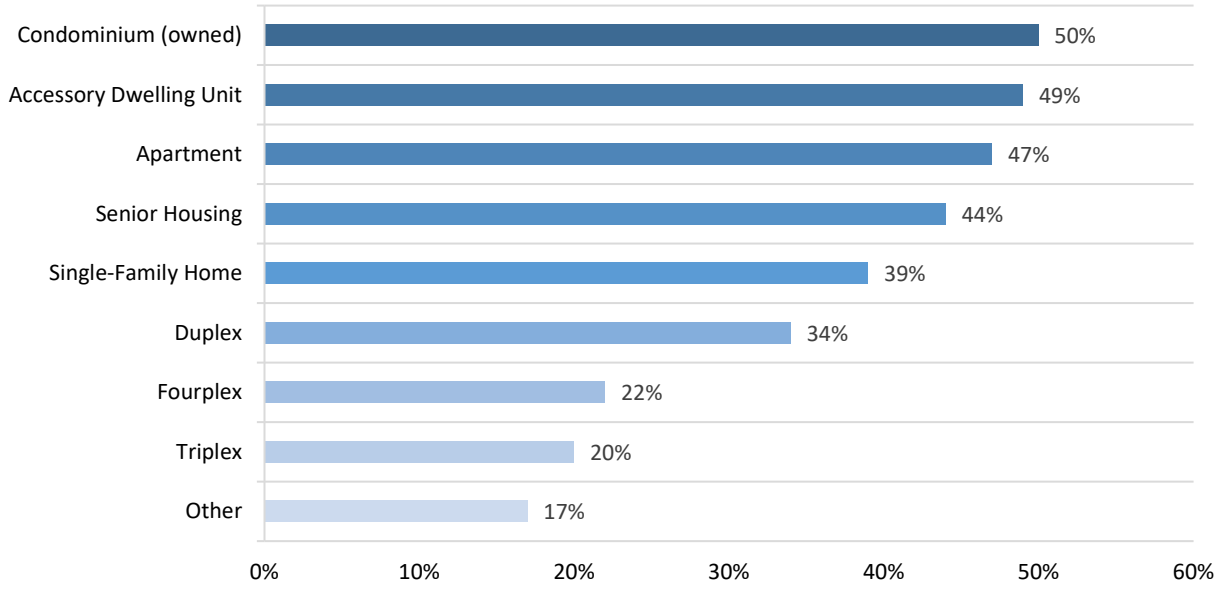
- I am at the stage in my life where I am seeking to maximize my financial solvency through steady accrual of work skills/experience and high willingness to relocate for greater chances of quality employment. I will not seek any living place requiring greater commitment until I have found the community most suited to sustaining both my professional growth and my standard of living;
- Affordability and community living opportunities. Apartments are like little families. Single family homes are like balkanized islands, with little communion;
- Affordable and give the freedom to move quickly;
- Most affordable option;
- Convenience; and
- Single; No maintenance; Safety/Security.

Respondents were asked to explain why they would prefer to live in a Condominium. The following 10 responses were received:

- It's the right amount of space I'd need and likely more affordable and feasible than a single-family home;
- Pride of ownership, take better care of community and more involved;
- Makes better use of land without the problems associated with high density rental properties;
- Easy maintenance;
- Maintenance lower;
- Less maintenance;
- Less expensive alternative to single-family housing;
- Amenities;
- Would rather own than rent; and
- No maintenance

In the next survey question, respondents were asked to identify the types of housing they would like to see constructed in Carmel-by-the-Sea. A list of options was provided and respondents were asked to select all that applied (they could select more than one choice). **Figure 8** below demonstrates the most common housing types respondents would like to see built are: Condominiums (50 percent); ADUs (49 percent); Apartment rentals (47 percent); and Senior Housing (44 percent). Seventeen percent of respondents shared their own ideas, which are captured as "other" in **Figure 8**, and can be found under Question #10 in Attachment B where all "free responses" are listed.

Figure 8: "What type of housing would you like to see constructed in Carmel-by-the-Sea?"



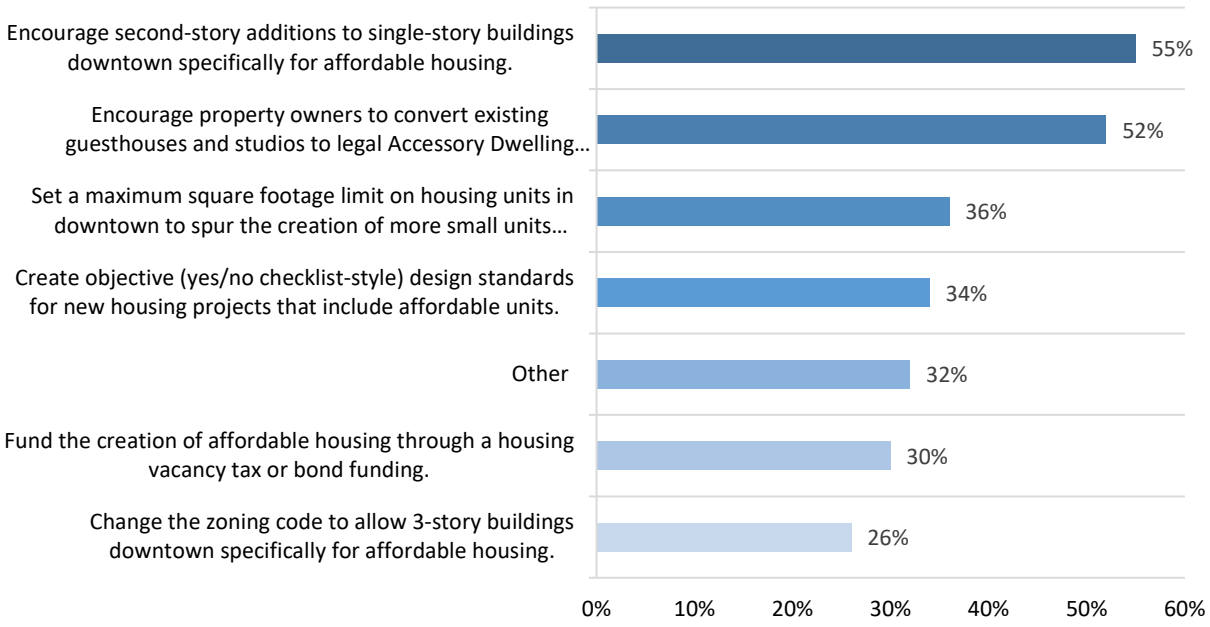
Note: See Attachment B for a full list of "other" responses received.

Affordable Housing in Carmel-by-the-Sea

Survey respondents were asked how the supply of affordable housing could be increased to meet the needs of the community. A list of options was provided and respondents were asked to select all that applied, with many respondents selecting more than one choice.

The majority of respondents (55 percent) selected "second-story additions to single story buildings could provide affordable housing downtown," followed by 52 percent of respondents selecting "guesthouses could be converted to Accessory Dwelling Units," and 36 percent selecting "set a maximum square footage limit on housing units downtown as a means to create more small units." Thirty-two percent of respondents shared their own ideas, which are captured as "other" in **Figure 9**, and can be found under Question #11 in Attachment B where all free responses are listed.

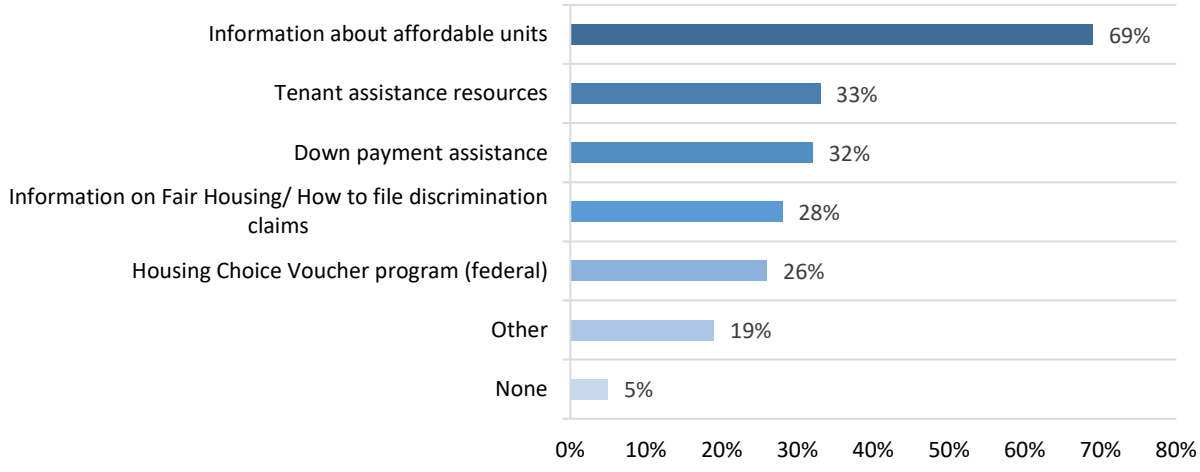
Figure 9: "How can the supply of affordable housing be increased to meet the needs of our community?"



Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Respondents were asked what affordable housing resources should be provided in the City of Carmel-by-the-Sea (**Figure 10**). Out of 157 responses, the majority of respondents (69 percent) selected "information about affordable units," followed by 33 percent selecting "tenant assistance resources," and 32 percent of respondents selecting "down payment assistance." Nineteen percent of respondents shared their own ideas, which are captured as "other" in **Figure 10**, and can be found under Question #12 in Attachment B where all free responses received in the survey are listed.

Figure 10: "What affordable housing resources do you feel should be provided in Carmel-by-the-Sea?"

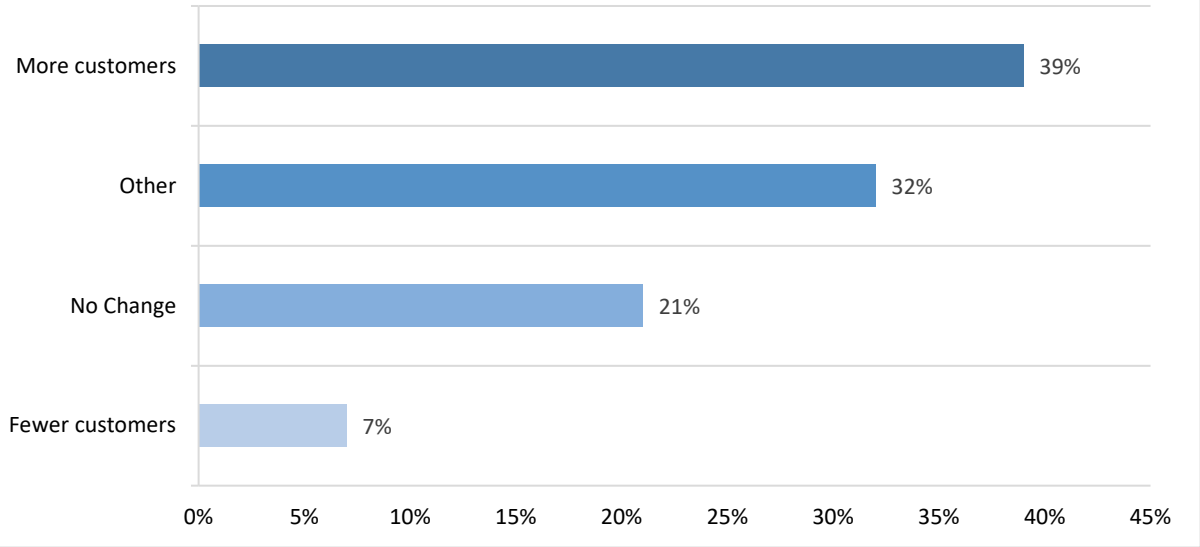


Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Increased Housing and Local Businesses

Survey respondents were asked what effect providing more housing units would have on local businesses in Carmel-by-the-Sea, of which 39 percent indicated more customers, 21 percent indicated no change, and 7 percent indicated fewer customers. Thirty-two percent of respondents shared their own ideas, which are captured as "other" in **Figure 11**, and can be found under Question #15 in Attachment B where all free responses received in the survey are listed.

Figure 11: "What effect would providing more housing units in Carmel-by-the-Sea have on local businesses?"

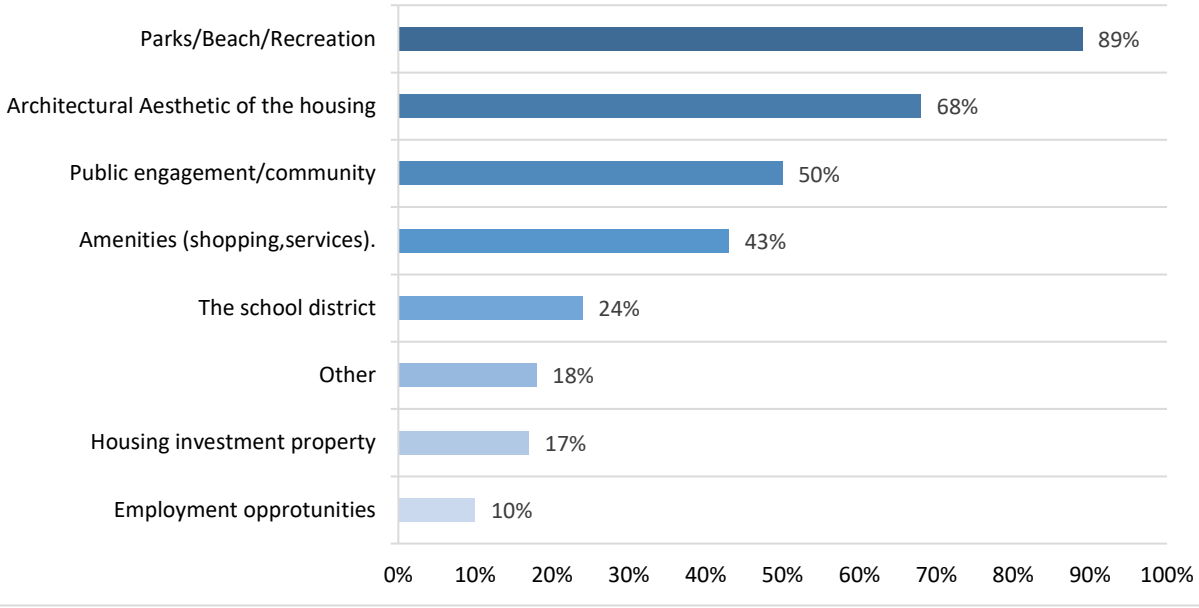


Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Benefits of Living in Carmel

Survey respondents were asked what the most appealing elements about life in Carmel-by-the-Sea is. The most common response was Parks/Beach/Recreation (89 percent), followed by Architectural Aesthetic (67 percent), and Public Engagement/Community (50 percent). Eighteen percent of respondents shared their own ideas, which are captured as "other" in **Figure 12**, and can be found under Question #7 in Attachment B where all free responses are listed.

Figure 12: "What are the most appealing elements about life in Carmel-by-the-Sea?"



Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Discussion of Results

The majority of respondents were between the ages of 55 and 75, earned more than $100,000 year, and owned homes in Carmel-by-the-Sea. This indicates responses from a group who is generally well established in the City and may not adequately capture community-wide ideas towards housing needs, for example from a younger renter or worker in the community.

Although respondents indicated their preferred housing type to live in is a single-family dwelling, many respondents indicated a need for more diverse housing types within the City, such as condominiums, apartments, and ADUs which could help to provide more affordable housing options in the City. The 6th Cycle Housing Element includes programs to increase these housing types. Program 1.3.C (Accessory Dwelling Units) will streamline ADU permitting, Program 1.4.A (Eliminate Unnecessary Use Permits) will incentive multi-family type housing by removing permitting barriers, and Program 3.1.G (A Housing Priority Overlay Zoning District) encourages a higher unit yield within the commercial and multi-family zoning districts.

A number of respondents did indicate a preference for constructing condominiums, apartments, and ADUs.

When asked how the supply of affordable housing could be increased within Carmel-by-the-Sea, the most common selected responses out of provided options were: 1) encourage second-story additions to single-story buildings downtown, 2) convert guesthouses to ADUs, and 3) set a maximum square footage limit on housing units downtown. Number one will be addressed via Program 2.3.A (Preserve and Increase Upper Floor Residential Uses), number two will be addressed via Program 1.3.C (Accessory Dwelling Units), and number three will be addressed via Program 3.1.G (A Housing Priority Overlay Zoning District). For this question, respondents were also given the opportunity to provide their own response. Themes from these free responses include: utilize empty or underutilized parking lots for housing, turn Flanders Mansion into housing, and sentiment that there is not enough space in Carmel for additional housing. Program 1.1.B (Underutilized Sites) addresses exploring underutilized sites, with the City committed to actively investigate underutilized publicly owned sites such as parking lots.

When asked what affordable housing resources should be provided in Carmel-by-the-Sea, the overwhelming majority of respondents selected "information about affordable units." The 6th Cycle Housing Element includes a Program 5.1.A in which the City will work with fair housing organizations and increase outreach efforts to connect community members to affordable housing opportunities.

Most property owners indicate they are not interested in re-developing their property to include more housing, such as ADUs. However, there were a handful of property owners that did indicate interest. Property owners indicated interest in building additional housing on their property if parking requirements were waived, permitting fees lowered, and water credits made available.

The last two survey questions focused on life in Carmel-by-the-Sea. The majority of respondents believe more housing would result in more customers for local businesses. A handful of respondents said that more housing would result in fewer customers, which appears to be an assumption based on the concern that more housing would result in less parking available for visitors. While the 6th Cycle Housing Element does allow for parking reductions for affordable housing projects, it also requires that all existing parking be integrated into the new housing development, if for example a parking lot is converted.

Finally, respondents were asked about the most appealing aspects about living in Carmel-by-the-Sea. The most popular response was "Parks/Beach/Recreation," followed by "Architectural Aesthetic of the Housing," followed by "Public Engagement/Community." It is clear that the architectural character and charm of Carmel-by-the-Sea is a major reason people choose to live in Carmel-by-the-Sea. It is evident that a number of community members fear that meeting the RHNA will disrupt this charm they love. Program 1.4.B (Objective Design Standards) will allow the City to retain their

design aesthetic while streamlining the permit process. Additionally, based on the survey results, community is also an important aspect of living in Carmel-by-the-Sea. With a current vacancy rate of 51 percent, more market rate and affordable units will result in more full-time community members, which will enrich the community of Carmel-by-the-Sea.

Stakeholder Survey Questions

A

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1. **How old are you?**

   <18
   18-34
   35-54
   55-74
   75+
   Prefer not to say

2. **Which racial or ethnic group(s) do you identify as?**

   Black or African American
   White (non-Hispanic)
   Asian or Asian American
   Hispanic, Latino, or Spanish Origin
   Native American
   Native Hawaiian or Pacific Islander
   Prefer not to say
   Other: _____

3. **Do you identify with any of the following? Select all that apply.**

   Senior (55+)
   Female-Headed Household
   Differently Abled/Disabled
   Unhoused
   Single-Parent Household
   None of the above apply

4. **What is your annual household income?**

   $0 - $25,000
   $25,001 - $50,000
   $50,001 - $75,000
   $75,001 - $100,000
   $100,001 - $200,000
   $200,000 or more
   Prefer not to say

5. **Describe your role in the Community. Select all that apply.**

   I live in Carmel-by-the-Sea and rent my home.
   I live in Carmel-by-the-Sea and own my home.
   I represent a community organization (please specify): _____
   I am unhoused/do not have permanent housing.
   I own a business in Carmel-by-the-Sea.
   I work in Carmel-by-the-Sea.
   I visit the City but live elsewhere (please specify): _____
   Other: _____

6. **If you are a current resident of Carmel-by-the-Sea, do you live here full-time or part-time?**

   Full-time.
   Part-time.
   Not applicable.

General Survey Questions

7. **Residents and non-residents, what are the most appealing elements about life in Carmel-by-the-Sea? Select all that apply.**

a. The school district.
b. Parks/Beach/Recreation.
c. Employment opportunities
d. Housing (please specify, i.e. “investment property” or “architectural aesthetic,” etc.): _____
e. Amenities (Shopping, Services).
f. Public engagement/community.
g. Other: _____

8. **When considering housing affordability and availability, what factors might influence your decision to reside in Carmel-by-the-Sea or outside of the City? Select all that apply.**

a. Limited supply/availability of housing.
b. High cost of housing.
c. Limited employment opportunities.
d. Limited variety of housing options (limited multi-family options, micro-unit options, etc).
e. Small lot sizes.
f. Lack of demographic diversity.
g. Other: _____

9. **In which of these housing types would/do you prefer to live, and why?**

a. Accessory Dwelling Unit, because:
b. Single-Family Home, because:
c. Apartment, because:
d. Condominium, because:
e. Other, because:

10. The State housing goal for Carmel-by-the-Sea is 349 new housing units (market rate and affordable) between 2023 and 2031. What type of housing would you like to see constructed in Carmel-by-the-Sea? Select all that apply.

a. Apartment (rental).
b. Condominium (owned).
c. Single-family home.
d. Duplex.
e. Triplex.
f. Fourplex.
g. Accessory Dwelling Unit (ADU)/Junior Accessory Dwelling Unit (JADU).
h. Senior Housing.
i. Other: _____

11. **How can the supply of affordable housing be increased to meet the needs of our community? Select all that apply. *Note: The following are examples and not the only options available. Use "Other" to suggest additional options.***

a. Encourage property owners to convert existing guesthouses and studios to legal Accessory Dwelling Units (ADUs) or construct new ADUs.
b. Encourage second-story additions to single-story buildings downtown specifically for affordable housing.
c. Change the zoning code to allow 3-story buildings downtown specifically for affordable housing.
d. Set a maximum square footage limit on housing units in downtown to spur the creation of more small units rather than just a few large units.
e. Create objective (yes/no checklist-style) design standards for new housing projects that include affordable units.
f. Fund the creation of affordable housing through a housing vacancy tax or bond funding.
g. Other: _____

12. What affordable housing resources do you feel should be provided in Carmel-by-the-Sea? Select all that apply.

a. Tenant assistance resources.
b. Information about affordable units.
c. Information on Fair Housing/how to file discrimination claims.
d. Down payment assistance.
e. Housing Choice Voucher Program (Federal).
f. Other: _____

13. If you own property, what would it take for you to consider adding a housing unit(s) on your property, such as an accessory dwelling unit?

a. Answer:
b. Not applicable because:

14. If you own property, would you consider redeveloping your property to include new housing? Examples include building an ADU/JADU, converting commercial office space to an apartment, or constructing a second-floor addition with apartments.

a. Yes, because:
b. No, because:
c. Not applicable because:

15. What effect would providing more housing units in Carmel-by-the-Sea have on local businesses?

a. More customers.
b. Fewer customers.
c. No change.
d. Other: _____

16. **How does, or how would, living in Carmel-by-the-Sea benefit you? (Quality of life question)**. Answer:

Open-ended Responses

B

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The following lists the open-ended responses received for survey questions 7, 10, 11, 12, 13, 14 ,15, and 16. These responses are indicated as "other" in the figures.

Question 7: "What are the most appealing elements about life in Carmel-by-the-Sea? Select all that apply." See corresponding **Figure 12**.

A forest with a village and a beach!
Our neighbors are kind and we help one another.
2 hour commute from home
The natural beauty of the setting on the California coastline.
Trees, scenic pathway, ocean views, sunsets, walking town, dog friendly
Volunteer opportunities
The natural beauty of the Forest and beach, etc.
The peninsula provides most big city benefits without the downside
beauty of our area and lack of traffic and homeless
garage bands
No streetlight, quiet, good air quality
Weather/climate
Mainly small unostentatious but unique homes on small lots in natural settings.
Serenity, beauty, simple life
Weather, mountains, beach

Question 10: "The State housing goal for Carmel-by-the-Sea is 349 new housing units (market rate and affordable) between 2023 and 2031. What type of housing would you like to see constructed in Carmel-by-the-Sea? Select all that apply." See corresponding **Figure 8**.

Condominium (owned), *Must say, unless you convert a hotel I don't know how you will nicely achieve this. I don't think anyone wants to see high rises.
Housing that naturally flows from a century of local control
I appreciate the efforts of the city to meet the State's dictates, but I do not believe adequate thought has been placed on the implications of additional housing on the natural setting of Carmel, as well as traffic, parking, services, etc. Once built, who will be responsible for maintenance? And who will fairly determine who is allowed to live in these 350 units? I also do not believe that the longer-term has been considered. If 350 units are added in this round will more units be required in the future? There are many more people who work in Carmel's low paying service sector than can ever be accommodated in the surrounding residential area, and the existing residential area should not be expected to serve Carmel's commercial sector. Also, if changes are made to accommodate development of affordable housing, won't some of these changes also be used by clever developers of luxury housing to build larger, more ostentatious housing?
I don't think it is feasible to build affordable housing given the value of the property and cost of building.

Less housing. Isn't 3,000 homes in one square mile enough? I'm not pro-densification. 4,000 square foot lots are already small. We already have small setbacks.
Minimally invasive to character of Carmel.
No additional housing
no more new housing
None
None — Carmel should determine what is right for its citizens not bow to government bureaucrats
None It is too crowded already. Parking is already a problem
None - this needs to be a local decision - not mandated by the state
None.
none. we have no space. how about building housing at fort ord area
None. Ridiculous amount of homes being required by the State. Will destroy Carmel by the Sea.
Resistance/Reduction of State housing goal
We should fight this ridiculous "mandate" from on high!
Would like to see use of second story condos over downtown business only. Against removing Sunset Center parking unless able to dig subterranean parking. Do not think there is space for 349 homes without razing the character of Carmel. Eastwood and others improved water availability and do not believe there is sustainable possibility here--instead, build up city portions in other portions of Monterey county. If would be more efficient and better for the environment

Question 11: How can the supply of affordable housing be increased to meet the needs of our community? Select all that apply. *Note: The following are examples and not the only options available. Use "Other" to suggest additional options.* See corresponding **Figure 9**.

"Affordable housing" is not a right. Supply and demand is the driver of market rates for housing and all other products and services. Work with builders and developers to find solutions and don't make everything so arduous and difficult and fee intensive. There is no "one size fits all solution". Each neighborhood, street and property presents its own problems and solutions.
Affordable housing directives aren't necessary.
Aggressively tax homes that are NOT primary residences. Anyone using Carmel as their vacation home is contributing to the housing problem. Let's make all of Carmel primary residences or full time rentals!
allow free market forces to guide the housing in the community
Annex land outside city for affordable housing
Build housing on the outskirts and empty parking lots
Carmel should not be forced to change its look, feel and style!
CBTS is nearly fully built out and highly desirable and therefor expensive. Adding housing will only ruin the quality of life in the city. Build the additional housing out in the Fort Ord area.
encourage landowners to build on empty lots, fast-track building permits

Fight back. There's no land here for development.
First define "our community." Whose needs are being met? Service workers in the business district? Teachers? Artists? Seniors? If racial/ethnic diversity is a goal, then make sure these people are included in the discussion. Then ask what sort of housing these people wish to have - do not dictate this for them. Keeping in mind that at this point only 350 units would be available, then do what it appears the planning office is recommending. Focus on areas in the central business district that could be enhanced by development and that will not encroach upon residential areas that are already built out with small homes on small lots. Prioritize opportunities for purchasing versus renting so people can benefit from investment and not simply pay rent to a landlord. Any building should require attention to parking availability, increased traffic, environmental impact, and potential increased commercial needs (grocery stores, etc.). I also believe that an argument can and should be made that areas beyond the tiny jurisdiction of Carmel by the Sea can do more to accommodate affordable housing needs, and provide people with larger dwellings and ownership opportunities. Senator Laird seems to be leaning this way.
Hospitality requires workers who aren't paid enough to live here. Hospitality should bear the cost of providing housing for their workers; it is not the responsibility of residents
I did not think that there is a good reason to change the town as we are too small and do not have the availability of land to do this
I do not believe CBTS should be required to provide "affordable housing". I believe in the free market factors.
It is absolutely ridiculous to plan affordable housing in a community the size of carmel By-the-Sea.
Less short term rental places, more long term rental options
Limit the number of the short term vacation rentals of houses
MAKE CERTAIN THE NEED EXISTS. Ask those who work in Carmel if they & their families are willing to give up the square footage they now enjoy to live in Carmel in half the space.
N/A. How will you address the issue of water & parking?
Not everyone can live in the Carmel area. Not enough room! Small lots. Neighbors too close!
OPPOSE THE MANDATE
Press upon our representatives the lack of space in our tiny village and encourage housing in other parts of the county
Push back on State mandate
Reaching the state mandated goal will destroy the character and charm of Carmel
There is no space for this in Carmel - but our state is huge - build housing elsewhere. Anyone who thinks Carmel can accommodate "affordable" housing hasn't built here!
Utilize empty lots for single family housing.
Where is the Water going to come from for any of this?
work with our neighboring communities that have land/water available for housing

Question 12: "What affordable housing resources do you feel should be provided in Carmel-by-the-Sea? Select all that apply." See corresponding **Figure 10**.

A map of someplace else
affordability is the main factor. No gov. assistance should be involved
Affordable housing outside city limits.
I don't know.
I don't care for any of the choices
I'm not sure.
Limit to that which is currently available
N/A. The city is not obligated to provide affordable housing
None
None
None
None
NONE
None
none
NONE
None
None of the above
None. Carmel is NOT affordable for everyone. No one would want to help me if I wanted to live in the first arrondisement in Paris!
None. "Affordable housing" is a result of market demand.
Not for the City to get involved in.
Nothing.
Provide a gig economy type resource such as Airbnb or Neighborhood Storage to allow owners to rent out rooms
Rental agencies
Simplify the building code. Reduce the planning commission to 3,
There is smooch open ground within 1/2 hour of Carmel why would anyone in their right mind try to jam affordable housing in a community as small and as expensive as Carmel?
Unknown

Question 14: "If you own property, would you consider redeveloping your property to include new housing? Examples include building an ADU/JADU, converting commercial office space to an apartment, or constructing a second-floor addition with apartments."
Note: There is no corresponding figure for this question.

No
yes I would consider
No
More space
no
I would, if I had more space.
No
No
No way
No. don't be ridiculous
No
No
NOT
Our lot is too small and we're already right on top of our neighbors
No
ADU
No
I am not interested at this time to increase the density of my property
No
I would consider an ADU. CTBS is not an apartment community.
no
Absolutely not.
Not possible. No.
N/A, but no
No
The lots are too small
I would consider adding a second floor condo unit but not an apartment.
No
no
Yah, would like to build condominium to retain pride of ownership in community
No
No. My house is already two stories. A third story would destroy the character of the neighborhood. I value the forest-like nature of the neighborhood and am not willing to remove the trees on the property to make space for an ADU.
no
No

No
No
No
No, all the options above make a community a less desirable place to live.
No because the state is on the path to more rent control. How would I recoup my costs unless I sell.
No
n/a
Yes, converting second floor office space to apartments.
No
Yes
No
yes
No - My house location relative to the lot and steep hillside won't support an ADU. Otherwise I would explore this.
Yes an ADU.
No
No. ly have to pay more property taxes than I do now
no
NO
Yes
Not enough space
No…see above
No.
N/A see above
I cannot afford to "redevelop" my 4,000 sf residential lot.
if properly stimulated financially
We live in a modest 100 year old house. Altering it would be a travesty
No
no
Yes, if lot would permit addition
Absolutely NOT!!
We already have a second story. I suspect many homeowners have similar situations. You might do better filling vacant commercial properties as there are quite a few.
only a JDU is possible...but not of interest.
No, don't have the space or floorplan for an addition.
I believe that SFD zoning laws should be respected and followed; so I would not consider an ADU. ADU's as now allowed increase the density of our village without any other requirements to offset the impact: no parking, setbacks, no requirement to even rent at below market rate. Nothing gained and much loss to the community.
Heritage oak in the way.
No.

NA
Yes, all of the above
No
Only with some protection to me as an owner as mentioned above.
No
No
No
I could not afford to build anything. Fixed income senior
No
I would consider it, but we cannot afford to do this.
No
No, my property is too small.
Too small
No
Build ADUs not encourage STRs
no (see above)
Not a property owner
Yes
Yes
I already have a legal subordinate unit.
No, see above
No
No. Already 2 story.
Since I live in a quiet neighborhood, I believe the best option for us is to build an ADU/JADU. The city should evaluate the house size to lot size ratio. With that houses can go to a second level without restrictions.
NA
yes
All of the above.
Yes - I am currently considering this.
N/A
Not at this time.
Yes
Yes.
N/A
No.
No
No, it's a single family home that I plan to live in.
Not sure. It’s a complex question.
na

Yes, but the city makes the permitting very difficult and the county does not have the water.
Yes
No
No

Question 13: "If you own property, what would it take for you to consider adding a housing unit(s) on your property, such as an accessory dwelling unit?" *Note: There is no corresponding figure for this question.*

Extra housing on a 4000 sqft lot? No thanks
ability to pay for development and increased property taxes. ADUs appear the most realistic way approach to meet our 349 housing unit goals.
I wouldn't
More space
My property is historic.
More land, more financial resources. All other existing elements are acceptable.
Untenable request due to lot limitations
There isn't space on my property to add an ADU
Wouldn't happen
I would move out of the city if affordable housing continues to be forced on Carmel, and if it indeed comes to fruition
Guidelines to keep the charm and permit process loosened.
Never
I would NOT consider adding a unit to house somebody else
We have a tiny lot and there is no room
We are content with our property just the way it is
HIghly cooperative City regulations and water
No
It should be my choice and not mandated by the State
I would not build an ADU on a 40x100 lot. My poor neighbors!
Nothing
If CTBS changed the access to water and limits on lot coverage, many owners would build ADU's because they would like to have more space available. I would build an ADU and put a relative in it.
There isn't enough room and there isn't enough water
Absolutely not. The city won't even let me build a car port let alone another dwelling!
We do not have room so we could not consider it.
N/A, but if I owned, I would build an ADU for my aging parents
I wouldn't consider it.
More land
Less restrictions on adding units and off street parking.

No
I live on a 4000 sqft lot - cant imagine having additional people on the lot.
Upzoning to allow for condominiums
Nothing would convince me
Waive lot coverage limits to permit ADUs on small lots
My lot is fully built out. I would have to remove trees in order to add an ADU.
no
Not enough space to build an ADU
No room to do so. Nothing could convince me to build a unit
I would only consider housing unit for family members
How would we possibly fit an extra unit on our small lot and where is the water going to come from?????
Nothing would ever entice me to add an ADU to my Pebble Beach property.
Lower the cost of fees, lot coverage, water demand and red tape
No
own property in another county but purchase in Carmel not affordable
n/a
Waive or lower permit fees and improve the building permit process so it is quicker.
Not relevant
Change in Building Codes
Tax break
Not much as have considered.
The position of my house on the lot and the steepness of my backyard won't support an ADU
Currently have an ADU. Have rented it in the past.
I would not consider adding housing to my property. Parking is an issue as is noise and congestion.
a larger lot!
In 4,000 sq. ft and a 1600 sq. ft. hour, where would I put it and would the city allow my extra water rights?
more space
Would never do this the lots are already tiny and this would look horrible it would also eliminate trees which is no good
Significant tax credits
Not enough space
No room for an additional unit.
streamlined, affordable, planning and design services
No incentive would encourage me to add housing to my property.
there is not enough space on our property to add an ADU
I would be happy to convert my 250 sf garage to an ADU. It's on the lot line so the city will have to give on that, and it's my only off-street parking, so the city will have to give on that as well. Also, I'd need more water credits.

financial stimuli
Not possible. Lot already too small
Lot us too small
Nothing
nothing
Planning Commission objections to design elements they do not like. lower permit fees
Already have an ADU on the property.
I am not at all interested.
My house already occupies most of the lot.
No - There is no viable space on our corner lot
Don't have the space for separate structure but might consider roommate if had the space
A much bigger parcel of land so that the ADU structure did not impact my privacy or that of my neighbors. It would have to be in compliance with existing SFD zoning. It would have to have room for off street parking and room to create a lovely landscaped setting for the occupant.
Water available and space to put one. Tree in the way now.
My lot is too small to add an ADU
NA
Eliminate fees, fast track permitting, have the City maintain a renter registry so that recreation rentals are prohibited.
No space for anything
Make the permitting process easier. Fine citizens who weaponize archaic zoning laws for NIMBYism. Make being a NIMBY uncool.
Some way to positively prevent irresponsible people renting it. CA rental laws are so biased against the property owners it's nearly impossible to evict deadbeats or creeps.
Parking plan
Water allocation and change of building codes
N/A live outside of CBTS, but still in surrounding area.
Market rent
I don’t have room on my lot to add a unit
Not possible on our small lot
I would need financial assistance to do that.
Increase the size of the lot. Already built out to allowable size on lot.
Decreased red tape and incentives.
I wouldn’t do it. Too small.
Nothing
Reducing the county fees for permits and facilitate the programs to encourage ADUs. Essentially incentivize efforts to do ADUs.
would depend on what kitchen facilities would qualify (we have a guest house but no room for another structure)
Not a property owner
Financial assistance to build an ADU

Permit streamlining and financial assistance
I already have a legal subordinate unit. I may want to convert it to an ADU.
I wouldn't because I would have to build such a unit from scratch and the return of investmen probably would be low, and the reduction in privacy and yard space.
Functional need arising internally
We would have to be allowed to cut down a large, healthy tree.
For the city to allow me to have different set backs, expedite approval process, maybe provide incentives for quick/economical building, and for the county to increase my water credits. I will be delighted to build an ADU in my property. Additionally, the city may consider making the size on the house bigger than the current 40% of the lot size. An option will be to expand to 50 or 60% of the lot.
Adding a kitchen to existing guest house (need water credits)
NA
I own property in another county, but funding would be the primary requirement.
Reduced/eliminated planning and building fees. Real property tax assessment deferral.
More clarity on rules.
N/A
Have not considered it..mmm
Help with water restrictions, subsidy, low interest loan, clear regulations, reasonable standards and explanations for license and permits and building codes and inspection
Low interest loan and property tax reduction incentive.
N/A
We would have no interest in doing this. Our home is already on a typical small lot. We have little to no backyard. There would be no parking for a tenant/tenants.
We have a gust house already
There is no room for that on my property.
Zoning changes, property tax breaks, neutral to positive cash flow model.
na
Easier building laws and permit allocations.
Limitations on allowed max size of ADU

Question 15: "What effect would providing more housing units in Carmel-by-the-Sea have on local businesses?" See corresponding **Figure 11**.

"Affordable Housing" would not affect the businesses, because if people need help with housing costs, they cannot afford to support the local business. These people who need financial help with housing will probably add burden to public services such as police, schools, fire, paramedics, and infrastructure such as water and electrical.
Adverse affect since Carmel businesses wants to attract affluent visitors not workers in their own stores/restaurants
Affordable housing would not improve local business revenue
Anything that hurts the livability here will hurt the businesses.
Carmel shops and restaurants are too expensive if on a low income

Crowds, parking, traffic, crime, pollution—air and noise
Depends on the disposable income of the new residents.
Depends on the type of shops .. overall could be more customers if service business and affordable goods
Destroy the look and feel of Carmel by the Sea.
Even more congestion , traffic, lack of parking. Remember- let's not kill our Golden Goose.
Fewer customers. It's already hard to get to places due to lack of parking. Hills make it hard to walk with seniors and disabled and losing more spots to younger people would discriminate against aged and disabled
I am not sure, but can offer some thoughts. Residents in affordable housing will likely not be frequenting the tourist venues: the proliferating wine tasting rooms, high end clothing shops, art galleries, restaurants, etc. They will likely need different options that are not available in town. So either these are added (which means even more commercial activity paying low wages), or more people will be travelling to shop/eat out, etc in the surrounding areas. This implies that there are either even more cars on the roads or that mass transit will need to be enhanced so people can travel beyond town. Ideally, the local businesses would feel responsibility for making affordable housing available to the lower wage workers they hire, wherever possible. The idea that hotels would provide living quarters is a good one. Thought should also be put into reducing the number of business licenses in Careml by the Sea. As businesses move or close, these spaces could be made into housing. More service businesses simply means more lower paid workers who are unable to afford housing.
If below market, it would assist with employee housing and retention.
increase in available workforce
Increased diversity; less traffic
It depends if the businesses provide some reasonably priced options
It will be a traffic/parking nightmare. You can't add 300+ Apartments and assume all those people are going to take the bus? The city spent more time actually keeping the city clean (and not rely on Carmel Cares) I think more people woukd frequent downtown CBTS.
It will compound the parking issues. PACT as now proposed: no time limit on parking and residents park free.
It would bring in more traffic and make the parking situation worse. This would drive away the tourists who are willing and able to spend money in the shops and restaurants here.
It would make parking even worse than it already is.
It would probably change the character of the town to some degree
Less parking for visitors. Congestion
less tourists, less income
Like a lot of locals, other than Safeway, they wouldn't shop at local business
Locals do not shop downtown, well except for the cheese shop.
Loss of parking spaces
loss of prestige and distinction -Carmel would no long be a worldwide magnet once the character and charm is destroyed by over development
Low income people will not shop in Carmel
maybe new residents but could they afford the shops and restaurant prices in carmel?

More clients
More congestion and less parking
More crowded, less appealing to shop
More customers, as long as the units are for permanent renters and not visitors.
More employees/employers and City employees living in Carmel will increase demand for services of local businesses. It will also allow city employees to engage with the community and be part of local activities at their backyards.
More housing likely means more illegal short term rentals and vacation rentals - so I suppose business would go up.
More potential employees.
More traffic and no place to park!
More traffic. Less parking.
More workers that could live near their work.
Most would become vacation units of some kind.
Of course more people theoretically would would help local business I doubt that the high end stores will see any increase from the new medium and low income residences. I doubt that many of the high end shops in town will see any increase in buisness from the new medium and low income
Offer housing opportunities of housing for people that also work in Carmel!
Only more customers, if the new residents could afford to shop locally.
Overcrowding and more traffic.
Overcrowding of parking spaces for shoppers.
Parking would be important. More housing comes with more cars.
Simply more congestion
They would probably recognize a need to carry more generally affordable options for lower-paid residents
This will cause a detrimental impact on the desirability just look at San Francisco fewer customers
Traffic congestion. If this town was 100% occupied our neighborhoods and roads could not manage the modern day traffic with most owning 2-3 cars.
Ugly buildings. No parking. Loss of charm of Carmel
Very little as parking is already a problem.

Question 16: "How does, or how would, living in Carmel-by-the-Sea benefit you? (Quality of life question)" *Note: There is no corresponding figure for this question.*

How does, or how would, living in Carmel-by-the-Sea benefit you? (Quality of life question)
Financially and also scholastically.
Pretty incredible year round weather and ease of access to shops / services / restsurants. Less traffic congestion would be a plus
394 units in this small area is ridiculous as the traffic and infrastructure not to mention water supply can't handle it
Fresh air.
The physical benefits of walking the scenic pathway ir ti tien to town, scenic vistas, the architecture and trees are what we like best. We hope we can continue to live here. The expense is a huge sacrifice.
It's a peaceful oasis from the busyness of our "regular" lives threatened by poorly designed and ridiculous government policies. The state owns most of the land in the state. They can and should be building affordable housing in less populous, not necessarily remote, locations of our state
Peace and quiet provided that the city doesn't get more crowded.
Like the small scale community and peacefulness
N/A
Sense of community, cultural and out door events
Living in Carmel is a positive experience for the soul, whether to live or visit. Most people are fantastic. Nature, fresh air, and fairy tale esthetics are refreshing and inspiring. This is not a thriving metropolis by design and I appreciate that. There are different times for different places.
We live here and, once again, appreciate the small, unostentatious homes on small lots embedded in natural surroundings. Nature supersedes housing in Carmel. We appreciate our neighbors. We appreciate living on a street that does not have a lot of traffic, although this has increased. We appreciate being able to hike from our home in most directions and experience beauty.
Access to nature. Walkable town.
Carmel is my haven
Incredible schools, safe, beautiful place to raise my family
What a beautiful place to live. I benefit by being so close to nature, knowing that there is a good school district. Glad I live near cities with more ex and social diversity and would like to see more here in Carmel.
We walk 'into town' everyday to support the local coffee shops and eat at least once a month at one of the restaurants. We rarely drive i to town unless we have an oversized package at the PO. I can tell you having lived here 25+ years we have watched it 'slide' like much of the rest of CA which was/is not only preventable, but sad.
Does not apply since I already live in Carmel-by-the-Sea. I am concerned that there is no work in Carmel requirement for those potential occupants of the new housing. Aren't we trying to eliminate the commute and the environmental impact of such traffic?
I already live in Carmel-by-the-Sea and love it. If we add 349 units of affordable housing, there will be more traffic and overcrowding, which will diminish my property value. Please

reject the state's misguided demands. Instead of wasting tax dollars to come up with a plan, we should be fighting the state with a lawsuit.
It's a great little community with a very low crime rate.
We have worked hard to be able to afford to live in this gem of a place. It is perfect the way it is. Affordable housing outside our tiny city would be my preference.
Beach walks and biking encourages my soul. Love the quiet. Value the Safety.
greatly
Our current quality of life is excellent.
I live in Carmel because I can handle the weather, walking to town, close by groceries and medical facilities. I am old and cannot take care of too much anymore. I would hate to see town broken up by little ADU buildings where there used to be a pretty little flower gardens. This town is already crowded. Whoever decided to break up town into 4000 square feet lots was not thinking.
Charming atmosphere… Beautiful views
In an earlier question, you asked what is attractive about living in Carmel - beauty of the landscape, the architecture and the urban forest - destroy that and you've destroyed Carmel
Safe, clean, cool weather, golf, mountains, beach
love being able to walk most everywhere I go and not step over homeless on the sidewalks and have to deal with bay area type traffic
It's a peaceful city with a lot to do
We already live in Carmel-by-the-Sea and enjoy a nice quality of life just the way it is.
It is a tranquil, unique place to spend time. Cramming more housing into limited space will make it less appealing.
Living in downtown Carmel allows me to be a pedestrian, which increases my personal traffic through town. I am more likely to buy something when it catches my eye in the window. Also, walking like a pedestrian decreases my carbon foot print.
I already live here! Our quality of life is good -- walk daily, enjoy restaurants and events, and have developed a very nice community of friends. We like to live here and plan to do so for many years to come. We would have loved to keep the parklets at all the restaurants since that made the city more friendly, encouraged walkability, and community. It gave the city a sense of vibrancy, excitement and camaraderie.
Already do - it is wonderful.
This has been my home for 23 years. I don't want to have to leave.
I enjoy and treasure every moment of living in Carmel. Adding more housing is going to increase traffic, parking problems and congestion which are BIG negatives to the current quality of life here in Carmel. I suggest that a survey with the target audience be done to see who would be interested in living these proposed changes and could they even afford those!
It's a safe place.
There is abundant opportunity to enjoy the beach and MTNP.

Walkable life and friendly people with nice weather.
It is a beautiful town the way it is. Don't over develop it. If you cant afford to live in CBTS then you can always visit it. I am 100% against the changes proposed!
Walk to work, walk to eat, walk to beach! It's obvious a quality of life issue.
Social activities, restaurants, clean air, beautiful nature, lovely architecture, walkable community, less stress.
It would be more crowded.
Reduce my quality. If moving into town from Carmel Woods with larger lots, ocean and forest views, space between houses, wildlife and a large garden and small house, I would feel cramped. When I grew up in Carmel, our house was small, but there were undeveloped lots between houses, so we had places to play and our neighbors weren't right next to us.
I live here now.
Dog friendly
Being close to Carmel Foundation for services allowing us to walk most places, & to shop, bank, eat out, go to the Sunset Center, the theatre etc.
The addition of so many units will be detrimental to the desirability of Carmel…..
I live here full time-adding additional housing is only going to decrease my quality of life as this village is not made for big city congestion.
Encouragement to walk to the beach and into town
Simple answer; I can live anywhere in the world I want to live and I choose Carmel for a myriad of reasons of which affordable housing is certainly not one!
Carmel-by-the-Sea is special and it shouldn't be forced to provide affordable housing, it's a short commute to nearby towns that are more equipped to add housing.
Small town feel/friendliness; less worry about crime, drugs, vagrancy; strong pride in cleanliness, safety, livability of community; wonderful shops and eateries.
I would not live in a City that cratered to ridiculous demands from State government. If 349 units even begin to be sandwiched in Carmel- I move
CTBS is a very special place and it is no business of the government to change our community in any way. Our community is our decision, not up to the "State". We are not yet a communist county.
I like small town living.
If Carmel-by-the-Sea is required to build all these affordable units, the residential density will lower the quality of life and make it a much less desirable city for residents and tourists.
Safety
I like be able to walk everywhere, limited amount of noise pollution, access to events at the Sunset Center - and parking there for patrons.
Wonderful retreat. I appreciate the need to make it affordable for people who work there but do not ruin the charm of Carmel. Can these units be outside of the golden rectangle and be by the crossroads or somewhere else where there is space
Negative.
Sense of community.
It is relatively peaceful, but every holiday and weekend and special event bring hundreds or thousands of visitors. We don't need to Manhattanize Carmel
Great place to retire.

Because every restaurant and business is within walking distance, we are active and healthy. Walking around also results in more friends and that makes a better community.
Love it! Need more more condominiums
Presently living in Carmel offers a unique experience with a peaceful, healthy way of life.
I would be able to live closer to work and in the CUSD school district for my kids
No commuting so more time spent with family.
More active neighborhoods. It would likely result in more traffic, noise and possibly a slight uptick in crime. However, the town has lost ~20% of it's full time population in the 20+ years I've liked here. It can grow by 1000 residents without much pain.
Great weather, small community, friendly residents.
I love the small town feel, clean air, and quiet.
I live in Carmel now
I lke living here.
The same as now, as many homes empty.
I live here and value every aspect of it's beauty, people, nature, charm etc.
Actively involved community
Enjoy hiking in the community and visiting the beach.
Excellent walking and running without having to drive. Quiet forested neighborhoods. Good stuff.
Best Quality of Life experience, lived here 70 years.
High quality of retired lifestyle
I love living here...the beauty of the beach and forest is incredible, and I love the small-town feel of the village and the fact that I can walk everywhere.
Lifestyle
I love easy access to forest, beach, Sunset Center, downtown
Small town life, running into people I know, clean air, pretty surroundings, peace and quiet, community engagement activities.
Low stress environment, nature, low crime
Active lifestyle, great school district, amenities, etc.
Diversity of every kind is good for everyone
I live here full time. I love the quiet atmosphere outside of the downtown district and the charming homes.
I love the way Carmel by the Sea integrates city living with the natural environment.
Living in Carmel by the Sea is a wonderful experience. I chose to live here so i can walk the streets and get to know my neighbors. I wish there were more apartments in the village center and less parking lots. I would recommend having tourist parking at cross roads and provide free electric shuttles to Ocean Avenue and the beaches to cut down on single car traffic.
It would be able to walk or bike to work. I would also be an integral part of the community I serve.
I love living in Carmel. I am incredibly blessed to have a home here and there are wonderful benefits. Strong community connections, peaceful and tranquil lifestyle, safety and security, opportunities for leadership, close to downtown where I can walk, and much more. Great presentation, great work and thank you!

I live and work in Carmel-by-the-Sea, so I rarely drive my car during the week. I feel safe where I live; it is a quiet street. I have access to multiple great restaurants and other small businesses, and I can walk to the beach. My family and friends can stay with me when they come to visit, and we can all enjoy the City together.
Would enjoy greater diversity
Great school district for my kids, the beauty and charm of the area makes me happy
Proximity to outdoor activities.
for affordable housing it would allow a senior artist like myself to create art here and sell it in the shops instead of having to live outside of town.
Living in Carmel would reduce my daily commute time by three hours
Living in Carmel immerses me in natural beauty and allows me to walk rather than take my car for many errands and services. I wish we had a few more of these services in the village these days.
Daily walks to beach, fresh air, minimal traffic; do not see any congestion.
Access to natural resources is incredible.
closer proximity to ocean/beach
Dream location.
peaceful, clean, healthy living, quiet during the non-touristy times of the year.
Peaceful. Friendly. Beautiful.
We have built our lives here, and are deeply involved in the community.
Quality of life
I would live where I work and drive less or not need to drive at all
Shorter commute, and being part of the community I work in.
Easy lifestyle
Allowing my family to be fully emersed with the community that they go to school in and work in. Currently having to commute from another city to be able to attend work and school doesn't allow for a well-rounded lifestyle. Providing housing in Carmel for the people who teach and support Carmel students/children, should be a big factor in this decision.
I grew up here, but without changes to the local real estate market I cannot foresee ever owning a home here. Being able to support my aging parents in the area and maintain my ties to the community mean a great deal to me.
would love to be closer to my job at Library and walk everywhere.
I lose two hours a day of my life to drive here, from salinas, which is also barely affordable
Closer to work
The daily way of life here has been greatly improved for me and my dogs. The ability to walk every where, rarely drive, and have a more active life while feeling safe is a dream.
Would be closer to work.
I would be closer to work and the Carmel community.
Living close to beautiful natural resources of ocean and forest- soul-sustaining. Opportunities for outdoor exercise.
Breathable air
More engagement with the community that sustains my employment, extremely high standard of living.

Surrounded by my current age group and scenic beauty; Monterey Salinas Transit Bus #5 to my place of employment in Carmel by the Sea.
We could absorb these additional homes with no change of quality of life.
Quality would deteriorate if you cram extra housing into our limited space
People are happy here. Happiness is good!
Clean air, low crime
FEWER PEOPLE ARE BETTER FOR THE ENVIRONMENT
Small town
It's safe
I like it as it it. If you start stuffing hundreds of extra units into this town I might actually sell and leave.
We love it here and want to preserve it in its current state before it gets over built
Bonding with community and nature
Great Quiet lifestyle
Quiet Lifestyle
I love living in a safe and small village that is easy to walk where ever I want to go. I rarely need to use my car here. Carmel is quiet and has a high quality of life, unlike Texas where I moved here from almost twenty years ago. I am very much against state control and unfunded mandates. Local control is where we need to concentrate our efforts. There is plenty of land a short drive from Carmel by-the-Sea that can easily accommodate the houses the state is mandating. I do not think it is fair that those who bought houses here under certain conditions such as view shed or single family ownership should have to now live where they would not have bought had they known of the development required by the state.
beautiful surroundings
I live here - not looking forward to have this housing mandate from the state impacting our quality of life
It's a nice, sleepy little town and I like the weather. I don't patronize many local businesses because I don't buy the sorts of things they sell. I do patronize some local restaurants, but my go-to places for dining out are mostly in PG and Monterey as they are more reasonably priced. It's hard to compete with all the tourists who have deep pockets.
Can walk most places
I've traveled the world and can live anywhere. I choose here for its unique culture, weather and natural beauty. I would welcome more residents to share it with.
Fulfills a decades long dream to have a home in one of our favorite places
Peace and quiet, proximity to beauty of the area
Access to CUSD, access to more open/transparent government, access to outdoor opportunities.
I enjoy the beautiful environment and community engagement.
Enjoy current QofL in Carmel
Vastly improved over city living. Very happy to be here full time. Do not lose the charm that is Carmel.
No change to current benefits.
Too expensive for what you get

Carmel is safe and close to my work.
Safety and being in a small community.
CBTS is a small and safe community with lots of culture and entertainment options.
Lower commute times, using less gas, less crime.
Tranquil, beautiful setting, safety and quiet
The feel of being safe. And being able to walk everywhere
Peace of mind from safety
Clean air, can walk to the beach and to town. Local events and outings. Carmelites care about each other. Feel safe, not as safe as before.

Attachment 3

6th Cycle Housing Element Update (2023-2031)

Public Draft Review Comments

Comment Period: June 5, 2023 to July 6, 2023

City of Carmel-by-the-Sea

August 2023







Prepared by

EMC Planning Group

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Attachments

Attachment A Email Comments and Responses

1.0 Introduction

1.1 Draft Housing Element

Pursuant to AB215, the Housing Element must undergo a draft process subject to a 30-day public comment period, and if comments are received, an additional 10-day consideration and revision period prior to Housing and Community Development (HCD) submittal.

The following document outlines all public comments received during the 30-day public comment period as well as responses and revisions to the Housing Element.

1.2 Purpose of Draft Housing Element Public Comment

As required by HCD, the Draft Housing Element was available for 30-days of public review from June 5, 2023 to July 6, 2023. The Draft Housing Element was posted on the City of Carmel website and the dedicated Housing Element website (homecarmelbythesea.com) and a number of written public comments were received. Additionally, verbal public comments were received at a special joint City Council and Planning Commission Committee meeting on June 15, 2023.

The City received 31 written comments and 8 verbal comments for a total of 39 public comments on the Draft Housing Element. The City of Carmel-by-the-Sea also received 157 responses to a Stakeholder Survey which was available between May 24, 2023 and July 7, 2023. The results of the Stakeholder Survey are discussed in Appendix H of the HCD Initial Draft Housing Element.

Government Code 65585(b)(1) indicates that the purpose of the public review process includes the following:

- Disclosing agency analysis;
- Discovering public concerns; and
- Incorporating public comments.

1.3 HCD Draft Housing Element Report

This Comment Report for the Preliminary HCD Draft Housing Element review has been prepared to address comments received during the public comment period and, together with the Draft Housing Element, constitutes the complete City of Carmel-by-the-Sea 6th Cycle 2023-2031 Housing Element. This Comment Report for the Preliminary HCD Draft Housing Element is organized according to the method by which comments were received.

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2.0 Public Comment on the Draft Housing Element

2.1 Verbal Draft Housing Element Comments

The following verbal public comments were received at the June 15, 2023 special joint Planning Commission and City Council meeting. The following comments are abbreviated based on notes taken. Responses to these comments were provided by Brandon Swanson, Community Planning & Building Director, during the meeting, and are provided below.

Nancy Twomey, Public Comment 1

The Architectural Digest voted Carmel #8 out of the 50 most beautiful towns. We need to protect the character of our town, especially of the village. Twomey expressed concern with second stories. Dolores and Ocean is an example of second stories done right. Design review should be continued. We do welcome new residents and housing, but be selective and infrequent with second stories.

Tasha Witt, Public Comment 2

What is missing from the public draft: retaining discretionary design standards. Keep Planning Commission review.

Karyl Hall, Public Comment 3

Retain existing zoning. Against Objective Design Standards. New housing should follow design principles.

Ken White, Public Comment 4

Carmel is built to capacity. 349 is too many. We're a world-famous tourist destination and that's to Carmel's credit – not the State's. We should support a ballot opposing this. This is not our philosophy. Do we want cultural diversity? The people of California haven't had a say. Be careful as we proceed.

Dave Fahey, Public Comment 5

No one has bought into the State edict. We can't take parking away. Why do we have to do this?

Linda Calafiore, Public Comment 6

Offered words of praise of document. Sometimes the government needs to step in and do what we are not doing as citizens. This is up to us to do our share. We need workforce housing. We'll work on the new water sources. Bravo on the effort.

Tim Twomey, Public Comment 7

No objective design standards. We need to keep our incredible design standards. Vacancy taxes are only allowed in Charter Cities. The ECONorthwest study conflicts from the Public Draft information, and should be removed from the Appendix.

Maria Ruess, Public Comment 8

Very complete document. The housing problem is a national problem, and we need to be part of the solution. Question: Were sites lost in the edition? Question: How do ADUs relate to water? A vacancy tax would really help and should be implemented.

Response to public comments from Brandon Swanson, Community Planning & Building Director

Points of clarification:

- We are not recommending 3rd stories; 2nd stories are currently allowed in the Municipal Code.
- ECONorthwest report was a starting point, a roadmap.
- Objective Design Standards are only for affordable housing projects. Everything else would be reviewed against our normal guidelines. Besides, we (Carmel) would be the authors of any potential objective design standards.

Councilmember Ferlito

Current subjective guidelines can drag out a process to the point of making it unaffordable. We would be vigorous about drafting Objective Design Standards (ODS).

Planning Commissioner Allen

Only low-income projects are subject to ODS?

Response to Commissioner Allen from Brandon Swanson, Community Planning & Building Director

Low, very-low, and moderate-income projects are subject to ODS.

Councilmember Baron

Not just hotels in the R-I should get the convert to housing benefit after moving units elsewhere. Include commercial hotels to do the same. Suggests clarifying "unit" in Program 1.3.B. Marnie Waffle (City staff) says hotels could provide housing in exchange for hotel rooms. Baron suggests at least one conversion allowed, possibly more.

Pre-approved ADU plans likely won't work in Carmel. Doesn't seem realistic.

Sunset Center? Unrealistic to think housing would go on that site under ODS. It will need to be subjective – a design competition or public-private partnership. A housing trust fund would be good to fund that project. Waffle (City staff) says Baron is confusing "development standards" with objective design standards. Baron says Carmel owns the property (sunset Center) so the City is in control. Brandon Swanson says City could exclude the Sunset Center from the ODS overlay. Baron recommends incentivizing development of Sunset Center another way.

Objective design standards don't make sense in our community. Slowing down the process isn't a problem. It protects old houses from being razed. ODS might be a detriment to our community. Ferlito clarifies ODS is only for affordable housing projects.

Program 1.3.C: encouraging ADUs. Suggests survey needs to be done to find out if ADUs are being lived in. Baron thinks not. Housing trust find money shouldn't go towards making houses bigger. Baron would like to see ADUs forced to be lived in.

Vacancy tax needs a lot more thought. Pie in the sky. TOT is the most realistic. Vacancy tax means becoming a charter city and opens a bag of worms.

Baron expresses interest in TOT, vacancy tax, etc. but wants to hear others input. Baron says all these potential programs are worth considering. Ferlito says vacancy tax may be more palatable in 5 years, and points out this is an 8 year process!

Program 2.3, Barons really likes.

Program 2.4.A, Lot mergers. Prohibit please, and prohibit homes being replaced with commercial uses.

Program 3.1.A same as 2.3.A? What's the difference?

Senior housing shouldn't pay school fees.

Mayor Pro Tem Richards

Can we get certified without programs? Swanson answers: No. The State needs to see the effort.

Planning Commissioner Allen

Are we better off with high level programs instead of defined programs?

Response to Commissioner Allen from Brandon Swanson, Community Planning & Building Director

We can use general policy language.

Planning Commissioner LePage

We're old and rich in terms of land value / appreciation. We're dying off. Let's think about what happens when current population dies? It will result in more outsiders coming in, more second homes. Vacancy will only go up. We need people (residents)! Not just visitors. The whole point of all this is getting people here. How do we encourage affordability. Coastal land is so scarce. Density needs to increase. We're a dying community! Got to bring people in, people who want to live here. That will provide culture, diversity, etc.

Planning Commissioner Locke

Affordability should be #1. I was a single mom when I moved here. I have a great job and still struggled to find something affordable. We need to facilitate another Carmel Foundation or Mid-Pen housing project. ADUs are nearly never used for affordable units. None are deed restricted. City of Monterey has a 1st time homeowners program. But this is more about renters. They work here.

Councilmember Dramov

Where is the money going to come from for the trust fund? Shares concern about more City staff for all this program implementation and tracking of the unfunded state mandate. Vacancy tax is a huge infringement on private property rights. The document is too vague.

Planning Commissioner Delves

Read the document. It's do-able. We are old with high vacancy. Many of us are at or below the AMI! Granted, retirement status affects that but still surprising. These stats should motivate us. We're a hollowed-out community. If we're vibrant we need kids! Sure, these plans might seem absurd to some today, but give it time. Gives Telluride example. State ADU law going all wrong here. I don't like that State RHNA mandate #'s, but just ignore the numbers and read the document. It's good. It's achievable if we want to do it. Just start.

Councilmember Ferlito

My three educated adult children can't live here. Exclusionary. Hopefully these ADUs will at some time be lived in. We have cash poor, house rich people here. ADUs can help there.

Planning Commissioner Allen

Agrees with Ferlito on the upside of ADUs. Yes, pursue ADUs. Strongly opposed to vacancy tax. Concerned about need for more City resources with more population. Let's focus on elderly housing. Stay away from rezoning and ODS. No multi-family housing please. Don't reduce parking standards.

Mayor Pro Tem Richards

This is our document. Reach out to me if you don't understand why we're doing this.

Councilmember Ferlito

Carmel Foundation has a 5-7 year waitlist. Please add that to the document. Think about the idea that not everyone needs a car.

Mayor Potter

ADUs are farcical. Affordability by design is a misnomer. Don't reduce parking standards. This whole process is unfortunate, wish we didn't have to do this. We're being forced to do this.

2.2 Community Outreach Website Comments

The Draft Housing Element was posted on the City of Carmel-by-the-Sea website and the dedicated Housing Element website (homecarmelbythesea.com), where community members were able to post their comments directly to the website. The following online correspondence was received via the dedicated Housing Element website (Housing Opportunities Made Easier (HOME)) online community outreach platform during the 30-day public comment period. Comments and responses, including where revisions to the Draft Housing Element occurred, are provided below:

Comment #1, HOME Main Page

How is parking for the residents of the new affordable housing being addressed? I just attended a workshop on downtown parking congestion. The current affordable housing proposal includes converting parking lots into affordable units. How is the city providing the infrastructure, ie parking, to accommodate the population increase?

Response: Program 1.1.C: The City will offer waived or reduced parking requirements for affordable housing projects. Alternate parking programs such as bike and/or car share or free or discounted bus passes will be evaluated to offset reduced parking. If an existing parking lot is redeveloped, the same number of those existing spaces will be integrated into the design of the new housing development, not eliminated.

This can be accomplished through the incorporation of underground parking lots, housing above at-grade parking, or simply re-organizing site plan design for more efficient accommodation of both parking and housing. Presently, Carmel Municipal Code Section 17.16.060 (Central Commercial (CC) District Regulations Applicable) waives off-street parking entirely for apartments in the CC district. In the SC District, the required parking for an affordable housing unit is ½ space per unit and for senior housing it is ⅓ space per unit. Senior housing also has a guest parking requirement of 1 space per 4 housing units."

Reference in document: *Program 1.1.C*

Comment #2, HOME Main Page

Why not prioritize more condos that can be purchased by homeowners that will take better care as owners.

Response: Program 1.3.A speaks to condominium conversions. The City restricts the conversion of existing apartments to condominiums in order to preserve apartments (which are typically lower-cost housing options) throughout Carmel. Apartments cannot be converted to condominiums unless a new apartment is created to offset the conversions. Appendix A includes Figure A-17 which indicates that 43% of households in Carmel are renters (as of 2019). Renters have always been and continue to be a valued segment of our community.

Reference in document: *Program 1.3.A*

Comment #3, HOME Main Page

Draft is very well prepared but I am concerned that we are making commitments we cannot achieve. The major properties identified such as the church parking lots and Bruno's parking lots and the small city area which serve as parks do not seem as practical areas for development. The following are some general thoughts/suggestions.

We, the citizens of Carmel-by-the-Sea, understand the need for more housing and have come up with formal responses to the state's request for plans to meet the housing goals. We are also suggesting the following ground rules and recommendation to increase the probabilities that these plans will be successful over the defined period.

Ground Rules

1. Any new properties or housing units developed by the state's requirement be required to fit into the charm and quaintness of the Village so that this charm and quaintness is not dissipated.

2. Changes made to meet the challenges proposed by the state to increase the housing units in Carmel should not impact the current parking situation which is dire due to the number of daily tourists. Any parking spaces/areas lost by a change should be offset by the addition of 1.5 parking spaces/areas within the village. The added 0.5 space would be a step toward reducing the major parking issue in the Village.

3. Additional staff not be required by the city to implement the states directives. If additional staff is required, funding for this staffing will be provided by the state.

Recommendations for State and Federal Government to Aid the Process

The underlying issue preventing additional persons/families living in Carmel-by-the-Sea is economic. Housing is very expensive and there is not a large supply in the almost 100% built out 1-mile by 1-mile area of the village. Carmel has a very large percentage of second homes which have very low occupancy rate and incentives that would make economic sense to sell some of these properties would increase available housing units.

1. Modifying properties for additional housing units will impact the tax basis of the property. It is recommended that the current tax basis of the property be maintained if the property is modified to provided added housing. Property costs, as noted, are very high in Carmel-by-the-Sea due to inflation and desirability. Proposition 13 fixes the taxes of property at the time of safe or major improvement to the property. Under current law, adding additional floors or spaces to an existing building or replacing the building to provide addition housing units would cause the property to be reassessed which in many cases would double or even quadruple the property taxes. Most leased commercial property in Carmel has the business leasing the property responsible for the property taxes including increases. A five million-dollar building reworked to provide a second or third level would probably have a property tax impact of at least $5,000/mo. which unless offset will drive out many small businesses. The Village downtown is almost all small businesses.

2. Persons selling their property to agencies such as Carmel Foundation which provide low-cost housing could be given a State and Federal capital gains tax break to make the sale more desirable and increase the amount of property available for persons/families with limited means.

3. Double the deduction from selling your home from the current $500,000 per family to $1,000,000 to make it less costly to sell your home. This deduction also be applied to second homes but should be limited to a single transaction on a second home in an impacted area per person/family if the result of the sale was a permanent resident in the Village.

4. Revenue from added low-cost housing be tax free so that the cost to the renter can be minimized.

Crazy Thoughts

1. State allow/help Carmel to sell off Flanders Mansion. This property is not within Carmel-by-the-Sea proper but is adjacent and would provide additional housing for the area. Carmel has been trying to rid itself of this property for years but has repeatedly been stopped by what many would consider frivolous issues. Selling this property potentially would allow the Village to make early contributions to the Trust Fund envisioned.

2. The vast majority of low-cost housing in the area is provided by the surrounding communities of Monterey, Pacific Grove, Seaside, Marina and Seaside. Potentially Carmel-by-the-Sea could procure property in these adjacent areas and designate it for low-cost housing if this would meet the State's requirements.

Question

1. What would happen to the current major water issue if all the homes in Carmel-by-the-Sea were occupied rather than the current situation of ≈50% occupancy?

2. Does state want more housing units or more people living in Carmel. Is it less expensive and more practical for city to buy housing that is not being used and then manage it to meet state goals of more affordable housing?

Response: Comments noted. Program 1.1.C speaks to parking; the City will offer waived or reduced parking requirements for affordable housing projects. Alternate parking programs such as bike and/or car share or free or discounted bus passes will be evaluated to offset reduced parking. Existing parking would be integrated into new housing, not eliminated.

New housing units will still be built to mirror the charm and architecture of the village, whether they are reviewed under the City's existing design guidelines or the (not yet crafted, not yet implemented) Objective Design Standards.

Response to Q1: The City does not manage the supply of water credits. Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (water district) and receives its water from the California-American Water Company (Cal-Am). The water district has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and County areas within its jurisdiction.

Response to Q2. The State (HCD) requires Carmel's Housing Element to plan for 349 housing units.

Reference in document: *Program 1.1.C*

Comment #4, HOME Main Page

Has a combined community effort, Carmel and Carmel Valley, been explored to be sited at Fort Ord? Seems like having enough space for a planned community would be beneficial to all. And would be a better use of time and resources.

I understand we need to respond to state requirements, but sometimes having a plan B to propose can go a long way.

Response: Comment noted. State law requires each jurisdiction to plan for affordable housing within their own community.

Reference in document: *Not applicable.*

Comment #5, HOME Main Page

The county owns many acres of land adjacent to CBTS. They should sell a portion of these properties to developers and require them to build a percentage or these be condos or other moderate income building types. There should be incentives for any new units to be primary residences.

Response: Comment noted. State law requires each jurisdiction to plan for affordable housing within their own community.

Reference in document: *Not applicable.*

Comment #6, HOME Main Page

An excellent job in looking for places to comply with the new law!

My suggestions

1. If feasible, dig 4 floors at the Sunset Center current parking lot. The creates parking for the residents and the public. Ground level and two floors up, more floors new housing.

2. If feasible at the Pit, do the same thing, except ground level for businesses. Quit delaying this project for personal reasons of taste.

3. If feasible, do the same as #1 to the public parking lot near the police station.

Stay out of the parking lots of businesses

#1and #2 and #3 will also provide needed parking. Adding parking meters won't solve parking problems because drivers with money will use the good spots, sending more vehicles with out the dough into residential areas.

4 Add a third floor to buildings where owners agree so long as nobody's view is totally blocked

5. See if city can purchase the very few vacant lots or partner with owners to construct any single Or duplex rentals or sales.

6. Amend city laws to get this done to provide needed housing for workers.

My two cents worth!

Response: Comments noted, with responses below.

Some sites with parking lots have been retained on the sites inventory list on the condition that existing parking spaces will be incorporated into the design of any future housing project.

1. Comment about underground parking with housing above at Sunset Center noted. Sunset Center is identified as a site in the Sites Inventory.

2. There are currently 28 parking spaces proposed for the Pit, with mixed use (businesses and housing) above. The revised project will return to the Planning Commission in August. The applicant has not included any affordable housing units in the project; all units will be market-rate.

3. Vista Lobos is also an identified site in the Sites Inventory. Private property owners will not be forced to redevelop their properties even if the sites are included on the Sites Inventory; the City can only incentivize redevelopment, not require it. Where existing parking exists, new projects will need to include the same amount of parking (either through an underground garage, parking at-grade with housing above, or re-organized site design.

4. The City is not proposing to increase the height limits to 3-stories. The RHNA can be achieved in the 6th cycle through more efficient use of existing building sites such as conversion of 2nd floor office space to residential, second floor additions to one-story buildings, and redevelopment of parking lots. Additionally, the City is proposing a third-floor mezzanine to further incentivize affordable housing.

5. The Sites Inventory includes the Sunset Center north and south parking lots, and the Vista Lobos parking lot which are owned by the City. The Norton Court senior housing development is an example of an on-going public-private partnership between the City and the Carmel Foundation whereby the City retains ownership of the land and the housing is managed by the Foundation. The City looks forward to entering into new public-private partnerships to advance our housing goals.

6. Please review Chapter 2 for proposed programs to meet the RHNA goal.

Reference in document: *Appendix C; Program 3.1.A*

Comment #7, HOME Chapter 1

This is a bad result. The City built 18 housing units and none were affordable to lower and moderate income households! Why not, and what's the plan to address the 187 affordable units by 2031?

Response: Comment noted. The City is revising programs and policies to ensure the RHNA is met in 6th Cycle. While the City continues to rely on the private development market, and outside organizations (such as the Carmel Foundation) to create and maintain affordable housing projects, the City has committed to exploring an Affordable Housing Trust Fund (see Program 2.1.D) in the 6th Cycle. The Fund would be dedicated to the creation, maintenance, and rehabilitation of affordable units. Please review Chapter 2 which includes goals, policies, and programs aimed at meeting the City's RHNA at all income levels: very low, low, moderate, and above-moderate.

Reference in document: *Program 2.1.D*

Comment #8, HOME Chapter 1

Very thoughtful and balanced approach. Greatly appreciate the effort going into this importance process.

Response: Comment noted.

Reference in document: *Not applicable.*

Comment #9, HOME Questions and Answers Page

More studios and 1 bedroom please the more you make the more prices will go down.

Response: Comment noted. The City is exploring a "minimum density" to encourage the creation of more small units, as opposed to fewer large units. See Chapter 2, Goals, Policies, and Programs, specifically, Program 3.1.G.

Reference in document: *Program 3.1.G.*

Comment #10, HOME Questions and Answers Page

Please eliminate all the vacation homes. Require properties to be lived in by the owner a majority of the year. The housing costs would plummet, which everyone will complain about in the short term. The long term benefit to the community immediately outweighs any of that Start with simply putting your feet down on the short term rentals.

Response: Comment noted. Program 2.1.D involves the establishment of an Affordable Housing Trust Fund. Sources of funding identified include a possible vacancy tax, which will be explored during the 6th Cycle.

Reference in document: *Program 2.1.D*

Comment #11, HOME Questions and Answers Page

I appreciated Chapter 2 on goals of the effort but it seems these goals were written to help explain why we need 349 units, a target mandated by the state but not really something that our community has taken ownership of. I suggest we step back and really look at the kind of community we want to be in the future and how housing can make that happen. What kind of demographic do we need to attract to stay vibrant and relevant? Where do those people want to live and work and what are their housing needs and how do we attract them? What trade-offs are we willing to make to achieve whatever goal we prioritize? Knowing the "why" will make the "what" and "how" much easier to achieve. Let's paint a picture of what the Carmel of the future can be with new energy and a long-term, sustainable future. The housing costs would plummet, which everyone will complain about in the short term. The long-term benefit to the community immediately outweighs any of that. Start with simply putting your feet down on the short term rentals."

Response: See Appendix H - Stakeholder Survey Results. This survey includes community members responses about what types of housing they would like to see built in Carmel-by-the-Sea.

Reference in document: *Appendix H.*

Comment #12, HOME Questions and Answers Page

2.2 of the Initial Public Review Draft of the 6th Cycle Housing Element Update RE: Program 2.2.A: Historic Preservation Educational Programs: "…the city will continue to promote education programs that improve public understanding of the city's rich cultural and design heritage, and provide zoning flexibility and incentives to facilitate residential rehabilitation of historic resources." It is unfair, discriminatory, and segregating to give zoning flexibility and incentives to a certain style house, but not to other style houses. The term, "historic resources," refers to a certain style house

that is not historic, so is a confusing and deceptive term. The Historic Resources Board was instructed by the city that the proposed program to give zone flexibility and incentives to a certain style house must NOT be combined with the National Registry of historic houses and must be completely separate and have nothing to do with it. The city told it to change the name of the proposed program to make it clear it was not part of the National Registry of historic houses. Therefore, it cannot be combined in the draft either. "Educational Programs" cannot enforce or endorse any style house and can't "educate" as to what style house is or isn't acceptable.

Response: The historic preservation ordinance already provides zoning flexibility and incentives for all buildings on the historic inventory regardless of style. No changes are proposed to these provisions. The Housing Element program reinforces these existing provisions and commits to promoting them over the next 8 years. The Housing Element program is independent of the recent discussions of the Level 2/Notable Homes proposal being discussed with the Historic Resources Board.

Reference in document: *Not applicable.*

Comment #13, HOME Potential Sites Inventory Page

Forest Cottages Specific Plan: 4 single-family residences on a 9,892 SF lot and 2 multi-family deed-restricted in perpetuity very low/low-income residences on a 3,019 SF lot

Response: The Forest Cottages site has been added to the Sites Inventory.

Reference in document: *Appendix C.*

Comment #14, HOME Potential Sites Inventory Page

I think we are at our max of housing in this small village. consider, traffic, pollution,water etc.

Response: The City has identified potential sites to accommodate the City's 349-unit RHNA goal. The environmental impact of these units will be described and evaluated in the CEQA analysis under development in the Fall of 2023.

Reference in document: *Not applicable.*

Comment #15, HOME Potential Sites Inventory Page

The property currently for sale at 24744 Dolores Street would be an excellent development site for multi-family housing. It's 1.57 acres, walking distance to downtown, next door to Stevenson school, set back from the neighboring homes. I suggest you form a private/public partnership to purchase the property, prepare it for low-income, multi-family development, then sell it at a profit to a developer. (I have no relationship whatsoever to the property, the owners of the realtors involved.) Just seems like a really rare opportunity.

Response: This site is outside CBTS City limits in County jurisdiction.

Reference in document: *Not applicable.*

Comment #16, HOME Potential Sites Inventory Page

[Sunset center is an] ideal place for multiple family housing and studio apartments over parking.

Response: Sunset Center has been identified in the Sites Inventory for housing over parking.

Reference in document: *Appendix C.*

Comment #17, HOME Potential Sites Inventory Page

The Sunset Center plays a prominent role in the downtown parking plan. Please don't add to the parking and congestion problem by eliminating this parking area and bringing in more people.

Response: Program 1.1.C: The City will offer waived or reduced parking requirements for affordable housing projects. Alternate parking programs such as bike and/or car share or free or discounted bus passes will be evaluated to offset reduced parking. If an existing parking lot is redeveloped, the same number of those existing spaces will be integrated into the design of the new housing development, not eliminated. This can be accomplished through the incorporation of underground parking lots, housing above at-grade parking, or simply re-organizing site plan design for more efficient accommodation of both parking and housing. In the case of Sunset Center, the existing topography lends well to parking with housing above.

Reference in document: *Program 1.1.C*

Comment #18, HOME Potential Sites Inventory Page

Redevelop the pottery and yoga studios on the Southern side of the [Sunset Center] property, in addition to the parking lots. There's a lot of under-utilized space on this lot.

Response: The Sunset Center south parking lot as well as the north lot have been added to the Sites Inventory list. Because the yoga and pottery studios at the south lot are Inventory-listed historic resources, they would remain and be incorporated into the design of any new development.

Reference in document: *Appendix C*

Comment #19, HOME Potential Sites Inventory Page

This is a prime spot for more density. Rethink how this property can be used and find a way to get it usable again by a new owner.

Response: It appears as though this comment is in reference to Flanders Mansion. The City has not included Flanders Mansion in the 6th Cycle Sites Inventory. However, the City has identified other City-owned sites (Sunset Center north and south lots and Vista Lobos) as viable sites for redevelopment.

Reference in document: *Not applicable.*

2.3 Email Comments

Twelve comments were submitted by email to the City and/or the Housing Consultant at wahl@emcplanning.com. Due to length, responses received via email are included as an attachment to this document labeled: Attachment A – Email Comments and Responses.

1. Cynthia Wagner Weick, email dated June 11, 2023;
2. Nancy and Tim Twomey, email dated June 14, 2023;
3. Sam Farr, email dated June 15, 2023;
4. Karen Wood, email dated June 24, 2023;
5. Leslie Williamson, email dated June 26, 2023;
6. Erin Allen, email dated June 29, 2023;
7. Stephen Engblom, email dated June 30 2023;
8. Michael DeLapa, email dated July 6, 2023;
9. Shannon Hughes, email dated July 6, 2023;
10. Stephanie Locke, email dated July 6, 2023;

11. Monterey Bay Economic Partnership, email dated July 6, 2023; and
12. Esther Goodhue, email dated July 5, 2023.

Email Comments and Responses

A
ATTACHMENT

Email Comment #1

Received from Cynthia Weick

Thank you for making available the Initial Public Review Draft 6th Cycle Housing Element Update (2023-2031) for the City of Carmel-by-the-Sea, June 5, 2023. As full-time residents of Carmel-by-the-Sea my husband and I have followed the development of this document by reading prior reports, attending meetings and researching other related materials from across the state.

Below are three general comments/suggestions, followed by specific comments/suggestions.

- Please create an executive summary at the start of the draft that succinctly details what is being proposed in terms of policy/program/code changes and specific sites. As is, the reader is expected to piece together the various recommendations to create a full picture of the changes recommended and their implications. This is not the same as the mostly topical summary provided on the HOME website – the information at the bottom of page 1 and top of page 2 in this summary is a start but needs to be enhanced to create a fuller picture. **Comment noted.**

- The document needs to be proofread. **Comment noted.**

- Quotes derived from public meetings are highlighted in the draft, and imply strong and unanimous community support of the plan that has been crafted. From other sources, the *Pine Cone* for example, there is a good deal of dissonance within the community over the housing issue. Moreover, a positive comment from a community member does not necessarily imply support for the entire plan, although this is the impression given in the draft. **Comment noted.**

My specific comments (in bold) follow passages from the draft (italicized).

Page 1-1

Carmel-by-the-Sea is a community with a high quality of life, a healthy environment, and renowned architecture. The long-term vitality of Carmel-by-the-Sea and the local economy depend upon the availability of various types of housing to satisfy the community's local housing needs while continuing to be a vacation destination for all. As Carmel-by-the-Sea looks towards the future, increasing the range and diversity of housing options is integral to the City's success. This Housing Element serves as a continuation of the City's commitment to ensuring new opportunities for residential development, as well as preserving and enhancing existing neighborhoods.

This paragraph sets the stage for many of my comments below. Most regard the need to explicate more fully how the changes proposed demonstrate "the City's commitment to ensuring new opportunities for residential development, as well as preserving and enhancing existing neighborhoods."

Page 1-1

The Carmel-by-the-Sea 6th Cycle Housing Element represents a sincere and creative effort to meet State housing mandates within the constraints of a fully established built-out community, limited land availability, coastal hazards, and extraordinarily high costs of land and housing.

… "the need to protect the natural environment" should be added here. This is seminal value of the community and should be among the criteria used for developing new opportunities.

Response: Comment noted. Added to page 1-1 and A-92.

Page 1-7

The City has a higher share of white residents than other jurisdictions in the Monterey Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.

This is clearly and unfortunately true. The City and Chamber of Commerce should study why Carmel by the Sea is not viewed as a desirable area by LatinX, Black and Asian/Pacific Islanders who do indeed have the financial means to afford market-rate homes here. Are current residents unwelcoming? And how many of Carmel's businesses are owned by LatinX, Black and Asian/Pacific Islanders? What is deterring this? If increasing racial/ethnic diversity is accomplished only through offering "affordable housing," incorrect stereotypes that associate race/ethnicity and economic status will simply be reinforced. Not all non-white people are low income, and a truly diverse community should reflect this fact.

Response: Comment noted; the City will partner with the Chamber on this issue.

Page 2-4

The City will continue incentives and provisions that facilitate development on small sites, including waived or reduced parking requirements for affordable housing projects (0.5 parking spaces per unit), density bonuses that allow for development up to 88 du/ac, flexible or in some cases no required setbacks in the R-4 zone, and lot mergers. The City will also further evaluate the parking ratio and/or reducing parking requirements in the SC and RC zoning districts to help facilitate market rate housing. Alternative parking programs such as car share will also be considered to offset reduced parking.

While this clause appears to regard 20 units in this plan, it seems to have repercussions for additional current and future development. Parking for residents, employees and visitors is already problematic in Carmel. If affordable housing replaces parking lots in the City, and only 0.5 parking spaces are allocated for new units (some of which will have multiple new residents), the plan needs to specify where parking opportunities will be expanded to accommodate additional cars. If the intention is to expand parking along residential streets

this needs to made explicit. This will have a deleterious impact on the aesthetics of the residential community – current and potential residents need to know about it.
Response: Existing parking would be integrated into new housing, not eliminated. Carmel Municipal Code Section 17.14.060 (Central Commercial (CC) District Regulations Applicable) waives off-street parking entirely for apartments. In the SC District, the required parking for an affordable housing unit is ½ space per unit and for senior housing it is ⅓ space per unit. Senior housing also has a guest parking requirement of 1 space per 4 housing units. Alternative modes of transportation will also be explored.

Page 2-6
Pursuant to coastal zone requirements, the City has recognized existing R-1 motels as an important coastal visitor asset and economic base in the community and there are a number of older non-conforming motels and hotels in the R-1 residential zoning district. These commercial establishments can be encouraged to transition out of residential areas and be rehabilitated as multifamily residences. These properties are located in key residential areas and this policy would diversify the housing stock through a more affordable means of rehabilitating and refurbishing existing buildings. In order to encourage these properties to transition into permanent multi-family residences and to retain the same number of motel rooms to accommodate coastal visitor access in the City, the City will develop a program to incentivize the transfer of development rights of motels located in the R-1 zoning district to the commercial district.

It is concerning that the City is prioritizing visitors and the local economic base over the residential community of Carmel. It is also concerning that additional commercial zoning will be added to the R-1 residential zone. In the future will this be expanded such that developers can covert properties in other R-1 zones to commercial uses, affordable or not? What will prevent this? This should be made explicit.

Response: There will not be additional commercial zoning in the R-1 district. Existing R-1 hotels (a commercial activity) would be encouraged to relocate to the commercial zones to make more housing available in the residential zone (i.e. motel converted to multi-family housing).

Page 2-7
Additionally, the City has number of motel units that would greatly benefit from having an affordable on-site employee housing. These units would alleviate the current lack of housing that many employees in Carmel face.

This is a great example of how businesses in Carmel can and should support the employees who make them successful. Carmel is a small jurisdiction that has a disproportionately large and dense commercial sector that mainly serves the tourist industry. This appears to be driving much of the additional housing needs. The commercial sector should take more responsibility for making sure its employees are adequately compensated and can achieve an acceptable standard of living.

Response: Comment noted.

Page 2-8

Program 1.3.E: Amend the A-2 Zoning District - AFFH

The Community and Cultural Center Zoning District, A-2, allows senior housing (55+) as a permitted use in addition to uses that provide cultural and community activities associated with the arts, education and recreation; however, development standards are not specified for the A-2 district and design review is required. The lack of development and design standards adds uncertainty and can significantly lengthen the development process. Amending the A-2 zoning district with clear setbacks, height, and objective design standards will add clarity and remove a development constraint. The City will amend the Municipal Code to include clear development standards for the A-2 zoning district to encourage affordable senior housing.

It is wise to delineate development and design standards. Failing to do so for any and all new opportunities will transgress the introductory statement on page 1-1 in which the City commits to "preserving and enhancing existing neighborhoods." Moreover, if affordable housing is of lesser quality than market rate housing, lower income residents will be treated unfairly. If the goal is to create a cohesive community within Carmel, low-income residents should not be relegated to substandard housing and thus be stigmatized.

Response: Comment noted.

Program 1.3.F: Manufactured Homes on a Foundation System.

The City current permits manufactured homes on a foundation system on lots zoned for conventional single-family residential dwellings pursuant to State law Government Code 65852.3. Manufactured homes represent an affordable and cost-effective form of housing. The City will amend the Municipal Code to include manufactured homes as a permitted use in the R 1 zoning district subject to the same development standards to which a conventional single family residential dwelling on the same lot would be subject

This passage appears to make sure that manufactured homes would have to meet similar standards as any single-family dwelling in Carmel. In the last sentence, however, the wording should be changed to "development AND DESIGN standards."

Response: Comment noted.

Page 2-12

Program 2.3.A: Preserve and Increase Second and Existing Third Floor Residential Uses - AFFH

The retail and office landscape is shifting and the City continues to experience retail and office vacancies. This shift represents an opportunity to the increase supply of housing including but not limited to housing over first-floor commercial uses, as a preferred development form in all Commercial Districts. The City will proactively work with property owners to encourage conversion of vacant existing second and third stories to affordable residential uses. The City will continue to prohibit the conversion of existing second-floor residential floor space to commercial use and will require newly constructed floor space at the second floor to be used as

residential units.

Consideration should be given to converting any and all vacancies in retail and office buildings to housing, including the first floors. Business to residential conversions should be made whenever possible as this will open up opportunities for housing.

Response: Comment noted. Carmel Municipal Code (CMC) Chapter 17.14 (Commercial Zoning Districts) encourages residential uses in all three commercial zoning districts (CC, SC, & RC). CMC Section 17.14.040.N.5 prohibits new residential units on the first story of any building in the CC district IF the units would front directly on a public street. Ground floor commercial space that does NOT front on a public street can be converted to residential use. Additionally, ground floor commercial space in the SC and RC could also be converted to residential use. The City will include this information in educational materials that promote the creation of new housing through conversion of existing commercial space.

Page 2-14

Program 3.1.B: Housing for Extremely-Low Income Households - AFFH
Providing housing units for Extremely-Low Income Households earning 30 percent or less of the Area Median Income (AMI) for Monterey County has proved challenging for the City. The City will continue to place specific emphasis on the provision of family housing and non-traditional housing types such as single-roomoccupancy units and transitional housing.

The plan needs to explicitly address how parking will be made available to these sorts of households, and how residents in these households will be provided with needed services, as well as access to affordable groceries and other necessities.

Response: Comment noted. If an existing parking lot is redeveloped, the same number of those existing spaces will be integrated into the design of the new housing development, not eliminated. This can be accomplished through the incorporation of underground parking lots, housing above at-grade parking, or simply re-organizing site plan design for more efficient accommodation of both parking and housing. Car share and bus passes will also be explored. The City's "Housing Resources" webpage will provide information about City and County housing programs and services.

Page 2-16

Program 3.1.G: Affordable Housing Overlay Zoning District - AFFH Overlay districts are zoning districts established by the City to carry out specific purposes. Overlay districts can be constraints to development, or they can be used as a tool to encourage certain types of development. Currently, the city does not have an overlay district to encourage affordable housing. An overlay that requires a minimum density of 33 du/ac for specific sites, including but not limited to, identified in the Site Inventory encourages a higher unit yield and improves the financially viability of the project by increasing the unit count. Minimum density is also a tool that works to ensure the limited available land in the City is used in an efficient manner and

lower densities are avoided. The City will craft an affordable housing overlay zone with a minimum density of 33 du/ac.

In order to make sure current residents in the R-1 zones - and potential buyers in R-1 zones - are fully informed, the plan should explicitly address whether or not this overlay district may be expanded in the future into R-1 areas.

Response: No, the overlay district would not include the R-1 area. There are no plans to expand it into the R-1 area.

Page 3-4

According to U.S. Census Bureau data reported in a Housing Feasibility Study for the City of Carmel-by-the-Sea by ECONorthwest,1 a mere 2.6 percent of workers live and work in Carmel by-the-Sea, while approximately half of all workers live within 10 miles of the City and 26 percent commute from more than 25 miles away.2 Concentrations in hospitality and leisure services may create obstacles for local workers that earn lower-incomes and cannot afford to live in the community. Such imbalances of jobs to housing impacts an individual's ability to integrate into the community due to long distance travel, excessive costs of travel, and reduced personal time.

The low percentage of workers who actually live in Carmel by the Sea should come as no surprise.
One, as stated in this report (Table 3-2) Carmel has a large number of people who are seniors, most of whom are retired and are not in the workforce.
Two, Carmel has a high proportion of retail operations, restaurants, etc. whose owners do not typically pay their employees wages or benefits that meet basic needs period, much less allow them to afford a home in Carmel.
Three, employees who have families and wish to live in, and ideally own, homes of a size larger than Carmel offers will choose to live elsewhere.
The argument that affordable housing will accommodate workers in Carmel is questionable and concerning given that prior reports estimate the number of employees in Carmel's central business district at 2,100, and the number of residents in the surrounding community at 3,200, living mostly in relatively small homes on small lots.
Thought should be put into ways in which employees can be better paid and provided with benefits – a mandated higher minimum wage is a start, followed by mandated benefits. If a business has to pay substandard wages and benefits to employees to survive, then it is not a viable business. Consideration should be given to ways in which Carmel can attract businesses that offer higher and fair compensation to employees.

Response: Comment noted.

Page A-18

According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea was projected to experience an employment growth of 17 percent (562 new jobs) between 2015-2045. This projected employment growth mirrors the County (17 percent) and is 4 percent higher than

Pacific Grove (13 percent), but reflects 1 percent lower than Del Rey Oaks (18 percent). This projected increase in job growth presents an opportunity for cities to construct additional housing options for the existing and future workforce.

This is a good example of how the City is showing preference for the commercial sector and tourism over the residential sector, and also demonstrates the vicious cycle created by increased commercial activity, especially low wage commercial activity. Why does the one mile by one mile City of Carmel need additional employment in the future? And why should any city be proud of creating jobs that pay substandard wages and benefits to people? Won't the "additional housing options" associated with even more employment further transgress the commitment stated on page 1-1 to "preserving and enhancing existing neighborhoods"?

Response: Comment noted.

Page B-35

Manufactured Homes and Mobile Homes

A new program to amend the Municipal Code to clarify that manufactured homes and mobile homes are allowed as a permitted use in the R-1 zoning district is included in the Housing Element.

Is this consistent with the statement on page 2-8 *Program 1.3.F:* (above)? If so, add verbiage that indicates how this "new program" makes sure that manufactured homes would have to meet similar development and design standards as any single-family dwelling in Carmel. If not, indicate what this "new program" entails.

Response: This program ensures that the Carmel Municipal Code remains in compliance with state law.

Multi-Family Housing

Currently, the City allows multi-family housing without a conditional use permit (CUP) at densities up to 22 dwelling units per acre. In order to provide additional incentive to build multi family housing, the City will amend the Code to remove the CUP for multi-family developments up to 33 du/ac.

Clarify in this statement where this muti-family housing can be built. Is this allowed in R-1 zones or only in the Overlay District? (See p 2-16 Program 3.1.G: Affordable Housing Overlay Zoning District – AFFH, above).

Response: Multi-family housing is currently allowed in all commercial districts (CC, SC, & RC) and the multi-family district (R-4). It is not currently allowed in the single-family (R-1) district. This program would eliminate the requirement for a use permit in the existing districts where multi-family is currently allowed. Is it not allowed in the R-1 district.

Email Comment #2

Received from Nancy and Tim Twomey

Thanks to all for all of your work on behalf of our Village. Great stuff.

General terminology confusion needing clarification. What is the difference between Design Standards versus Design Guidelines? If they are synonymous – please stay with Design Guidelines. If Design Standards are what is in code – then please call this out.

Response: Design Standards (if adopted after development and review by the public, the Planning Commission and City Council) would apply to specific projects downtown that include at least 20% affordable units. Applicants of such qualifying projects would be eligible for "By Right" project approval if all design standards are met. "By Right" would mean the applicant could bypass public hearings and have the project approved at the staff level. Think of design standards as "yes/no" checklist-style requirements. If not all design standards are met, the application would be processed through the City's typical review process which involves public hearing(s) and compliance with the Design Guidelines, which include a mix of objective and subjective principles.

1. **Page 21 – Program 1.1.B – Underutilized Sites –** there are additional locations that should be considered outside of core listings provided. Why are they not on this listing?

Response: The initial sites listed were selected based on the likelihood of redevelopment based on opportunities such as low land-to-improvement ratios, property owner interest, and/or current planning applications. Refer to Section C.3 Site Inventory, for more information on sites.

2. **Page 22 – Program 1.1.C – Development on Small Sites –** concerned about decreasing parking requirements (mentioned again below) and very concerned about removing any requirements for setbacks, etc.

Response: Comment noted. Carmel Municipal Code Section 17.14.060 (Central Commercial (CC) District Regulations Applicable) waives off-street parking entirely for apartments. In the SC District, the required parking for an affordable housing unit is ½ space per unit and for senior housing it is ⅓ space per unit. Senior housing also has a guest parking requirement of 1 space per 4 housing units. With regards to setbacks, there are no setback requirements in the CC or SC districts. These provisions are already in place.

3. **Page 26 – Program 1.3.E – Amend the A-2 Zoning District – AFFH.** Does this item require alignment inside the Design Guidelines/Design Traditions Project underway – or will it be resolved by City Staff?

Response: Through a public process, development standards (i.e. parking, setbacks, height, floor area, open space, landscaping, etc.) and design guidelines will be developed that are appropriate for the A-2 district (which is limited to the Sunset Center property). Other options include a Community Plan District or a design competition with prospective developers.

The Design Traditions project thus far has focused on updating the design guidelines for the R-1 district. The in-progress update to the commercial design guidelines could also include multi-family housing.

4. **Page 26 Program 1.3.F – Manufactured Homes on a Foundation -** Concerned about embracing any "manufactured" homes, as they may not comply with factors in our Design Guidelines. This topic is also mentioned on page 191.

Response: State law requires that manufactured homes be a permitted use in the R-1 district (i.e., no use permit required). In the R-1 district, they are still subject to the residential design guidelines.

5. **Page 26 – Program 1.4.A – Remove Use Permit requirement for multi-family development - AFFH.** Please explain what is proposed here. Can you provide an example?

Response: A use permit is another entitlement (at additional cost) that a developer must secure to obtain approval of a project. For multi-family projects, the use permit is a tool to require affordable housing when the density is greater than 33 dwelling units to the acre. For projects with a density of 0-33 dwelling units per acre, the use permit provides little to no value as the code does not require any affordable housing at that density. This program removes a regulatory requirement that adds cost and uncertainty to a housing developer.

6. **Page 27 - Objective Design Standards....**The wording here is concerning. This program states that we lack objective Design Guidelines. Some of our current Design Guidelines ARE objective. And with Design Traditions 1.5, there is significant work to clarify what is Required/Objective vs Subjective/Recommended. Please consider acknowledging this in words used before final submittal.

Response: While some of the current design guidelines are objective, most are not. The effort to create additional objective design standards specific to multi-family housing will help streamline the review process and create more clarity and certainty for housing developers. These standards will be developed through a public process in collaboration with the community.

7. **Page 28 Program 2.1.B Permanent Housing** -AND- **Page 29 Program 2.1.D Establish Affordable Housing Trust Fund –** Please confirm yes or no, that our Village could consider funding a proposed Trust Fund via a vacancy tax ONLY if we became a Charter City – which is

a separate, involved, multi-year project if it was deemed beneficial or required.

Response: General law cities are authorized to enact a vacancy tax as a parcel tax pursuant to Article XIIIA, Sec. 4 of the California Constitution. A vacancy tax is only one potential option to fund an Affordable Housing Trust Fund. Including it in a menu of options does not commit the City to adopting such a tax but rather exploring the possibility during the 8-year Housing Element cycle. Based on policy direction received from the City Council on July 11, 2023, a vacancy tax will remain "on the menu" for now.

8. **Page 30 Program 2.3.A Preserve and Increase 2nd and Existing 3rd Floor Residential Uses** -AND- **Page 32 Program 3.1.A Mixed Use Affordable Housing** – Today's Carmel Downtown look and feel is critical to the visitor and residential experience. And each business benefits from the charm and attraction that it's next-door business bring to all passersby. Encouraging property owners to add 2 or 3rd floors to 1 story buildings can negatively impact the Village charm and its overall livelihood. Caution and care must be applied to this recommended expansion.

Response: Two-story buildings have always been allowed in Carmel. Restricting two-story buildings downtown would require changing the Zoning Code and General Plan; this is not under consideration. In the Draft 2023-2031 Housing Element, the City identifies one-story buildings as an existing opportunity to meet the RHNA without resorting to more drastic measures. Further, increasing existing one-story buildings to two-stories may be an opportunity to actually improve the aesthetics of the downtown. This is particularly true of one-story buildings presently topped with unsightly mechanical equipment visible from the public right-of-way, and surrounded by blank walls of adjacent two-story buildings that contribute nothing in the way of architectural interest.

Another creative option to accommodate housing is to encourage third-floor mezzanines within two-story buildings. This would allow for additional living space within the building while maintaining the appearance of a two-story building from the exterior. As outlined in the Carmel Municipal Code, in the CC and SC districts, building height is limited to a maximum of 30 feet. In the RC and R-4 districts, building height is limited to a maximum of 26 feet. Building sites which face, abut, or adjoin any property in the R-1 district are limited to a height of 24 feet. Current height limits are not proposed to be changed.

9. **Page 33 – Density Bonus –** what is envisioned here? Can you provide potential examples?

Response: This is State law. The Carmel Municipal Code details both the State Density Bonus law and a local Carmel-specific Bonus Density provision in a manner that can be confusing and difficult to navigate. The intent is to review and simplify these regulations. Refer to Appendix B for more information.

10. **Page 33 - Program 3.1.D Facilitate Housing Construction** - all these Programs say the funding is from the General Fund.

o Let's say we get a housing boom and they comply with lower cost units - our city Income will decrease due to decrease in fees paid (should this decrease in fees be considered in future budget planning cycles?

Response: The General Fund will not be used to construct housing. However, the costs in staff time associated with amending the code, developing new policies, revising fee schedules, etc. would be covered by the General Fund. Additionally, offering reduced permit fees would require use of the General Fund to cover staff time processing applications. It is a policy decision (offering reduced permit fees to encourage development of affordable housing) that the City Council would need to consider. If, after appropriate consideration, the Council determines it is not financially feasible, the City does not have to adopt reduced permit fees. It is simply one of many potential incentives that the City can propose to encourage development of affordable housing. Lastly, another way to reduce costs to the developer is through streamlining the permitting process and prioritizing affordable housing applications.

o The North Lot of Sunset Center is a targeted site for housing. But the process of construction will severely impact the functionality of this major Event Center for 1-3 years...which is unfortunate and must be minimized.

Response: Comment noted.

11. **Page 33-34 – Program Reduced Parking Requirements – AFFH.** Anyone that knows, lives in and visit our Village – knows that parking can be a challenge. Waiving or decreasing parking requirements as we increase occupancy will only elevate these challenges. Are we prepared and do we understand the impact of reduced parking as a benefit to affordable housing? And - In the proposal to shift from 22 du/ar to 33 du/ar....this likely increases the need for parking spaces...which are waived in most of these projects.

Response: When evaluating parking reductions or waivers, it is prudent to also consider alternative parking models to offset the reduction in parking while still providing viable transportation alternatives. See also response to comment #2.

12. **Page 34 Program 3.1.F Expedited Processing Procedures - AFFH** Concerned about bypassing or respecting the requirements in our Design Guidelines in any major new/remodel building in our village.

Response: Comment noted.

13. **Page 34 Program Expedited Processing Procedures – AFFH.** What is the general

direction or thoughts for this item?

Response: Granting priority processing to applications that include affordable housing.

14. **Page 34-35 Program 3.1.G Affordable Housing Overlay Zoning District** What is meant by "Design review other than Objective Development and Design Standards" We cannot have AFFH housing negatively impact the character of our Downtown.

Response: It means we can only apply objective design and development standards as part of our Design Review process.

15. **Page 54 – Vacant Housing by Type -** Where does the data in Table 3-10 come from?

Response: The source for data presented in Table 3-10 (pg. 3-14 of the Draft Housing Element) is the U.S. Census Bureau ACS 5-Year Estimate, 2019, Vacancy Status, Table ID: B25004.

16. **Page 69-148 – Fair Housing Recommendations –** Not unlike other cities - economic factors are the only factors limiting diversity in our housing stock. There must not/should not be any other diversity or fairness barriers in our Village. We are one contiguous square mile, with no intentional or unintentional points of separation. It seems odd that this much content is needed in our Housing Element.

Response: Comment noted. State law establishes the required contents of a Housing Element. More information can be found at:

https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks

17. **Page 157 - Section B -** The Constraints to me, other than what is stated, are poor programs designed and funding by the state that enables low-cost housing for more than the FIRST buyer and giving control of what's best per jurisdiction to that jurisdiction.

Response: Comment noted.

18. **Page 164 Development Standards –** Open item "Lack of development standards for A2" □ should this be a topic to be considered inside the Design Traditions 1.5 project scope? Or would this be done by City Staff?

Response: See response to comment #3.

19. **Page 168 – Commercial Design Review Process –** shouldn't there be a mention that any RC and R4 projects should algin with the Residential Design Guidelines and possibly also processes?

Response: The residential design guidelines were developed with single family homes in mind. While there are certainly elements of the residential design guidelines that are appropriate for multi-family housing, more work should be done with multi-family housing in mind.

20. **Page 172 – top of page 2nd paragraph – regarding "pre-approved plans"** This recommendation is not supported by the Design Traditions 1.5 project. Any "cookie cutter" housing is NOT recommended.

Response: Agreed. The preapproved ADU plans would be building permit ready construction drawings. A variety of pre approved floor plans could be developed. The exterior colors, materials, and finishes would be site specific depending on the architectural style of the primary residence thereby aligning with our unique residential design guidelines.

21. **Page 172 – Objective Design and Development Standards-** Here again, is the mention of "lack" of adopted design guidelines. Our Design Guidelines today have both objective & subjective standards today. And the Design Traditions 1.5 effort is working on revisions that increase the objective terminology. This section also calls out that there are no objective standards for multi-family – when this work too is incorporated into the Design Traditions 1.5 effort. These must be indicated here.

Response: The intent is to create objective design and development standards for multi-family affordable housing to streamline the review and approval process. Adding in elements of subjectivity creates less certainty for a housing developer and adds time and cost to the review process. Adoption of any new standards would be part of a public process in collaboration with the community.

22. **Page 181 – in Processing & Permit Procedures –** in the second paragraph, you call out that ADU's are exempt from the Design Review Ordinance. ADU's really must align with requirements in our Design Guidelines wherever possible…even if ministerial.

Response: Objective Design Standards would accomplish this.

23. **Page 189 – Summary of Governmental Constraints –** PLEASE include mention that these "constraints" are in place to protect the charm and character of our Village in the Forest by the Sea. These factors are what provides the economic engine for our community and make it a wonderful place to live and visit. We cannot risk a slippery slope of lessening these review steps.

Response: Comment noted.

The programs in the Housing Element are specifically designed to encourage

development of affordable housing. No procedural changes would occur with the development of market rate single family homes.

24. **Page 190 – bullet 5.** This wording acknowledges that our Design Guidelines include both objective and subjective standards. They propose a new version of just objective guidelines – this separate version would cause significant version control issues and usability confusion points. Please do not accept this recommendation.

Response: Objective Design Standards for affordable multi-family housing projects would be based on the core design principles of the village. The City currently has design guidelines for single family residential and commercial storefronts. The City has a separate set of design guidelines specific to commercial storefronts at Carmel Plaza. The proposed set of Objective Design Standards would focus on affordable multi-family housing.

25. **Page 191 – ADUs & Manufactured Homes -** Our upcoming ADU ordinance must embrace alignment with our (current or future) Design Guidelines – that are critical to maintaining the character of our Village in the Forest by the Sea.

Response: Comment noted. Objective design guidelines for ADUs are being considered.

26. **Page 219 Carmel Foundation Site –** Although I do not believe the Foundation is receptive to building housing in their primary location – this targeted site would require rezoning. It was our understanding that rezoning was not going to be required to meet our RHNA mandated requirements.

Response: The Carmel Foundation property is zoned A-3 and senior housing is currently allowed as a permitted use.

27. **Page 245 – Program 3-4. 1.a Permanent Housing –** I understand that we can't consider vacant unit tax unless we are a charter city. So why is this even mentioned as a possibility?

Response: General law cities are authorized to enact a vacancy tax as a parcel tax pursuant to Article XIIIA, Sec. 4 of the California Constitution.

28. **Page 246 – Program 3-4 2.a Neighborhood Compatibility.** I do not understand why this building bulk item should be marked as "Deleted" this is a critical requirement in the current and future Design Guidelines.

Response: Comment noted. This will continue whether or not it is a program in the Housing Element. The thought in deleting it is that doing what we have always done isn't producing affordable housing, and we need to focus the Housing Element document on that goal. Market rate development will continue to be evaluated against the City's current

Design Guidelines.

29. **Page 247 – Program 3-5.3.c Subordinate Units –** There is no mention of ADU alignment with any of the Design Guidelines and there must be. At least to indicate the strong desire for ADU's to support the Guidelines especially tied to usable space, landscape, siting, finishes….

Response: Comment noted. This will be accomplished with the ADU ordinance.

30. **Page 248 – Program 3-5.4.a Density Bonus –** I've scanned our City Municipal Code and don't get any real clarification on what this could entail. It doesn't look to specify if it could include waiving requirements, or waiving fees or ????? Is this what you expect to "clarify"?

Response: See response to comment #9.

31. **Page 249 – Program 3-5.5.a & b Reduced Fees, Entitlement, Parking.** These two descriptions mention "reduced parking in-lieu" fees….when in our FY2022/23 and upcoming FY2023/2024 budgets and prior years too – there is NO NET NEW inbound parking in-lieu fees being added. So, it is a real program or not???

Response: On June 2, 2020, the City Council adopted Urgency Ordinance 2020-003 waiving the "annual setting of the value of improved off-street parking facilities" (i.e. updating the parking in-lieu fee) until further notice. This Ordinance remains in effect until rescinded by the Council. The parking in-lieu fee of $54,080 per parking space was last adopted by Resolution 2003-72 and remains in effect. The City Council chose to hold the fee at the 2003 rate and not increase it.

32. **Page 265 begins the ECONorthwest Feasibility Study –** that likely shouldn't be included in our final HDC submission. Or I question why it should be included.

Response: It must be included because it provides critical analysis of some of the sites that have the potential for housing development over the next 8 years. The revised draft will include an introduction to the ECONW Appendix to better describe the Feasibility Study and how it ties into the analysis within the full Housing Element draft.

33. **Page 302 – Recommendations –** These three items need edits and/or more discussion…as below….(below is copy/paste from current draft – and this is the EcoNorthwest report – that may or may not be applicable)

o **Explore changes to development standards.** Our review of Carmel's zoning code found that overly restrictive development standards, such as the two-story height limit are not likely to facilitate maximum allowed densities. The City should explore options to remove these barriers

consistent with the findings above.

Response: This is a recommendation for the City to consider when updating the Housing Element and it is being explored in the proposed Housing Element programs. Rather than increase the two-story height limit, the City is proposing to establish a minimum density of 33 du/acre to encourage the development of affordable housing.

o **Adopt objective design standards.** Local developers indicate that the review and approval process in Carmel is overly restrictive. Senate Bill 35 and the Housing Accountability Act also require the use of objective standards. The City's code currently includes subjective standards. The City should analyze its current code language and develop recommendations for objective criteria and opportunities for a streamlined review process.

Response: Comment noted.

o **Create an accessory dwelling unit program.** An accessory dwelling unit program could range broadly from creating promotional materials and informational outreach to an aggressive program that could project subsidies, development of pre-approved plans, assisting with allocating water credits (for deed-restricted units only), and technical assistance with planning and building staff navigating the planning and permitting process for property owners.

Response: Comment noted.

Email Comment #3

Received from Sam Farr.

For decades City and County General Plans have had to have approved Housing Elements indicating the numbers of units, their rents or costs and quality of the housing stock. They also have to use census data to inventory the residents as to age groups, income groups and ethnicity. The goal is to sustain opportunity for all. You can't export poverty.

Response: Comment noted.

Carmel has had a Housing Element for decades, but never enforced its responsibilities. Neither have most Cities and Counties in California, that's why the Legislature is putting pressure on local governments to implement their own plans. The State doesn't tell us where, when and how to make good on our promises to follow our General Plan, just insisting we get started after all these years. Just do it!

Response: Comment noted.

Carmel originated as a middle class town. Everyone who worked in the town lived here. It was a working class community. They built it, maintained it, and improved it. Tourism was an add on, not the primary purpose of Carmel. So strongly did our City Fathers feel this way they enshrined it in the preamble hanging in the Council Chambers. "Carmel is a Residential Community". Q. At what point do the empty houses no longer make it residential? If too few people are here to run Little League, volunteer for the Library Board, vote in elections do we lose being "a Community"?

Response: Comment noted.

Carmel, the School District, even the Regional Park district and the unincorporated lands around us have under utilized space to accommodate additional units for those that work here, or as limited income Seniors want to stay here.

Response: Comment noted.

Working with architects we can maintain our aesthetic beauty though spacial planning. As Citizens of this great town, that is famous for finding solutions to problems through design, we should help the electeds solve a problem that we created by pushing our historic workforce out of town. Welcome to the hot seat. Go Padres!

Response: Comment noted.

Email Comment #4

Received from Karen Wood.

I understand we need more affordable housing for workers to live in the Peninsula but don't understand where the water is coming from. I know development has been stymied for decades due to our water issue. Also the infrastructure in Carmel Valley will be hard pressed to accommodate all the new housing planned out this way, especially Carmel Valley Road. I hope thought is given to building with this in mind. Just frustrating to see that while building affordable housing (which I'm all for), the majority of housing is moderate and above. I understand developers need to make a profit but perhaps our state could consider other ways which could enable much more affordable housing for many more people. Might this be up for discussion please read how Vienna has tackled this.
https://reasonstobecheerful.world/100-years-of-urban housing-success/?utm_source=Reasons+to+be+Cheerful&utm_campaign=6f09839892-EMAIL_CAMPAIGN_2021_11_22_04_40_COPY_01&utm_medium=email&utm_term=0_89fb038efe 6f09839892-389536856

Response: Comment noted. A City policy to clearly reflect water allocation priority and incentives for Extremely Low, Very Low, Low and Moderate-Income households will be adopted (*see Program 1.2.A)*. In the 6th Cycle Housing Element, 57 extremely low, 56 very low, 74 low, and 44 moderate income units are required to be constructed. The City will continue to work cooperatively with the Monterey Peninsula Water Management District (MPWMD) to address water availability and infrastructure limitations that affect the ability to serve new housing development.

Email Comment #5

Received from Leslie Williamson

Hello,

I know this is a bit down the road, but I think the point needs to be made very clear to property owners. In parts of Oregon, the entire property is reassessed when an ADU is added. I'm not sure how the County of Monterey handles property taxes in a similar situation.

Response: Comment noted.

Thanks for listening,

Lesli Williamson

Email Comment #6

Received from Planning Commissioner Allen

Dear Brandon and Marnie,

After reading the Pine Cone on Saturday- I realized that I did not do a good job of explaining myself in regards to the Housing Element in our joint Council/Commission meeting. So I feel the need to expand on my answer.

After hearing my fellow Commissioners concerns- it made me think…..who are we targeting? And are we aligned on who we will attract to our village with affordable housing? I'd like to offer low income housing and set people up for success- I'm concerned about how they afford our restaurants? ($30 hamburgers) Our village markets? And services? (typically 100% more here than other areas) So they have to leave town for everything? Not able to wrap my head around that one.

Response: Comment noted.

So then are we trying to attract a young worker? I'm trying to visualize what would be appealing to a single 30 year old in our quiet town? Aside from beauty!

Or is it the family with small kids? As addressed by Commissioner Delves in his comment around Halloween and the vibrance of a community. These folks are going to need financial support and a plan to home ownership.

Response: We received 154 Stakeholder Survey responses. These responses helped inform the demographics of the City as well as what types of housing community members are interested in. See Appendix H for an analysis of the Stakeholder Surveys.

I stated that I don't want to make changes in our guidelines or offer incentives. I believe we won't need to. Your plan is really good- and I think it will be well received during the State review process.

Response: Comment noted.

Somethings that I want to propose:

- An aligned "Vision of the Future" and how we see our community changing…..growing number of single people, Baby Boomers still owning the majority of housing and aging in place, Millennials unable to purchase homes, GenZers facing an unprecedented behavioral health crisis, home ownership at its lowest rate in five decades.

Response: Comment noted.

- Expand 5.2.A for more connectivity with Not For Profit, Non Profit, Foundations and Charities from across the country and around the world. Residents want to help- they just need to know how.

Response: Comment noted.

- Utilizing our "prestige" to attract the right investors and create our future vs. waiting for a proposal. Collaborate with developers that share our vision and purpose. We don't have to do this in a vacuum or silo- I'm sure plenty of influential people would help.

Response: Comment noted.

- Hold an annual "Design Competition" that would bring architects and designers from around the world to provide solutions to 1.4.B for housing in a village that is creative and innovative.

Response: Comment noted. The City will look into this option further.

- Then provide financial options (from investors and residents) that could be offered to new home buyers- potentially new home buyers that would renovate or build a "cottage" that has a proposed plan from the design competition for 2.4.B then potentially offer financial assistance through a rent to own program. A "Return to the Cottage" campaign.

Response: Comment noted.

- Rally volunteers to help in the rehabilitation of historic units in 2.2.A

Response: Comment noted.

- Work with local architects to provide pro bono services to low income home buyers or owners wanting to add an additional housing option.

Response: Comment noted.

- Most of all- creation of a plan that doesn't take the standard path. A plan that can really shape a positive future for our community.

Response: Comment noted.

Email Comment #7

Received from Stephen Engblom

To the Carmel by the Sea Planning Staff and Housing Element team of consultants,

I really appreciate the thorough work done to date. I am very proud to be part of a community that is taking the responsibility of being a good steward of our town while balancing the need to address our housing attainability crisis and environmental crisis. There is no better way to address our environmental crisis and add charm to our town than to find context appropriate ways of removing the eyesore of parking lots from our town and replacing them with well designed residences.

The Carmel-by-the-Sea Housing Element draft provides a comprehensive and well-thought-out plan for addressing the housing needs of the community while considering the unique characteristics of the city. Carmel-by-the-Sea is renowned for its high quality of life, beautiful environment, and distinctive architecture, and it is important to preserve and enhance these aspects while ensuring housing options for both residents and visitors.

The draft acknowledges the challenges faced by the city, such as limited land availability, coastal hazards, and high costs of land and housing. Despite these constraints, the Housing Element demonstrates a sincere and creative effort to meet the state's housing mandates and provide a suitable living environment for all residents.

By outlining housing production objectives consistent with state and regional growth projections, the Housing Element aligns with the broader goals of California's housing policies. It also focuses on special needs populations, ensuring that the housing plan addresses the specific requirements of vulnerable groups within the community.

Moreover, the draft identifies adequate sites for housing development catering to various income levels, thus promoting inclusivity and affordability. The analysis of potential constraints to new housing production demonstrates a thorough understanding of the local context and the need to balance development with environmental considerations.

Importantly, the Housing Element is evaluated for consistency with other General Plan elements, ensuring that it aligns with the broader vision and goals of the city. Additionally, the evaluation of Affirmatively Furthering Fair Housing highlights a commitment to equity and non-discrimination in housing practices.

Overall, the Carmel-by-the-Sea Housing Element draft represents a forward-thinking and comprehensive approach to addressing the community's housing needs. It balances the preservation of the city's unique character with the necessity of providing diverse housing options. By embracing creativity and considering the challenges specific to Carmel-by-the-Sea, this plan sets the stage for the city's long-term vitality and success.
I have a questions/suggestions.

Response: Comments noted.

Allow for future consideration of three stories

While I think the site inventory is well thought out, limiting the study to current two story limitation across the board seems to all but ensure a problem in the following decade. Has the city looked at how the site inventory could yield more if zoning change in Commercial districts were allowed for three stories in select sites within Carmel-by-the-Sea. There is historic precedent for thee stories in the historic core (hotels: Cypress Inn, La Playa, Auberge), and given the topography of some of the biggest sites – three stories could be accommodated without disturbing view sheds. This could offer several benefits to the overall housing process. By increasing the building height limit in specific locations, it can help generate more market interest in these sites and ultimately yield more housing units – thereby easing pressure on future generations. Here are some reasons why three stories can be advantageous:

1. Increased Housing Capacity: By allowing taller buildings, there is an opportunity to maximize the use of available land and increase the number of housing units that can be accommodated on a given site. This is particularly valuable in areas where land is limited, and it becomes challenging to create housing options that meet the demand.

2. Diverse Housing Options: By introducing one extra floor on key sites / special buildings, it becomes possible to diversify the architecture and types of housing available. Three-story structures can create visual interest at key corners. And accommodate a mix of apartment-style units, townhouses, or even live-work spaces. This variety attracts a wider range of residents, including families, professionals, and individuals with different housing preferences and needs.

3. Increased Affordability Potential: With greater housing capacity, there is an opportunity to include a mix of market-rate and affordable housing units within the three-story buildings. This can help address affordability concerns and provide housing options for a broader range of income levels, ensuring a more inclusive and diverse community.

4. Improved Market Interest: Increasing the building height limit can make certain sites more appealing to developers, investors, and potential homeowners. The additional building stories can enhance the return on investment by allowing for a greater number of housing units, which can attract developers who are looking to maximize their investment in the area.

5. Preserving Open Space: By allowing an additional floor in specific areas, it may be possible to concentrate development in selected corners or centers of site, thus allowing a design the ability to accommodate more open space into their design concepts, like courtyards, or paseos, and the community to have the ability to consider some of the sites as open space in other parts of the community. This helps strike a balance between urban development and maintaining the natural and aesthetic appeal of Carmel-by-the-Sea.

Response: Comments noted.

However, it is essential to approach the implementation of a zoning change to allow for an additional floor carefully, considering the existing architectural character and context of the surrounding area. Adequate urban planning, design guidelines, and community input should be incorporated to ensure that the increased building height complements the existing aesthetic and does not detract from the unique charm of Carmel-by-the-Sea.
By exploring the possibility of three stories in select sites, Carmel-by-the-Sea can potentially unlock more housing opportunities, accelerate the eradication of ugly parking lots in the village center, cater to a

broader range of residents, and create a sustainable and vibrant community for the future.

Thank You for the opportunity to comment.

Stephen Engblom and Lance Relicke
Monte Verde 3SW 12
Carmel By The Sea, CA 93921

Email Comment #8

Received from Michael DeLapa

July 6, 2023

City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
RE: Carmel-by-the-Sea Public Review Draft Housing Element

City of Carmel Housing Team:

LandWatch has reviewed Carmel-by-the-Sea Public Review Draft Housing Element. We support the goals to eliminate constraints and make it easier to build housing consistent with Regional Housing Needs Assessment (RHNA). Set forth below are specific comments on the site inventory and the proposed policies and programs. Monterey County residents need multifamily housing, not more single-family homes, especially in Carmel.

Response: Comment noted.

Monterey County has a housing problem: the housing local governments have approved is misaligned with the housing needs of local working families and individuals, especially those who work in Carmel. According to the U.S. Census Monterey County's median household income is $82,000. A rule of thumb is that for a home to be affordable it should cost 2.5-3 times your annual income. For the average family in our county, they can afford a $250,000 home. However, the median price of a home in Monterey County is almost $900,000 and in Carmel $1.9 million— impossibly expensive for most working families. Census data shows that almost 1,600 people commute daily into Carmel, likely to work. Those daily trips generate very significant greenhouse gas emissions.

Response: Comment noted.

For both equity and environmental reasons, LandWatch and others have advocated for more multifamily housing, which by its design is far more affordable than single family housing. Single family homes by and large serve the needs of investors, 2nd home owners, and Bay Area commuters, not local working families and individuals. Indeed, it's been reported that more than 40% of the homes in Carmel are vacant.

Response: Comment noted.

Unfortunately, Monterey County and its 12 cities have consistently approved single-family rather than multifamily housing. See Monterey County Housing Pipeline, which documents more than

21,000 residential housing units that have been entitled (approved) but not yet been built. Almost all of the approved units are single family homes. There are another 13,000 units for which entitlements are being sought, and most of these are also single-family homes. The data show a dire shortage of multifamily rentals, the costs (rents) of which align much more closely with median incomes in the County than the costs (mortgages) of single-family homes.

Response: Comment noted.

A. Housing constraints

Density: We encourage any program that will result in higher densities, such as the following:

• Program 2.3.A: Preserve and Increase Second and Existing Third Floor Residential Uses;
• Program 3.1.A: Mixed Use Affordable Housing – AFFH;
• Program 3.1.G: Affordable Housing Overlay Zoning District – AFFH; and
• Program 3.1.C: Density Bonus - AFFH. Increased densities are essential to enable projects that provide affordable units or mixed uses to pencil out. The City can unlock value by upzoning, and the City can require that some portion of that value be dedicated to provision of affordable units.

Response: Comment noted.

We believe these programs can be bolstered by providing for a local density bonus in addition to the bonus required by the State Density Bonus law. Program 3.1.C, calling for the City to "further review and revise" density bonus ordinances should be revised to provide a meaningful standard for that revision. For example, the City could provide a local density bonus equal to 150% of the state minimum. Such an approach is being taken by Sand City, which is proposing a 250 percent density bonus as long as 15% of the units are affordable to lower income households. In addition, the City could encourage density by providing one more concession than required by the State Density Bonus law at specified levels of affordability.

Response: Carmel Municipal Code Section 17.12.020.C (Bonus Density) offers a local density bonus of up to 44 dwelling units per acre in the R-4 Multi-Family District. In the Central Commercial (CC), Service Commercial (SC), and Residential and Limited Commercial (RC), the City proposes to increase the floor area bonus incentive from 15% to 25%. Additionally, the City will continue to offer incentives and concessions that facilitate development on small sites in the commercial and multi-family districts, including waived or reduced parking requirements for affordable housing projects, and density bonuses that allow for development up to 88 du/ac.

Program 2.1.A to create incentives for mixed use housing would provide a FAR bonus from 15 to 25% for projects that include affordable units. The program should make it clear that the increase in FAR is not simply the specified concession or waiver the City has decided to make for projects that qualify under the State Density Bonus law but that it represents an additional

concession for projects with affordable units or that it independently permits an increase in density.

Response: Comment noted. The FAR bonus is not tied to State Density Bonus law.

Program 1.4.A: Remove Use Permit requirement for multi-family development - AFFH. We support the removal of Conditional Use Permit (CUP) requirements for the R-1 (Single-Family Residential) and R-4 (Multifamily Residential), RC (Residential and Limited Commercial), CC (Central Commercial), SC (Service Commercial) and including the quasi-public zoning districts also permit limited residential uses; P-2 Improved Parklands (Park and Recreation District); A-2 Community and Cultural (Other Public District); and A-3 Senior Citizen Facility (Other Public District). Removal of the Use Permit Requirement will still leave projects encumbered by unnecessary discretionary review of site plans and design. Elimination of a CUP requirement should be coupled with adoption of objective standards for both site plan and design review, as discussed below.

Response: Comment noted. The City proposes to remove the requirement for a Use Permit(s) to streamline the entitlement process and facilitate affordable housing development. Currently, for projects with a density greater than 33 du/acre, the Use Permit is the instrument by which affordable housing is required. The City does not have an Inclusionary Housing ordinance. See program 3.1.A: Mixed Use Affordable Housing and program 1.4.B: Objective Design Standards.

Program 1.4.B: Objective Design Standards - AFFH. The program provides that the City will create Objective Design standards for multi-family affordable developments. The objective standards should apply to both site plan review (i.e., review to determine whether the project meets development standards such as height, setback, FAR, and density) and design review so that approval of MFR projects can be entirely objective.

Response: Comment noted. The City will develop Objective Design Standards that can be applied to both site plan review and design review.

With or without ministerial by-right approval processes, objective standards accelerate permitting and increase certainty. Development of objective standards should be required for development in residential zones R-1 (Single-Family Residential) and R-4 (Multifamily Residential), RC (Residential and Limited Commercial), CC (Central Commercial), SC (Service Commercial) and including the quasi-public zoning districts also permit limited residential uses; P-2 Improved Parklands (Park and Recreation District); A-2 Community and Cultural (Other Public District); and A-3 Senior Citizen Facility (Other Public District).

Response: Comment noted. The City proposes Objective Design Standards for multi-family affordable housing to further incentivize and diversify the housing stock. Objective design standards are also being considered for Accessory Dwelling Units.

By-Right Ministerial Permitting of MFR Infill Housing: In addition to provision of objective standards, the Housing Element should require provision of by-right, ministerial permitting for all infill multi-family residential projects. The adoption of objective development and design review standards can eliminate the need for discretionary review and obviate the redundant project-level CEQA review for urban infill projects in areas already subjected to program level CEQA review. CEQA review should take place when the City amends its General Plan or zoning code, not when a developer comes to the City with a conforming project.

Response: Comment noted. Due to small lot sizes in Carmel, housing projects are typically categorically exempt from CEQA.

Ministerial by-right approval should be applicable to MFR projects on an infill site as defined by the language from SB 35 or the CEQA infill exemption. (Government Code Section 65913.4(a)(2) [SB 35] or Public Resources Code Section 21094.5(e)(1)(B) [CEQA infill exemption].)

Response: Comment noted.

The ministerial permitting program should not apply to projects on environmentally sensitive sites, e.g., habitat for endangered, rare or threatened species; farmland of statewide and local importance; wetlands; earthquake/seismic hazard zones; federal, state, and local preserved lands, NCCP and HCP plan areas, and conservation easements; riparian areas; Department of Toxic Substances Control (DTSC) facilities and sites; landslide hazard, flood plains and, floodways; and wildfire hazard as determined by the Department of Forestry and Fire Protection. (See Gov. Code 65913.4(6)(B) through (K) [sites excluded from ministerial permitting in SB 35].)

Response: Comment noted.

Concerns for gentrification and loss of historic resources could be addressed by continuing to require discretionary review for projects on existing affordable housing sites, mobile home sites, or historic resources sites. (See Gov. Code 65913.4(a)(7), (10) [SB 35].)

Response: Comment noted.

By-right ministerial permitting for all infill MFR units is not a stretch. Program 3.1.G will already require that the City provide by-right ministerial permitting based on objective standards for sites identified in prior housing elements that have not been developed and are proposed for at least 20% affordable housing. (Gov. Code, § 65583.1(c).)

Response: Comment noted.

The Draft Housing Element mentions, but does not explain, a “Housing Priority Overlay Zone” in

which by-right development would be permitted. City Officials have proposed a "Housing Priority Overlay Zone" to facilitate redevelopment and/or intensification of uses on sites included in the City's housing sites inventory (see Table C-3, Appendix C). This overlay zone allows for housing development by right (objective design and development standards apply), minimum density, and otherwise overrides the development standards of the base district to ensure that the number and types of units identified in the housing sites inventory can be achieved. (Housing Element, p. 4-3.)

Response: Comment noted. Refer to revised Program 3.1.G.

The Housing Element does not identify the area subject to this Housing Priority Overlay Zone and none of the programs uses the term. Nor is it clear whether this Housing Priority Overlay Zone is to be adopted in the Housing element or is merely something being "proposed" by "City Officials" in some other context. The Housing Priority Overlay Zone should not be limited to the sites in Table C-3 identified in prior housing elements that are now subject to by-right permitting under Government Code Section 65583.1(c) as referenced in Program 3.1.G. All infill MFR sites should be included in the Housing Priority Overlay Zone.

Response: Comment noted. Refer to revised Program 3.1.G. Additionally, a map has been added to the draft Housing Element delineating the proposed boundary of the overlay district. The overlay zone is not proposed to be limited to the sites identified in Table C-3.

Program 2.1.D – Affordable Housing Trust Fund. The program is intended to raise $1 million for affordable housing through a vacancy tax, hotel tax, or transfer tax. We encourage the City to pursue a vacancy tax, which will have the dual benefit of raising funds and encouraging use of existing properties for primary residential use rather than vacation or second home use.

Response: Comment noted.

Program 3.1.E: Reduced Parking Requirements - AFFH. The city should consider reduction of parking requirements, by either eliminating parking requirements entirely or by setting lower requirements. This strategy is being used by hundreds of cities now to reduce the cost of housing and to increase effective density. (See https://parkingreform.org/resources/mandates-map/.)

Response: Carmel Municipal Code Section 17.14.060 (Central Commercial (CC) District Regulations Applicable) waives off-street parking entirely for apartments. In the SC District, the required parking for an affordable housing unit is ½ space per unit and for senior housing it is ⅓ space per unit. Senior housing also has a guest parking requirement of 1 space per 4 housing units. The City will continue to offer waived or reduced parking requirements for affordable housing projects. Additionally, alternate parking programs such as bike and/or car share or free or discounted bus passes will

be evaluated to offset reduced parking.

Another strategy that should be adopted is to unbundle parking from rental units. The City should require that parking be separately priced in all rental unit contracts and that tenants be free to decline that parking.

Response: Comment noted.

Program 3.1.F: Expedited Processing Procedures - AFFH . This program needs to specify measurable objectives or objective standards. The program should be revised to specify a time period in which ministerial permit would be granted or the application deemed approved. Specific fee waivers should be identified.

Response: Comment noted.

Program 3.1.A – Mixed Use Affordable Housing. This program is intended to create incentives for upper-story housing but it is insufficiently ambitious because it lacks mandates and reinforces an unworkable height limit. Instead of merely mentioning the "potential of allowing a third story when devoted to affordable housing subject to appropriate objective design standards, including the City's 30-foot height limit," the program should require the City to permit a third story for any kind of housing, subject to a workable height limit. A three-story building with typical 14-foot ground floor retail ceilings would require a height limit of at least 35 to 40 feet. The Appendix F ECO Northwest Feasibility Study makes it clear that the existing two-story height limit is the most significant limitation on achieving higher density. (Appendix F, pp. 13-14.)

Response: Comment noted. The City is not proposing to increase the height limits to 3-stories. The RHNA can be achieved in the 6th Cycle Housing Element through more efficient use of existing building sites such as conversion of 2nd floor office space to residential, second floor additions to one-story buildings, and redevelopment of parking lots. Additionally, the City is proposing a third-floor mezzanine to further incentivize affordable housing.

B. Housing resources - site inventory

Overall, we support the selection of sites which show the most potential for mixed use and multi-family development, such as Site #2, #4, #6, #9, #10, #14, #15, #16, #17 #18 and #21. There are 7 out of 21 sites (Site #1, #3, #5, #7, #8, #12, and #13) that are either primarily used as parking lots or which have an excess of parking area. The city has proposed Program 3.1.E: Reduced Parking Requirements - AFFH, but its policy could further remove development barriers by significantly reducing parking by setting maximum parking requirements for new developments or completely eliminating parking requirements.

Response: Comment noted. Table C-3 has been revised based on public comment and policy direction from the City Council. The City will evaluate alternative parking programs to offset reduced or waived parking requirements. Alternative modes of

transportation must be considered when evaluating the elimination of parking in Carmel due to limited access to public transit.

Thank you for this opportunity to comment.

Regards,

Michael DeLapa
Executive Director

Email Comment #9

Received from Shannon Hughes

Here are comments on the plan for 349 units in Carmel.

Nice job involving the community through the public meetings and providing documents for us to react to.

I've reviewed the site inventory list and have concerns about many of them:

Public parking lots: Parking is already very limited in town and we have a separate parking effort that will likely require change, cost and communication. I support incentives to private property owners to open up their limited parking for the general public or to get them re-imagining their lots for an alternate use but I'm doubtful that will bring about many new housing units.

Response: Comment noted. If a parking lot is redeveloped, existing parking will be integrated into the new housing development, not eliminated.

Small lots: Even if half of these were redeveloped (and that's a huge stretch goal), it won't bring about the big changes that will be required to get to 349. I'd focus on bigger lots that have more of an opportunity to impact our total goal. Those include Flanders Mansion (how can this expansive property be better utilized with more density?) and Sunset Center (how expand development opportunities to the SE and SW corners to include the pottery and yoga studios?)

Response: Program 1.1.B: Underutilized Sites. The City commits to actively investigate the feasibility of developing publicly owned sites. Table C-3 Sites Inventory includes the north and south parking lots at Sunset Center as well as the Vista Lobos site, all of which are owned by the City.

Privately owned property: While including these private lots shows a valiant effort, I doubt the incentives would be great enough to have many of these property owners redevelop/reimagine their space. I suggest a low probability factor on these options.

Response: Comment noted.

The committee has done a thorough job looking at the supply side but what about the demand side? What understanding do we have of the needs of the people who would be moving into these units in terms of location, desired configuration/size/type, timing...and can we work with other organizations (non-profit and otherwise) who specialize in understand the needs of future residents and getting affordable units built in communities?

Response: See Appendix H (Stakeholder Survey Response) for a summary of community member responses to questions about desired housing types.

Again, thanks for the opportunity to review.

Shannon Hughes
3017 Lasuen Drive, Carmel

prkskh@yahoo.com
206-548-8329

Email Comment #10

Received from Stephanie Locke

SUBJECT: Initial Public Review Draft Housing Element Update for Carmel-by-the-Sea

Dear Ms. Wahl:
Thank you for the opportunity to review and comment on the City of Carmel-by-the-Sea's draft housing element update. I am a resident of Carmel-by-the-Sea, serve the City of Carmel as a Planning Commissioner, and I work for the Monterey Peninsula Water Management District. It is from these perspectives that I offer the following comments on the draft document.

SECTION 1.6 PUBLIC PARTICIPATION

First, I'd like to compliment the City and EMC for setting up a user-friendly website (https://homecarmelbythesea.com/housing-element-updates) that provides the resources necessary to review the housing element update. In the bulleted key components and interactive engagement plan, please be sure to include the public meeting held with the Planning Commission and the City Council at Sunset Center on June 15, 2023, that was also well-attended by the public.

Response: Comment noted. This meeting as well as the meetings of July 11, 2023 and August 1st, 2023 will be added.

SECTION 2.4 GOALS, POLICIES AND PROGRAMS

With the need to accommodate 113 Low- and Very Low-Income households, the City must do everything it can to incentivize development of these types of units. As I mentioned during the June 15th meeting, the City should partner with local housing organizations such as the Carmel Foundation, Mid-Pen Housing, GLC Foothill Partners LLC, Ascent, and others. Perhaps the proposed Affordable Housing Trust Fund (Program 2.1.D) could be funded by donations, endowments, etc. in addition to General Fund monies to be used to reduce costs to developers of restricted Low- and Very Low-Income housing.

Response: Comment noted. The City will engage the public in the development of an affordable housing trust fund, and explore all available funding options including donations and endowments.

Program 1.1.A: Adequate Sites. There is a typo in the third sentence: "…new units consistent with RHNA be (should be "by") continuing…"

Response: Comment noted.

Program 1.2.B: Address Infrastructure Constraints -- It is discouraging to read about Program 1.2.B, Address Infrastructure Constraints. The City must prioritize maintenance of infrastructure to ensure that existing and future residents and businesses occupy a safe and stable community.

Response: Comment noted.

Program 1.3.B, R-1 Motel (Conversion) Development Transfer Rights -- AFFH is an interesting concept that should be pursued.

Response: Comment noted.

Program 1.3.C: Accessory Dwelling Units – AFFH is challenging given the Design Guidelines. Standardized pre-approved ADU plans have worked very well for the City of Seaside, which is the only Peninsula city that has this program to date. I agree that this would reduce costs for some people who want to build an ADU.

Response: Pre-approved ADU plans will be explored via this program. Objective design standards can also be explored in conjunction with pre-approved construction plans.

Under this same heading is a proposal to incentivize owners of lodging facilities to provide on-site affordable employee housing in exchange for approval of an additional room. This is a great idea to facilitate workforce housing, although the site may or may not be able to accommodate new hotel rooms that might be offered as an incentive to convert one or two existing rooms into a living unit for an employee.

Response: Comment noted. This is an opportunity to create a housing opportunity for employees similar to the "manager's unit" concept that was common in the past. The City looks forward to exploring the feasibility of this concept over the next 8 years.

Program 1.3.F: Manufactured Homes on a Foundation System – There is a typo in the third word: It should probably read "currently" not "current."

Response: Comment noted.

Program 1.4.B: Objective Design Standards – AFFH – Objective multi-family housing affordable design standards would certainly reduce the cost and uncertainty/risk of these developments, but the concept of standardization will run into objections from various residents and community groups.

Response: Comment noted. Preservation of the village character remains a top priority while the City looks for innovative solutions to diversify the housing stock.

Program 2.1.C: Monitor Affordable Housing Stock – AFFH – There are two typos on page 2-11 in the first paragraph under this heading. "The City will updated (should be update) its databases to better track data on the new construction demolition, conversion and replacements (should be replacement)…"

Response: Comment noted.

Program 2.3.A: Preserve and Increase Second and Existing Third Floor Residential Uses – AFFH. There is a comma after "commercial uses" that shouldn't be there.

Response: Comment noted.

SECTION 5.0 ENERGY CONSERVATION AND REDUCTION OF GREENHOUSE GAS EMISSIONS

Monterey Peninsula Water Management District: I'm not sure that the inclusion of the list of rebates is necessary for the topic of furthering conservation in the construction of housing, but the one included in the draft document is out of date. The current version can be found at https://www.mpwmd.net/rules/Rule141-TableXIV-1.pdf.

Response: Comment noted. The list of rebates has been updated.

More importantly and directly related to conservation in the construction of housing in Carmel-by-the-Sea are the water efficiency requirements for new construction and landscaping, remodels/additions, and changes in use (commercial to residential). MPWMD Rule 142 Water Efficiency Standards and Rule 142.1 Water Efficient Landscape Requirements codify these MPWMD requirements and should be included in the final document. In addition, the MPWMD enforces Rule 162 Stage 1 Water Conservation: Prohibition on Water Waste which is always in effect.

Response: Comment noted.

Program 2.4.B: Residential Inspection Services – The program speaks to maintaining property and identifying necessary repairs. The City inspects properties through the building permit process, but why not offer annual inspection services if requested? This should be focused on multi-family housing in the Village.

Response: This program has been removed due to lack of City resources.

GOAL H3: PROVIDE OPPORTUNITIES FOR NEW AFFORDABLE AND OTHER SPECIAL NEEDS HOUSING

Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely Low-Income residents [hyphenation changed]. Encourage the private sector to produce affordable housing – Shouldn't this title include both Extremely Low- and Low-income housing levels?

Response: Comment noted.

Program 3.1.B: Housing for Extremely Low Income Households – AFFH – The second paragraph of this program seems to suggest that of the ADUs being developed recently, there is "a portion of which are affordable to Extremely Low Income Households." However, at the June 15, 2023, joint meeting of the City Council and the Planning Commission, I asked if there are any deed restricted affordable ADUs in Carmel, and I believe the answer was "no." Without income restrictions, there is no way to know that an ADU is affordable to the occupant. Along this line, I'd like to see a requirement for more affordable units in multi- family housing. The current trigger is set too high, and there should also be incentives to make the inclusion of these units viable.

Response: Comment noted. Based on research conducted in the San Francisco Bay Area, ADUs can be affordable without the use of deed restrictions (which is currently prohibited under State law). When considered along with pre-approved construction drawings, fee

reductions/waivers, or other incentives, ADUs become more widely available to households with more modest incomes which increases the potential of an ADU being utilized for rental income. Additionally, while an ADU may not be used as rental housing today, it becomes part of the permanent housing stock, increasing the availability of housing well into the future as properties are sold to new owners or life circumstances change.

Program 4.1.A: Water Conservation – AFFH – See previous comment about Section 5.0.

Response: Comment noted.

Program 5.1.C: Shared Housing Information – AFFH – Consider using the HOME website or similar as a community bulletin board to announce housing opportunities.

Response: Comment noted. The HOME website will sunset at the end of the project. However, the City has created a new Housing webpage (https://ci.carmel.ca.us/post/housing-resources) which will be maintained and enhanced throughout the next 8 years.

To conclude my comments, I want to commend you for the extensive effort undertaken to compile this draft document. I am very concerned about the aging population in our community and the ability of those residents to continue to live in our village without experiencing housing insecurity. I am also concerned about the number of part-time/second/short-term rental homes and the rising cost of renting here without the addition of new restricted income housing opportunities.

As I stated at the joint City Council/Planning Commission meeting in June 2023, I moved to Carmel-by-the Sea as a newly-single mother of a 6th grader, and we had a big dog. I was fortunate to find a rental that was barely affordable to me and lived there until my son completed high school. However, the house was sold shortly after graduation, and I was forced to find replacement housing. I've been in that "housing insecurity" position and don't wish it upon anyone, especially someone on a fixed income who is older with challenges. I encourage the City of Carmel-by-the-Sea to prioritize housing for its workforce and for its elder population.

Sincerely,

Stephanie Locke

Email Comment #11

Received from Monterey Bay Economic Partnership

July 6, 2023

Carmel-By-The-Sea City Council and Staff
Monte Verde St.
Carmel-By-The-Sea, CA 93923

Subject: Support 6th Cycle Housing Element Draft

Dear Mayor Potter, City Councilmembers, and City Staff,

Monterey Bay Economic Partnership (MBEP) supports draft recommendations for the 6th Cycle Housing Element made available to the public June 2023. The City of Carmel-By-The-Sea's Draft Housing Element incorporates policies in alignment with recommendations from MBEP's white paper *Practical Housing Policy: Increasing Supply and Affordability,* which include:

1. Streamline permitting and reduce discretionary reviews
2. Increase allowable densities
3. Reform impact fees
4. Increase funding sources for affordable housing
5. Optimize inclusionary housing ordinances

Specific comments on Draft Housing Element:

Program 1.1.B: Underutilized Sites - AFFH
MBEP supports the City's planned use of publicly owned sites for housing development and recommends seeking innovative models for private developers – including for-profit organizations – to construct affordable housing. Availing of property tax exemptions through retained public ownership can increase financial viability for development of affordable housing under thoughtfully executed public-private partnerships.

Response: Comment noted. The draft 6th Cycle Housing Element includes the Sunset Center north and south parking lots and the Vista Lobos parking lot which are owned by the City. The Norton Court senior housing development is an example of an on-going public-private partnership between the City and the Carmel Foundation whereby the City retains ownership of the land and the housing is managed by the Foundation. The City looks

forward to entering into new public-private partnerships to advance our housing goals.

Program 1.1.C: Development on Small Sites
The combination of reduced or waived parking requirements and setbacks along with density bonuses increases housing development viability and MBEP supports implementation of such incentives, especially in the high value and high cost downtown area. Integrating such incentives – including the 88 du/acre density potential – into the Affordable Housing Overlay Zoning District (Program 3.1G) will maximize development potential, especially for affordable homes.

Response: Comment noted. Carmel Municipal Code Section 17.14.060 (Central Commercial (CC) District Regulations Applicable) waives off-street parking entirely for apartments. In the SC District, the required parking for an affordable housing unit is ½ space per unit and for senior housing it is ⅓ space per unit. Senior housing also has a guest parking requirement of 1 space per 4 housing units. With regards to setbacks, there are no setback requirements in the CC or SC districts. The City will ensure these development incentives are incorporated into the housing overlay district. Additionally, the City is proposing a third-floor mezzanine as an additional incentive for affordable housing.

Program 1.3.E: Amend the A-2 Zoning District
MBEP applauds the City for planning the creation of clear and objective design guidelines for developers to use in advance of permit applications. Integrating these guidelines with the By Right approval processes guaranteed for projects including 20% affordable units in the Affordable Housing Overlay program will only further strengthen development potential for affordable homes.

Response: Comment noted.

Policy 1.4: Improve Development Review and Approvals Processes
MBEP supports implementation of the programs entailed in this policy to their fullest extent. Removing the conditional use permitting (CUP) process for multifamily development (1.4A) is an excellent start for streamlining development and MBEP recommends maximizing impact of this policy by increasing the exemption from CUP for density up to 88 du/acre or higher, consistent with Program 1.1C.

Response: Comment noted. The City does not currently have an inclusionary housing ordinance and instead relies on the use permit process to ensure that housing projects between 34 and 88 dwelling units per acre contain affordable housing units. The City is open to exploring alternatives to the use permit process in order to obtain affordable housing. Additionally, the City is proposing to remove the use permit requirement for other project components such as underground parking.

Program 1.4.B: Objective Design Standards - AFFH
MBEP supports the program for creating objective design guidelines for projects including affordable units, as mentioned in our support for Program 1.3E. Ensuring minimal discretionary review following objective design approval only further maximizes development potential for affordable units.

Response: Comment noted.

Program 2.1.A: Incentives for Mixed-Use Development - AFFH
MBEP agrees strongly with the assertion that granting floor area ratio (FAR) bonuses for affordable units only compounds affordability potential and project feasibility. We support offering the maximum FAR for affordable units within health and safety code requirements, which in some cases could exceed the 15-25% bonus offered in this program.

Response: Comment noted. The City is proposing to increase the floor area bonus from 15% to 25% to encourage the development of affordable housing.

Program 2.3.A: Preserve and Increase Second and Existing Third Floor Residential Uses - AFFH MBEP supports this policy and recommends expanding to allow for development of residential uses on the first floor of parcels otherwise in commercial use – such as behind the existing the commercial establishment – to maximize affordable development potential.

Response: Comment noted. Carmel Municipal Code (CMC) Chapter 17.14 (Commercial Zoning Districts) encourages residential uses in all three commercial zoning districts (CC, SC, & RC). CMC Section 17.14.040.N.5 prohibits new residential units on the first story of any building in the CC district IF the units would front directly on a public street. Ground floor commercial space that does NOT front on a public street can be converted to residential use. Additionally, ground floor commercial space in the SC and RC could also be converted to residential use. The City will include this information in educational materials that promote the creation of new housing through conversion of existing commercial space. Please note this program has been refocused on underutilized upper floors.

Policy 3.1.: Programs A-G:
MBEP strongly supports Programs A-G under Policy 3.1 with special emphasis on 3.1G which would create an Affordable Housing Overlay Zoning District. Offering as many incentives as possible and guaranteeing By Right approval for developments that meet objective design guidelines creates an optimal environment for much-needed affordable housing.

Response: Comment noted. The City is proposing a housing overlay district that combines development standards, Objective Design Standards, and incentives in a cohesive ordinance providing clear information to prospective housing developers.

In conclusion, MBEP supports the Draft 6th Cycle Housing Element set forth by the City of Carmel-By-The-Sea with some qualified recommendations. This first draft represents an affirmative and encouraging step toward progress on affordability. You can find more recommendations in our housing white paper at https://mbep.biz/initiatives/housing. Please contact Gabriel Sanders, Director of Housing and Community Development Policy, at gsanders@mbep.biz with any questions or concerns.

Sincerely,



Tahra Goraya, MA, MPA
President & CEO

Email Comment #12

Received from Esther Goodhue

What a huge accomplishment - I learned so much about Carmel. My only addition would be the possible use of ground floor commercial space for residences for people with special needs. These empty spaces don't appear to be marketable any longer.

Response: Comment noted. Carmel Municipal Code (CMC) Chapter 17.14 (Commercial Zoning Districts) encourages residential uses in all three commercial zoning districts (CC, SC, & RC). CMC Section 17.14.040.N.5 prohibits new residential units on the first story of any building in the CC district IF the units would front directly on a public street. Ground floor commercial space that does NOT front on a public street can be converted to residential use. Additionally, ground floor commercial space in the SC and RC could also be converted to residential use. The City will include this information in educational materials that promote the creation of new housing through conversion of existing commercial space.

Thank you for the educational experience.
Best,
Esther

6th Cycle 2023-2031 Housing Element Update
Draft Summary / Reader's Guide

August 1, 2023

The City is progressing with its Housing Element update project, with a Draft 6th Cycle 2023-2031 Housing Element presented to the City Council on August 1, 2023. Below you will find key project dates and a high-level overview of the Draft document, which responds to public comments received on the previously released Public Review Draft during the 30-day review period (June 5th to July 6th).

Key Project Dates (updated)

Aug 1st:	**City Council meeting to review revised Draft Housing Element**
Aug 2nd:	Submit Draft Housing Element to the State Department of Housing and Community Development (HCD) for a 90-day review period
Sept 15th:	45-day check-in with HCD for a status update
Oct 31st:	90-day review by HCD complete

Overview of the Draft 6th Cycle 2023-2031 Housing Element

Chapter 1 - Introduction - Minor Revisions

- Added section on the Public Review Draft and Stakeholder Survey.

Chapter 2 - Goals, Policies, and Programs - Notable revisions below

- Added maps as *Figures* throughout the chapter.
- Clarified *timeframes* throughout the chapter.
- Added **Program 1.3.D** specific to *Overnight Visitor Accommodation - Employee Housing Program* (program language previously included within Program 1.3.C Accessory Dwelling Units).
- Added **Program 1.3.H**: *Prepare Checklist and Procedures for SB35* (State requirement).
- Added **Program 1.3.I**: *Implement State law SB-10* opportunities on three R-1 sites (Red Cross, American Legion, and First Church of Christ Scientist) per Council direction received on July 11, 2023.
- Substantially revised **Program 1.4.A**: *Eliminate Unnecessary Use Permit Requirements.*
- Removed **Program 2.4.B**: *Residential Inspection Services.*
- Substantially revised **Program 3.1.G**: *Housing Priority Overlay District.*

Chapter 3 - Housing Needs and Constraints (20 pages) has been **eliminated** as the information was duplicative of Appendix B.

Chapter 4 - Sites Inventory (6 pages) has been **eliminated** as the information was duplicative of Appendix C.

Chapter 5 - Energy and Resource Conservation (9 pages) has become **Appendix G.**

Appendix A - Housing Needs and Fair Housing Report - No substantive changes

- Expanded on the history of segregation.

- Expanded the summary of population, employment, household, and housing stock characteristics.
- Added Table A-11 with data on special needs groups.
- Added discussion and Figure A-32 on persons with disabilities.
- Added discussion on male-headed single-parent households.
- Added discussion on existing assisted housing developments.
- Deleted and reorganized text regarding fair housing issues.

Appendix B - Housing Constraints

- Reorganized discussion on infrastructure constraints (water and sewer).
- Expanded discussion on use permits.
- Expanded discussion on overnight visitor accommodations.
- Included additional quotes from the community meetings.
- Expanded discussion on development fees imposed by other agencies.
- Added discussion of SB-10.
- Expanded the summary of governmental constraints and added Table B-9.
- Added Table B-9, summary of non-governmental constraints.
- Expanded the discussion on affordable housing financing.

Appendix C - Vacant and Available Sites

- Updated description of RHNA sites (Primary Underutilized Sites).
- Updated description of Accessory Dwelling Units (ADUs).
- Updated Table C-3, housing sites inventory.
- Added discussion of Affirmatively Furthering Fair Housing (AFFH).

Appendix D - Review of Previous Housing Element - No substantive changes

- Effectiveness of 5th Cycle (2015-2023) Housing Element; progress in implementation; and appropriateness of Goals, Objectives, and Policies.

Appendix E - List of Contacted Organizations - Updated

- Summary of outreach efforts to date.

Appendix F - ECONorthwest Feasibility Study - No Changes

- Feasibility Study prepared by consultant ECONorthwest and received by the City Council on February 7, 2023.

Appendix G - Energy and Resource Conservation (formerly Chapter 5)

Appendix H - Stakeholder Survey - NEW

- 157 survey responses to the online stakeholder survey.

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

July 11, 2023
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Update on the Housing Element Public Review Draft

RECOMMENDATION:

Receive report and provide direction.

BACKGROUND/SUMMARY:

The City of Carmel-by-the-Sea last updated the General Plan Housing Element in 2015 for the 5th cycle planning period of 2015-2023. The Housing Element is required under State law to be updated every eight (8) years in a manner consistent with the Regional Housing Needs Allocation (RHNA). The 6th cycle planning period is 2023-2031, and the City's RHNA is 349 housing units. The Housing Element includes policies, programs, incentives, and objectives to achieve the City's housing goals and must be adopted by the local jurisdiction and certified by the California Department of Housing and Community Development (HCD) by December 2023.

Housing Ad-Hoc Committee

In 2022, a Housing Ad-Hoc Committee was established. Vice Mayor Bobby Richards and Councilmember Karen Ferlito were appointed to work with staff throughout the Housing Element update process and bring recommendations to the full Council for action throughout the process. The Housing Ad-Hoc Committee has been meeting regularly since October 2022 and has hosted three community meetings.

Contract with EMC Planning Group

On December 9, 2022, the City released a Request for Proposals (RFP) soliciting proposals from qualified professionals to update the General Plan Housing Element and Safety Element. On February 7, 2023, the city approved a professional services agreement with EMC Planning Group to assist staff with preparing the updates. EMC is located in Monterey, California, and has provided land use, planning, and environmental consulting services to public agencies throughout California for 44 years. The firm has prepared housing elements for jurisdictions throughout the State, including several recently completed and certified elements, as well as ongoing preparation of 6th Cycle Housing Element updates with the Town of Los Gatos and the Cities of Larkspur, Monte Sereno, Belvedere, and Sand City. EMC has a history of partnering with the City of Carmel-by-the-Sea. Past projects include but are not limited to the City's Local Coastal Plan and Mitigated Declaration (2000 – 2003) and the Coastal Engineering and Adaptation

Planning project (2022, ongoing).

Public Review Draft

On June 6, 2023, the Public Review Draft of the 6th cycle Housing Element was released for a 3-day public review period. the Housing Element Public Review Draft is 302 pages, and is available at the following link: https://homecarmelbythesea.com/20454/widgets/65851/documents/43466. A Reader's Guide is included as **Attachment 1**. On June 15, 2023, the Housing Ad Hoc Committee hosted a joint City Council and Planning Commission special meeting to discuss the Public Review Draft of the updated Housing Element. Staff received comments from the Council, Planning Commission, and the public at the meeting.

The public review period ended at 5:00 PM on Thursday, July 6th. Over the next few weeks, staff and our EMC partners will be cataloging and preparing responses to the comments received during the joint City Council/Planning Commission special meeting held on June 15th, through the dedicated project website, https://homecarmelbythesea.com/, and via email. The topics discussed in this report are not meant to be an exhaustive list of all public comments received during the public review period.

Policy Questions and Recommendations

Based on a preliminary review of comments received on the first draft Housing Element update, staff is seeking policy direction from the City Council on topics of significant interest and impact. Policy direction from the City Council will inform revisions to the draft Housing Element, which will be presented (along with the full public comment matrix) for Council review on August 1, 2023, prior to submittal to the State Department of Housing and Community Development (HCD) for their 90-day review.

To help guide the discussion, this section is formatted as follows:

- Description of the Policy Question
- Concerns expressed through comments received
- Response to clarify the intended policy direction
- Recommendation from Ad Hoc Committee and Staff

1. *Policy Question: Should we amend **Program 1.3.B: R-1 Motel (Conversion) Development Transfer Rights** to include existing motels not just in the R-1 but in every zoning district? Please note that the term "motel" is in reference to any transient lodging: hotel, motel, inn, b&b, etc.*

   Concern: A missed opportunity to convert hotel sites in the downtown to multi-family housing.

   Response: The previous 5th cycle Housing Element included Program 3-4.1.B: Conversion of R-1 Motels, allowing the conversion of R-1 motel units into permanent residences with the transfer of vacated rooms to the commercial district. This program is proposed to continue under the 6th cycle Housing Element as Program 1.3.B. Note that this program involves a transfer of development rights (motel rooms) from the existing site to an alternative downtown site.

   At the joint City Council/Planning Commission special meeting on June 15, 2023, it was suggested that limiting the potential conversion of motels into permanent residences to only the R-1 district could result in a missed opportunity to convert a motel in the downtown (CC, RC, SC districts)t to multi-family housing. A review of the Municipal Code revealed that a hotel in any zoning district can be converted and the rooms transferred to another commercially zoned site.

   Recommendation: Modify Program 1.3.B to reflect its application to all hotels in all districts.

2. *Policy Question: Should we keep **Program 1.4.B: Objective Design Standards** to develop*

objective design standards for affordable multi-family housing projects? If not, should we remove one or more sites carried over from the 5th Housing Element cycle?

Concern: Loss of discretionary review process.

Response: State law requires that any site identified for affordable housing during the 5th cycle Housing Element that did not develop as planned, and is being carried over as a site for the 6th cycle Housing Element, must be approved by-right with no use permit or discretionary design review if the project includes at least 20 percent, deed-restricted, affordable units. There are 21 sites (with a total of 110 units) currently proposed to be carried over from the 5th cycle (refer to Table 1 below).

Table 1. 5th Cycle RHNA Sites

Carmel Realty office (6 units)
Three Garages (10 units)
Café Carmel (4 units)
Wells Fargo (11 units)
Yafa (5 units)
Court of the Fountains (12 units)
First American Title (2 units)
Monte Verde & 7th (2 units)
Chase Bank (2 units)
Olivier (2 units)
Parashis (4 units)
The Agency (2 units)
Faherty's (9 units)
Star Child (2 units)
Sunset Terrace (6 units)
Bell Tower Court (3 units)
Enzo's (4 units)
Doude Arcade (5 units)
Paseo San Carlos Square (7 units)
Carmel Office Supply (2 units)
Ocean & Dolores (10 units)

Because Carmel-by-the-Sea is facing a loss of discretionary review powers under these circumstances, the adoption of objective design standards would mitigate the potential impact of by-right approvals. Adopting objective design standards ensures that local control is retained over the design of these sites if an application is submitted for a housing project that includes at least 20 percent affordable units. The creation of objective design standards would occur through a public process in collaboration with the community and would be reviewed by the Planning Commission and adopted by the City Council. Without objective design standards in place, the City will lack a mechanism to control building design and materials, landscaping, or any other principles currently supported by the City's Design Guidelines

Recommendation: Keep Program 1.4.B and develop objective design standards for projects with at least 20% affordable multi-family housing.

3. *Policy Question: Should we keep a vacancy tax on the list of potential options in* ***Program 2.1.D:***

Establish Affordable Housing Trust Fund*?*

Concern: Imposing a vacancy tax on seasonal/vacation homes infringes on private property rights.

Response: A vacancy tax is one of many potential options that could be explored over the next 8 years (2023-2031) to fund, wholly or in part, an Affordable Housing Trust Fund. Exploring the feasibility of adopting a vacancy tax demonstrates to the State HCD that we are open to considering various funding streams. If it is determined that a vacancy tax only applies to Charter cities and not General Law cities like Carmel, or if the courts find vacancy taxes to be unconstitutional, or if we simply conclude it is not an appropriate tool for Carmel, we would cease exploration of the concept and report our findings to HCD. It is important to understand the commitment to explore is not a commitment to adopt a vacancy tax.

Recommendation: Remove vacancy tax from Program 2.1.D as a potential funding source for an Affordable Housing Trust Fund.

4. *Policy Question: Should Program 3.1.A: Mixed Use Affordable Housing be modified to remove consideration of a third story when devoted to affordable housing?*

Concern: Two and three-story buildings downtown may negatively impact Carmel's character.

Response: Two-story buildings are a common feature of the downtown and are allowed (and always have been allowed) throughout the commercial districts. Encouraging the addition of a second story to one-story buildings would add housing and, in many cases, would serve to improve the aesthetics of the downtown by shielding rooftop mechanical equipment and unsightly adjacent blank walls. Two examples of this existing condition are the Carmel Realty building at the northeast corner of Dolores and 8th and a series of one-story buildings on the east side of Dolores between 5th & 6th. In both of these areas, because the surrounding context is primarily two-story buildings, second-story additions could blend well with and complement the streetscape. All newly created second-floor space would be occupied by residential uses only.

Increasing the 30' height limit to allow 3-story buildings are not under consideration. However, it should be recognized there are examples of existing 3-story buildings downtown that blend well with the streetscape. These include the following buildings:

- Southeast corner of Ocean and Monte Verde;
- Monte Verde 2 southwest of Ocean (Mote Verde Inn);
- Northeast corner of Monte Verde & 6th (Pine Inn);
- Ocean 2 northwest of Lincoln (Pine Inn);
- Monte Verde 2 northeast of 7th (L'Auberge);
- Northeast corner of 7th & San Carlos (Nielsen Market);
- Northeast corner of 8th & San Carlos (Villa San Carlos);
- East side of Mission between Ocean & 7th (Carmel Plaza);
- San Carlos and Camino del Monte (Hofsas House), and
- Junipero between 5th and 6th (Carmel Bay View Inn).

In the 5th cycle Housing Element, Program 3-2.1.c: Incentives for Mixed-Use Affordable Housing included exploring the potential of allowing a third story when devoted to affordable housing as a development incentive. While no project applicants requested a third story for affordable housing, the previously approved Del Dono project included affordable housing and a third-floor mezzanine.

Encouraging third-floor (not third-story) mezzanines within two-story buildings could be a creative option to accommodate housing while maintaining the appearance of a two-story building from the exterior. Note that "story" references the exterior of a building, and "floor" references the interior.

Recommendation: Modify Program 3.1.A: Mixed Use Affordable Housing to allow for a third-floor (not a story) mezzanine within the current height limits to encourage the development of affordable housing. Note the current height limits are as follows. In the CC and SC districts, structures are limited to a maximum of 30 feet. In the RC and R-4 districts, structures are limited to a maximum of 26 feet. Building sites that face, abut, or adjoin any property in the R-1 district are limited to a height of 24 feet.

5. *Policy Question: Should we consider using Senate Bill (SB) 10 for the Regional Housing Needs Allocation (RHNA) sites zoned R-1, or should we remove them from the site's inventory?*

   Concern: We committed to meeting our Regional Housing Needs Allocation (RHNA) without having to rezone property, but there are R-1 properties included in the site's inventory.

   Response: The following sites are identified as potential housing sites and are currently zoned R-1:

   - Red Cross (5 units),
   - American Legion (5 units),
   - First Church of Christ Scientist (9 units),
   - Carmel Presbyterian Church (36 units), and
   - Pine Inn Parking Lot (5 units).

   While zoned R-1, all sites contain non-residential uses. These sites could be potential housing sites and retain their R-1 zoning if Senate Bill (SB) 10 is utilized. SB10 is a voluntary process that allows cities to override the underlying zoning of a parcel and permit up to 10 housing units.

   Recommendation: Remove the Pine Inn Parking Lot and Carmel Presbyterian Church from the site's inventory. The City has learned that the property owner of the Pine Inn Parking Lot is exploring an alternative design concept. Carmel Presbyterian Church has a potential capacity that exceeds 10 units and would be underutilized under SB10. If the City Council prefers not to use SB10 on the remaining three sites, staff recommends they be removed and replaced with alternative sites.

6. *Policy Question: Should we modify* ***Program 1.3.C: Accessory Dwelling Units*** *to remove the creation of standardized, pre-approved Accessory Dwelling Unit plans?*

   Concern: Accessory Dwelling Units are not affordable and are not being rented out, so why incentivize them?

   Response: State law streamlined the permitting process for ADUs by eliminating a local jurisdiction's ability to require a use permit or conduct a discretionary design review for an ADU. Through the adoption of a local ADU ordinance, the City can regulate the design of an ADU through objective design standards. Carmel's local ordinance with objective ADU standards is currently being drafted.

   The creation of standardized, pre-approved ADU plans provides "shelf-ready" construction drawings to interested property owners, further streamlining the permit process and reducing the cost. This type of incentive can be beneficial to homeowners seeking to establish an ADU.

Increasing the supply of ADUs is an important piece of the overall housing plan. It provides a housing opportunity for various household types (aging parents, caregivers, college students, disabled family members, single parents, empty nesters, etc.). ADUs can also provide an income stream to property owners, lessening the financial burden of homeownership. Whether or not an ADU is rented at market-rate or "free" today, tomorrow, or sometime over the course of 50 years, every new ADU adds a potential housing opportunity and diversifies the housing stock.

Recommendation: Retain Program 1.3.C to explore the creation of standardized, pre-approved Accessory Dwelling Unit plans.

7. *Policy Question: Should we keep properties that contain parking lots on the site's inventory, or should we remove them?*

   Concern: Elimination of parking to provide more housing would exacerbate existing parking issues.

   Response: The site's inventory can be found in Appendix C of the Draft Housing Element. A list of sites is provided in Table C-3. Some of the sites include existing parking lots that provide private parking, such as Bruno's Market, or public parking, such as the Sunset Center. While parking is unquestionably a necessity, parking lots are often underutilized pieces of land that hold a higher development potential than just parking spaces. Identifying these sites as opportunities for future housing does not mean that parking will be replaced with housing. Rather, the City can require that existing parking be incorporated into the design of a new housing project, which could include underground parking or at-grade parking with housing above. If spatially and financially feasible, the supply of parking could even increase through more efficient site design. It is worth noting numerous underground parking garages throughout the Village supply much-needed parking without the undesirable appearance of an asphalt parking lot.

   Recommendation: Retain sites with parking lots on the site's inventory on the condition that existing parking spaces are incorporated into the design of any future housing project.

Next Steps and Timeline

The public comment period on the Public Review Draft of the Housing Element closed at 5:00 PM on Thursday, July 6th. Between July 7th and July 20th, City staff and EMC Planning Group will be reviewing public comments in coordination with the Housing Ad Hoc Committee, and preparing a catalog of written responses for submittal to HCD with the draft Housing Element. Based on public comments received and the feedback and policy direction received this evening, staff will revise the draft Housing Element.

On August 1, 2023, staff will present the revised document to the City Council and request authorization to submit the draft Housing Element to HCD for the State's 90-day review period.

After receiving comments from HCD, the draft Housing Element will be revised and resubmitted for certification. Any substantive changes in policy would be brought back to the City Council for consideration prior to resubmitting for certification. Once staff receives notification from HCD that the Housing Element is in substantial compliance with state law, staff will present the final document to the City Council for adoption.

FISCAL IMPACT:

Consultant fees for the 2023-2031 Housing Element (and Safety Element) update project are $239,145.00. The cost will be fully paid with grant funding from SB2, LEAP, and REAP. In 2019 and 2020, the City received three grant awards totaling $290,000 to assist with the cost of updating the Housing Element: SB2 ($160,000), LEAP ($65,000), and REAP ($65,000).

PRIOR CITY COUNCIL ACTION:

On February 7, 2023, the City Council entered into a Professional Services Agreement with EMC Planning Group for the 6th cycle Housing Element update and General Plan Safety Element update.

ATTACHMENTS:

Attachment 1) Reader's Guide
Attachment 2) Draft - 6th Cycle Housing Element Update 2023-2031

Housing Element Update 2023-2031
Public Review Draft Summary / Reader's Guide
June 9, 2023

The City is progressing with its 2023-2031 Housing Element update project, with a public review draft released on June 5, 2023. Below you will find key project dates and a high-level overview of the 5 chapters plus appendices A-F that comprise the 2023-2031 Draft Housing Element.

Key Project Dates (updated)

June 5th:	Public Review Draft published on H.O.M.E. website ("Housing Opportunities Made Easier")
June 6th:	Draft release advertised via City's Constant Contact Listserv and on the City website homepage
June 15th:	**Joint City Council/Planning Commission Workshop** (Sunset Center, Carpenter Hall @ 5:30 pm and via Zoom) to discuss the Public Review Draft
July 6th:	**Public comment period closes**
July 11th:	City Council meeting to review public comments
Aug 1st:	City Council meeting to review revised draft Housing Element (NEW)
Aug 2nd:	Submit draft Housing Element to the State Department of Housing and Community Development (HCD) for a 90-day review period (updated)
Oct 31st:	Receive comments from HCD (updated)

Overview of Draft 2023-2031 Housing Element (6th cycle)

Chapter 1 - Introduction (15 pages)

- **5th Cycle: 18 above moderate** (market-rate) housing units were constructed during the eight-year 2015-2023 5th cycle Regional Housing Needs Allocation (RHNA), which equals **58%** of the 5th cycle RHNA goal of **31 units**.
- **6th Cycle**: The 6th cycle RHNA goal is **349 units** constructed over the eight-year period from July 2023 to June 2031.

Chapter 2 - Goals, Policies, and Programs (25 pages)

- State law requires that each program have a "**quantified objective.**" This is a goal for the City to work towards and a metric to report annually to HCD on progress.
- At this time, there are no penalties for not reaching the objective. Programs that are unsuccessful in reaching the objective will be re-evaluated in the 7th cycle.
- Each program description is followed by a note specifying if the program is new or carried over from the 5th cycle.
- Some of the proposed programs would require a **Zoning Code Amendment** if adopted. The proposed amendments are summarized below.
    - Revise existing parking standards for new housing units;
    - Establish a 33 dwelling unit per acre (du/ac) minimum density for new housing projects (Note: This results in 3 units on a 4,000-square-foot lot);
    - Adopt a housing overlay zoning district with objective design and development standards for qualifying projects;

    - Adopt an Accessory Dwelling Unit (ADU) ordinance (in progress);
    - Incentivize onsite hotel employee housing;
    - Establish design and development standards for the A-2 zoning district (Sunset Center) for senior housing, which is already a permitted use;
    - Allow manufactured homes in the R-1 district (required per State law);
    - Eliminate the Use Permit requirement for multi-family development;
    - Increase the floor area bonus from 15% to 25% for projects that include affordable housing; and
    - Allow a low-barrier navigation center (required per state law).
- Establish an Affordable Housing Trust Fund (funding and use to be determined by City Council): goal to **raise $1 million in 8 years**

Chapter 3 - Housing Needs and Constraints (20 pages)

- Summary of Carmel-by-the-Sea demographic data (population, employment, housing, etc.); note that Pacific Grove and Del Rey Oaks were used as a comparison to Carmel.
- Overview of governmental constraints affecting housing production. For details, see Appendix B.

Chapter 4 - Sites Inventory (6 pages)

- High-level Sites Inventory summary. For details, see Appendix C.

Chapter 5 - Energy and Resource Conservation (9 pages)

- Incorporates information from the City's Climate Action & Adaptation Plans.
- PG&E Programs and Incentives for energy efficiency.
- MPWMD rebates for water conservation.
- Federal and State financial assistance programs.

Appendix A - Housing Needs and Fair Housing Report (89 pages)

- Introduction with an explanation of "Affirmatively Furthering Fair Housing" or "AFFH" requirements per Gov. Code, § 8899.50, subd. (a)(1).
- Population, employment, and household characteristics.
- Disproportionate housing needs.
- Special needs groups.
- Access to opportunity.
- Housing stock characteristics.
- Fair housing enforcement and outreach capacity.
- Fair housing recommendations.

Appendix B - Housing Constraints (47 pages)

- Overview of Governmental and Non-Governmental constraints to housing development, including but not limited to:
    - Lengthy design review process;
    - Fees are financially prohibitive to lower-income households;
    - Two-story building height limit;

- Use Permit requirements for new residential projects;
- Subjective design standards which create uncertainty for developers;
- Protection of historic resources;
- Coastal Zone regulations;
- Outdated Accessory Dwelling Unit (ADU) ordinance;
- Lack of development standards in the A-2 district (Sunset Center); and
- Lack of water due to State Water Resources Control Board Order 95-10 and the 2008 Cease-and-Desist Order.

Appendix C - Vacant and Available Sites (38 pages)

- 35 identified sites that could accommodate 283 housing units.
  - Sites zoned R-1 that would require a rezone if retained in the sites inventory list:
    - Pine Inn parking lot (6 units)
    - First Church of Christ (9 units)
    - Red Cross (6 units)
    - American Legion (5 units)
    - Carmel Presbyterian (36 units)
  - Options for rezoning could include A-2 (senior housing) or R-4 (multi-family).
  - An alternative to rezoning (open for discussion): eliminate one or more of these sites and replace them with other properties that do not require rezoning.
- 46 units attributed to potential onsite hotel employee housing units
- 72 units attributed to potential accessory dwelling units
- Grand Total: 401 units (52 surplus units over our 349 RHNA goal = 15% buffer) *Note: A buffer is necessary due to the likelihood HCD will reject some of our proposed sites.*

Appendix D - Review of Previous Housing Element (9 pages)

- Effectiveness of 5th cycle (2015-2023) Housing Element; progress in implementation; and appropriateness of Goals, Objectives, and Polices.

Appendix E - List of Contacted Organizations (11 pages)

- Summary of outreach efforts to date.

Appendix F - ECONorthwest Feasibility Study (37 pages)

- Feasibility Study prepared by consultant ECONorthwest and received by the City Council on February 7, 2023.

Attachment 5

Initial Public Review Draft

6th Cycle Housing Element Update (2023-2031)

CITY OF CARMEL-BY-THE-SEA

June 5, 2023







Prepared by

EMC Planning Group

INITIAL PUBLIC REVIEW DRAFT

6TH CYCLE HOUSING ELEMENT UPDATE (2023-2031)

CITY OF CARMEL-BY-THE-SEA

PREPARED FOR

City of Carmel-by-the-Sea

Marnie Waffle, AICP, Principal Planner

City of Carmel-by-the-Sea

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1.0 Introduction

1.1 Introduction

Carmel-by-the-Sea is a community with a high quality of life, a healthy environment, and renowned architecture. The long-term vitality of Carmel-by-the-Sea and the local economy depend upon the availability of various types of housing to satisfy the community's local housing needs while continuing to be a vacation destination for all. As Carmel-by-the-Sea looks towards the future, increasing the range and diversity of housing options is integral to the City's success. This Housing Element serves as a continuation of the City's commitment to ensuring new opportunities for residential development, as well as preserving and enhancing existing neighborhoods.

Located on the Monterey Peninsula, Carmel-by-the-Sea is a bijou coastal community boasting sweeping views of the Pacific Ocean, acclaimed architecture, and a strong residential character. The City was incorporated in 1916, lending to its 1920-1930s architectural charm that is weaved throughout the City's centralized business district and commercial district. The City has nearly 50 properties within the commercial district that are regarded as historical resources. As a result of its beauty, the City is a popular tourism and second-home destination. Approximately 51 percent of housing units are for seasonal, recreational, or occasional use, creating high barriers of entry to the housing market for locals.

This 2023-2031 Housing Element represents the City of Carmel-by-the-Sea's intent to plan for the housing needs of the community while meeting the State's housing goals as set forth in Article 10.6 of the California Government Code. The California State Legislature has identified the attainment of a decent home and a suitable living environment for every Californian as the State's major housing goal. The Carmel-by-the-Sea 6th Cycle Housing Element represents a sincere and creative effort to meet State housing mandates within the constraints of a fully established built-out community, limited land availability, coastal hazards, and extraordinarily high costs of land and housing.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. This 6th Cycle Housing Element covers the planning period 2023 through 2031 and replaces the City's 5th Cycle Housing Element that covered the period 2015 through 2023.

Per State Housing Element law, the document must be periodically updated to:

- Outline the community's housing production objectives consistent with State and regional growth projections;

- Describe goals, policies and implementation strategies to achieve local housing objectives;
- Examine the local need for housing with a focus on special needs populations;
- Identify adequate sites for the production of housing serving various income levels;
- Analyze potential constraints to new housing production;
- Evaluate the Housing Element for consistency with other General Plan elements; and
- Evaluate Affirmatively Furthering Fair Housing.

1.2 California's Housing Crisis

The 6th Cycle Housing Element update comes at a critical time because California is experiencing a housing crisis, and as is the case for all jurisdictions in California, Carmel-by-the-Sea is committed to playing its part in meeting the growing demand for housing. In the period 2020 through 2045, the AMBAG region is projected to add 36,544 jobs,[1] which represents a nine (9) percent increase. These changes will increase demand for housing across all income levels, and if the region can't identify ways to significantly increase housing production, it risks worsening the burden for existing lower-income households, many of whom do not have the luxury or skill set to move to new a job center but that are nonetheless faced with unsustainable increases in housing cost.

If the region become less competitive in attracting workers and increasingly unaffordable to lower-income workers and seniors, then social and economic segregation will worsen, only exacerbating historic patterns of housing discrimination, racial bias, and segregation. This potentiality has become so acute in recent years that the California Legislature addressed the issue with new legislation in 2018. SB 686 requires all state and local agencies to explicitly address, combat, and relieve disparities resulting from past patterns of housing segregation to foster more inclusive communities. This is commonly referred to as Affirmative Furthering Fair Housing, or AFFH (more on this below).

"There's a movement in California now called 'Yes, In My Backyard,' and I'd love to see us join that."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

Carmel-by-the-Sea has had moderate success in meeting its housing needs. In the last housing element cycle (2015 to 2022 – 2023 pending), for example, the City built 18 housing units, which represented 58 percent of its Regional Housing Needs Allocation (RHNA) of 31 new housing units. Of the units built, none were affordable to lower- and moderate-income households,[2] and 100 percent were affordable to above moderate-income households.

[1] Source: AMBAG, November 18, 2022. "Final 2022 Regional Growth Forecast"
[2] Source: City of Carmel-by-the-Sea HCD Annual Reports and City staff.

1.3 Regional Housing Needs Allocation

For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[3] This calculation is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. Per Government Code Section 65583(a), the Housing Element must also provide quantification and analysis of projected housing needs for extremely low-income households. The number of units for the extremely low-income level is not assigned by HCD, but is left for quantification by the local jurisdiction. This calculation is based on the HCD approved methodology[4], assuming that 50 percent of very low-income households qualify as extremely low-income households.

Almost all jurisdictions in the Monterey Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher Regional Housing Needs Determination (RHND) compared to previous cycles.

On November 8, 2022, AMBAG's adopted RHNA Methodology, was approved by HCD. For Carmel-by-the-Sea, the RHNA to be planned for this cycle is 349 units, a substantial increase from the last cycle. Table 1-1 Regional Housing Needs Allocation shows the RHNA for Carmel-by-the-Sea for the period 2023 through 2031.

Table 1-1 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Extremely Low Income[5]	<30	57
Very Low Income	<50	56
Low Income	51-80	74
Moderate Income	81-120	44
Above Moderate Income	121 +	118
Total		349

SOURCE: AMBAG

[3] HCD divides the RHND into the following four income categories:
Very Low income: 0-50% of Area Median Income
Low income: 50-80% of Area Median Income
Moderate income: 80-120% of Area Median Income
Above Moderate income: 120% or more of Area Median Income
[4] https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/extremely-low-income-housing-needs
[5] Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document

1.4 Affirmatively Furthering Fair Housing

In 2018, Assembly Bill 686 (AB 686), signed in 2018, established an independent state mandate to affirmatively furthering fair housing (AFFH). AB 686 extends requirements for federal grantees and contractors to "affirmatively further fair housing," including requirements in the federal Fair Housing Act, to public agencies in California. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

AB 686 requires public agencies to:

- Administer their programs and activities relating to housing and community development in a manner to affirmatively further fair housing;
- Not take any action that is materially inconsistent with the obligation to affirmatively further fair housing;
- Ensure that the program and actions to achieve the goals and objectives of the Housing Element affirmatively further fair housing; and
- Include an assessment of fair housing in the Housing Element.

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability. The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity. AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues.

An AFFH analysis was prepared and is included as an appendix to this housing element (see Appendix A).

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20 percent Latinx, but some neighborhoods are 80 percent Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation Patterns in the Monterey Bay Area

Across the Monterey Bay Area, Hispanic and Black residents are significantly more segregated from other racial and income groups. The highest levels of racial segregation occur between the Hispanic and Black populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Monterey Bay Area cities and *across* jurisdictions in the region has slightly increased since the year 2010.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in

wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).[6]

Segregation in the Carmel-by-the-Sea

The following are highlights of demographics as they apply to Carmel-by-the-Sea. For further information regarding the history of racial segregation, please refer to Appendix A.

- As of 2019, white residents are the most segregated compared to other racial groups as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups;
- As of 2019, Non-Hispanic White individuals comprise 87 percent of Carmel-by-the-Sea's population followed by Hispanic or Latino (8 percent) and Asian populations (5 percent);
- The City has no populations identifying as American Indian, Alaska Native, Native Hawaiian or Other Pacific Islander; and
- Black or African American non-Hispanic individuals represent less than 1 percent of the City's population.

Carmel-by-the-Sea's General Plan and Municipal Code historically emphasized single-family residential development patterns and consequently, the City offers a limited variety of housing types with 87 percent single family detached units. Historically, this type of development contributed to segregation patterns, including in Carmel-by-the-Sea, due to, among other factors, the higher purchase costs that accompany single-family homes. Financing for single-family properties favored educated higher income earners and as a result purchasing property in the City remained out of reach for many lower income households and lead to the demographics seen in the City today. Though Carmel-by-the-Sea's population demographics are not as diverse as other jurisdictions within Monterey County and restrictive covenants were not enacted specifically in the City, enacting policies and programs that promote AFFH and highlight the community's assets could attract individuals to the area, and encourage those that work in the City to live there as well.

"I urge you to enthusiastically embrace this opportunity to do exactly what you've come up with because Carmel really needs it, and it didn't happen that Carmel turned out to be a wealthy white exclusive community by accident. It was purposeful. "

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

[6]For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Regional Segregation

The following are highlights of regional segregation metrics as they apply to Carmel-by-the-Sea.

- The City has a higher share of white residents than other jurisdictions in the Monterey Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents; and
- Regarding income groups, the City has a lower share of very low-income residents than other jurisdictions in the Monterey Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

1.5 Overview of Planning Efforts

This section provides an overview of planning and legislative efforts that provide the context for development of the 6th Cycle Housing Element.

Effectiveness of Previous Housing Element

The 2015 Housing Element identified a Regional Housing Needs Allocation of 31 housing units in Carmel-by-the-Sea between 2015 and 2023. The RHNA was divided into the following income categories:

- 11 units affordable to extremely low- and very low-income households;
- 5 units affordable to low-income households;
- 6 units affordable to moderate-income households; and
- 13 units affordable to above moderate-income households.

During the 2015–2023 planning period, 18 new units were added to the City's housing stock, none were low or very low income[7]. This indicates that residential growth for extremely and very low-income households was slower than anticipated, which may be in part due to the COVID pandemic, the cost of land and construction, and the overall lack of interest to develop affordable housing in the community. As a result, housing costs continued to increase substantially due to low supply, and affordability became more elusive.

The goals, objectives, policies, and actions in the 2015 Housing Element complied with State Housing Law and provided proper guidance for housing development in the City. In the 2023 Housing Element update, objectives for each of the goals will be modified as appropriate to more specifically respond to the housing environment in Carmel-by-the-Sea from 2023-2031. Policies will

[7] RHNA Progress Report - 5th Cycle RHNA Progress Report - California Open Data

also be modified as needed to respond to current Housing Element Law and existing and anticipated residential development conditions. See Appendix E for a complete review and analysis of Carmel-by-the-Sea's 5th Cycle Housing Element (2015-2023).

New State Laws Affecting Housing

While the City has taken steps throughout the 5th cycle to increase housing production locally, the State passed numerous laws to address California's housing crisis during the same period. As the State passes new legislation in the remainder of the 5th cycle and during the 6th cycle, the City will continue to amend the Municipal Code; to monitor and evaluate policies and programs designed to meet State requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, accessory dwelling unit (ADU) streamlining, and removing local barriers to housing production. The City implemented changes required by State law, likely through amendments to the Municipal Code. The following is a summary of recent legislation and proposed City activities that will further the City's efforts to increase housing production during the 6th cycle. Please see the section above for a discussion of AB 686 (Affirmatively Furthering Fair Housing).

Climate Change and RHNA Methodology

Per statute, AB 1445 amends California Government Code Section 65584.04 and would require Councils of Governments to consider including the impacts of climate change as a factor when developing the methodology for allocating regional housing need. Regions would specifically need to consider emergency evacuation route capacity, wildfire risk, and sea level rise, but could also consider any other climate change-related factor. Although this does not apply to the current RHNA, it could affect the 7th cycle allocation.

Incentives for Accessory Dwelling Units

In 2020, AB 686, AB 587, AB 671, AB 881, and SB 13 further incentivize the development of accessory dwelling units (ADUs), through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. The City last amended the Municipal Code in 2017 to address ADUs and currently follows State law.

The City also continues to monitor the existence of unauthorized second units. The City's zoning ordinance facilitates the legalization of unauthorized second units through the zoning clearance/building permit process. In 2023, the City intends to further amend the standards for ADUs and JADUs, consistent with State Law, to facilitate legalization of unauthorized living units and promote construction of new units.

Low-Barrier Navigation Centers

AB 101 (2019) requires jurisdictions to allow "low-barrier navigation centers" by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements. A low-barrier navigation center is a service-enriched shelter focused on moving unhoused people into permanent housing. The center provides temporary living facilities while case-managers connect individuals to public benefits, health services, and housing. The City's Municipal Code will be amended to comply with State law.

Surplus Public Land

AB 1255 and AB 1486 (2020) seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. City-owned land was considered through preparation of the adequate sites inventory of the 6th Cycle Housing Element. These sites may be developed over time or possibly leased for development.

In 2019, Governor Gavin Newsom signed an executive order to identify State owned sites to help address the California housing crisis.

Accelerated Housing Production

AB 2162 (2018) and SB 2 (2019) address various methods and funding sources that jurisdictions may use to accelerate housing production.

Priority Processing

SB 330 (2019) enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

Housing and Public Safety

In response to SB 379 (2015) and other recent state legislation, local jurisdictions must update their safety element to comprehensively address climate adaptation and resilience (SB 379 and SB 1035, 2018) and identify evacuation routes (SB 99 and AB 747, both 2019). These updates are triggered by the 6th Cycle housing element update. This housing element will contain an evaluation of the existing safety element and programming actions to update the safety element to satisfy the new state requirements. Also, as sites are identified and analyzed for inclusion in the City's housing site inventory, special attention will be paid to the risk of wildfire and the need for evacuation routes. In

this way, the City will coordinate updates between the elements, so that future development is directed into areas that avoid or reduce unreasonable risks while also providing needed housing and maintaining other community planning goals.

Disadvantaged Communities

In 2011, the Governor signed SB 244 which requires local governments to make determinations regarding "disadvantaged unincorporated communities," defined as a community with an annual median income that is less than 80 percent of the statewide annual median household income. The City has determined that there are no unincorporated islands or fringe or legacy communities that qualify as disadvantaged communities inside or near its boundaries.

Consistency with General Plan

The City of Carmel-by-the-Sea last adopted it general plan in 1988. The general plan is a long-range planning document that serves as the "blueprint" for development for local jurisdictions in California. All development-related decisions in the City must be consistent with the General Plan, and if a development proposal is not consistent with the plan, then it must be revised or the plan itself must be amended.

State law requires a community's general plan to be internally consistent. This means that the housing element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall general plan, with consistency between it and the other general plan elements. From an overall standpoint, the development projected under this housing element is consistent with the other elements in the City's current general plan.

Many housing needs can only be addressed on a comprehensive basis in concert with other community concerns such as infill development or mixed-use incentives, for example, which must consider land use, traffic, parking, design and other concerns as well.

The City's housing element is being updated at this time in conformance with the 2023-2031 update cycle for jurisdictions in the Association of Monterey Bay Area Governments (AMBAG) region. The housing element builds upon the other general plan elements and contains policies to ensure that it is consistent with other elements of the general plan. As portions of the general plan are amended in the future, the plan (including the housing element) will be reviewed to ensure that internal consistency is maintained.

1.6 Public Participation

The primary purpose of this chapter is to describe the effort made by the City of Carmel-by-the Sea to engage all economic segments of the community (including residents and/or their representatives) in the development and update of the housing element. This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with

representatives from the Tribal Nations that are present and active in Monterey County. It is also responsive to AB 686 (Affirmatively Furthering Fair Housing), which requires local jurisdictions, as they update their housing elements, to conduct public outreach to equitably include all stakeholders in the housing element public participation program.

The 6th cycle RHNA numbers are a monumental change for all California communities, and the success of the update process hinged in part on a community outreach and engagement program that was robust, inclusive, and meaningful. The City's community engagement program has included an initial presentation to City Council, a series of Housing Ad Hoc Committee community meetings, stakeholder outreach, direct contact with interested residents and property owners, and online/virtual participation. Key components of the interactive engagement plan include:

- **Website.** Housing Opportunities Made Easier (HOME) at HOMECarmel (homecarmelbythesea.com) is a dedicated website that provides portal to all of the housing-element-related public engagement activities that are available to members of the public. This includes information on housing element basics, community ideas board, property owner interest forms, site surveys, site selection details, and materials from community workshops;
- **Q&A.** Received questions in a managed space that accommodated messages through the iterative brainstorming process; and
- **Surveys.** Encouraged community-members to voice their opinions in a convenient way that also helped City staff understand what areas of the city need more encouragement to participate. Aggregate data also helped the city understand generally who is participating with the outreach tools.
    - **Stakeholder Survey.** Released for public engagement on May 24, 2023 to solicit input from Carmel-by-the-Sea residents, property owners, business owners, employees, community activists, and visitors. The survey is currently ongoing. The housing element will contain updated policies and programs as guided by the public's perspective.
    - **Property Owner Interest Form.** Released for public engagement on April 6, 2023 to develop a list of property owners interested in building an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU). The survey is currently ongoing. A list of interested property owners will be added to Appendix C – Sites Inventory when the survey is closed.
- **Community Meetings.** Hosted to inform and educate the public on the 2023-2031 6th Cycle Housing Element Update planning process. These meetings are ongoing and continue to guide the policies and programs to ensure Carmel-by-the-Sea's character and values are upheld.
    - **November 17, 2022 Housing Ad Hoc Committee Community Meeting.** Hosted to introduce the 2023-2031 6th Cycle Housing Element Update to community residents.

- **February 28, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss development constraints and potential incentives.
- **April 6, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss current 5th Cycle Housing Element policies and programs, HOMECarmel unveiling and walk through, and introduction to AFFH.
- **May 24, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss housing needs, fair housing, sites inventory, and policies and programs to address the needs.

Public Participation to Affirmatively Furthering Fair Housing

The Carmel-by-the-Sea public participation program was also responsive to AFFH, which requires local jurisdictions to conduct public outreach to equitably include all stakeholders in the housing element public participation program (see the discussion above for more complete information on AFFH).

The organizations listed in Appendix E were contacted initially with an invitation to further connect. There were more opportunities for deeper connection with some of the Community Based Organizations (CBOs) included with the list.

The City emphasized the power of public participation during the public draft 30-day review period. City messaging expressed the power of public comment during this 30-day period to have the community's voice included with the public record that will be read by decision-makers and the HCD reviewer, with transparent obligation to be responsive to comments as part of the preliminary draft submittal to HCD.

Tribal Consultation

This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from the Esselen Nation that is present and active in Monterey County. Consultation is in process.

Public Review of Draft and Final Housing Element

(To be completed following the Public Review Draft comment period).

2.0 Goals, Policies, and Programs

2.1 Introduction

The City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified the following goals:

Goal HE-1 Facilitate Housing Construction

Goal HE-2 Protect Affordable Housing and Improve the Housing Stock

Goal HE-3 Provide Opportunities for New Affordable and Other Special Needs Housing

Goal HE-4 Exemplify Sustainable Development and Energy Conservation

Goal HE-5 Publicize Housing Needs and Resources

2.2 What's New

This section provides an overview of significant new policy and program directions being taken by the City of Carmel-by-the-Sea to address housing issues in the community and the larger Monterey Bay Area.

Affirmatively Furthering Fair Housing

The new policy direction that the City will undergo during the 6th Cycle Housing Element Update involves addressing historic economic and racial segregation patterns. In 2018, the California Legislature established an independent state mandate to affirmatively furthering fair housing (AFFH). Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

The City of Carmel-by-the-Sea is adopting new policies and programs through the update of this 6th Cycle Housing Element, to align with the state's new AFFH mandate. Policies and programs that support this alignment are identified with the letters "AFFH."

2.3 Program Overview and Quantified Objectives

Quantified Objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The Quantified Objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints. These objectives will focus communication between the City and HCD with future Annual Progress Reports (APRs). HCD does not demand that all objectives must be met, rather, it is a goal that enables objective assessments about program effectiveness so that the City may make informed determinations to continue, modify, or delete programs with the next Housing Element update Cycle. Table 2-1, Quantified Objectives, provides an estimate of the number of units likely to be constructed, rehabilitated or conserved/preserved in Carmel-by-the-Sea.

Table 2-1 Quantified Objectives Summary

Income Category	New Construction	Rehabilitation*	Conservation/ Preservation**
Extremely Low	57	0	0
Very Low	56	5	0
Low	74	5	50
Moderate	44	6	0
Above Moderate	118	784	0
Total	349	800	0

SOURCE: City of Carmel-by-the-Sea 2023

NOTES: *The City has approximately 3,800 residential units, 50 (or about one percent) of which are affordable units. Each year the City processes approximately 100 building permits for remodels, additions, and other construction, which rehabilitates the existing housing stock. For the lower-income categories rehabilitation goals, the City assumes that one percent of the total permits processed will be for affordable units. Under these assumptions, the City would rehabilitate two units of affordable housing a year or approximately 16 units throughout the 2023-2031 planning cycle. This represents approximately 30 percent of the City's existing affordable housing inventory.

**The City has no units at risk of converting to market rate during this planning cycle.

2.4 Goals, Policies and Programs

Community input has been and continues to be an integral part of the development of policies and programs for the 6th Cycle Housing Element. The purpose of this section is to set forth goals, policies, and programs to further the development of housing for all income levels in the community. The Implementation Programs listed below provide a workplan for programs to ensure timely implementation and tracking.

"... The land as it exists now, the way it's zoned, could support the 349 units, plus the buffer. So, the question then is how do we get people excited about developing some of those units?

That's where these programs and processes come in to play and that's why we need to amend the municipal code, to codify those things..."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

GOAL H1 FACILITATE HOUSING CONSTRUCTION

Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Program 1.1.A: Adequate Sites

The City has a RHNA or growth need of 113 units affordable to Extremely Low- and Very Low-Income households. The City's General Plan and Zoning Ordinances provide for housing types at appropriate densities to accommodate the RHNA. The City will encourage and facilitate the development of new units consistent with the RHNA be continuing to work with housing providers such as the Carmel Foundation and will actively find new organizations to partner with. The City also includes incentives and concessions outlined in Programs listed below including an Affordable Housing Overlay district outlined below.

Quantified Objective: 113 Extremely Low and Very Low-income housing units
Timeframe: June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-3.1.a: Adequate Sites)

Program 1.1.B: Underutilized Sites - AFFH

Publicly owned sites represent an opportunity to partner with a non-profit or developer to build affordable units. The City may enter into an agreement with a development partner that makes development of affordable units more financially feasible because the cost of the land is under City ownership. The City will actively investigate the feasibility of utilizing underutilized publicly owned

sites (including Flanders Mansion, Sunset Center parking lots, Post Office parking lot, Vista Lobos, and surplus right-of-way) for housing development and partnering with housing providers to develop housing for lower-income households and/or senior housing on appropriate underutilized sites.

Quantified Objective: 50 affordable units
Timeframe: June 2029
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly 3-3.1.b: Surplus Sites)

Program 1.1.C: Development on Small Sites

Small sites can be difficult to develop particularly when development standards don't adequately take into account small lot dimensions. The City will continue incentives and provisions that facilitate development on small sites, including waived or reduced parking requirements for affordable housing projects (0.5 parking spaces per unit), density bonuses that allow for development up to 88 du/ac, flexible or in some cases no required setbacks in the R-4 zone, and lot mergers. The City will also further evaluate the parking ratio and/or reducing parking requirements in the SC and RC zoning districts to help facilitate market rate housing. Alternative parking programs such as car share will also be considered to offset reduced parking.

Quantified Objective: 20 units
Timeframe: December 2024
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly 3-3.1.c: Development on Small Sites)

Policy 1.2: Continue to monitor and work cooperatively with regional agencies to augment infrastructure in a manner that provides adequate capacity for existing and new housing needs while preserving and improving the unique visual character of the City.

Program 1.2.A: Water Distribution Policy - AFFH

One of the major constraints to housing production in Carmel-by-the-Sea is the lack of water. Potable water is a fundamental infrastructure need for housing and is a limited resource in Carmel-

by-the-Sea. Water is regulated by the State Water Resources Board (SWRB) and the Monterey Peninsula Water Management District (MPWMD). Few sites have available water credits sufficient to accommodate construction of additional residential units, and the City's water allocation is limited as is the ability to service vacant sites with water service. The City will continue to work cooperatively with MPWMD to address water infrastructure limitations that affect the ability to serve new housing development.

The City will grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households and will adopt City policy to clearly reflect water allocation priority and incentives for extremely low and very low-income households.

Quantified Objective: 187 units
Timeframe: June 2025
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-3.2: Address Infrastructure Constraints)

Program 1.2.B: Address Infrastructure Constraints

Ensuring the City's infrastructure is modernized and can accommodate future growth is a critical charge of local governments. Much of the City's infrastructure is nearing the end of its lifecycle and crafting Capital Improvement Programs that effectively manage infrastructure is imperative. Additionally, the City experienced significant power outages during the 2022-2023 winter season that negatively impacted the City at large. The City's Public Works Department continues to improve City infrastructure including road maintenance and storm drains, through the City's 6-Year Capital Improvement Plan process. The City will continue to work cooperatively with outside agencies, including the Pacific Gas and Electric Company, the Carmel Area Wastewater District, and California American Water, to continue to maintain and upgrade the City's infrastructure.

Quantified Objective: N/A
Timeframe: 2030
Responsible Party: Public Works Department
Funding Source: General Fund

(Formerly Program 3-3.2: Address Infrastructure Constraints)

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Program 1.3.A: Condominium Conversions - AFFH

The City will continue to implement condominium conversion policy, which restricts the conversion of apartments to condominiums to preserve the lower-cost rental housing options, typical of apartments, within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.

Quantified Objective: Preserve rental units
Timeframe: June 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-5.3.a: Condominium Conversions)

Program 1.3.B: R-1 Motel (Conversion) Development Transfer Rights - AFFH

Pursuant to coastal zone requirements, the City has recognized existing R-1 motels as an important coastal visitor asset and economic base in the community and there are a number of older non-conforming motels and hotels in the R-1 residential zoning district. These commercial establishments can be encouraged to transition out of residential areas and be rehabilitated as multi-family residences. These properties are located in key residential areas and this policy would diversify the housing stock through a more affordable means of rehabilitating and refurbishing existing buildings. In order to encourage these properties to transition into permanent multi-family residences and to retain the same number of motel rooms to accommodate coastal visitor access in the City, the City will develop a program to incentivize the transfer of development rights of motels located in the R-1 zoning district to the commercial district.

Quantified Objective: 15 units converted from motel rooms to housing units
Timeframe: December 2028
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-4.1.b Conversion of R-1 Motels)

Program 1.3.C: Accessory Dwelling Units - AFFH

Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. It's also important to note that 80% percent of Carmel-by-the-Sea's vacant units are for seasonal, recreation, or occasional (second home) use. ADU and JADU development on properties used for occasional use adds to the permanent housing stock and provides on-site oversight for second home properties.

Additionally, the City has number of motel units that would greatly benefit from having an affordable on-site employee housing. These units would alleviate the current lack of housing that many employees in Carmel face.

Pre-approved, standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard sizes.

As an incentive to motel and hotel owners to provide on-site affordable employee housing, the City will offer an additional motel/hotel room to offset loss of revenues for the business owners and to maintain visitor-serving coastal access.

The City will amend the Code as follows:

- Reflect current State ADU law in a timely manners as new relevant State laws are adopted during the planning cycle;
  - *Timeframe December 2024*
- Allow at least one on-site affordable employee housing unit in conjunction with one new hotel room per unit;
  - *Timeframe: December 2026*
- Develop pre-approved, standardized ADU plans.
  - *Timeframe: December 2028*

Quantified Objective: 36
Timeframe: December 2024-2028
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(*Formerly Program 3-5.3.c: Subordinate Units***)**

Program 1.3.E: Amend the A-2 Zoning District - AFFH

The Community and Cultural Center Zoning District, A-2, allows senior housing (55+) as a permitted use in addition to uses that provide cultural and community activities associated with the arts, education and recreation; however, development standards are not specified for the A-2 district and design review is required. The lack of development and design standards adds uncertainty and can significantly lengthen the development process. Amending the A-2 zoning district with clear setbacks, height, and objective design standards will add clarity and remove a development constraint. The City will amend the Municipal Code to include clear development standards for the A-2 zoning district to encourage affordable senior housing.

Quantified Objective: 33 senior housing units
Timeframe: December 2024
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(NEW)

Program 1.3.F: Manufactured Homes on a Foundation System

The City current permits manufactured homes on a foundation system on lots zoned for conventional single-family residential dwellings pursuant to State law Government Code 65852.3. Manufactured homes represent an affordable and cost-effective form of housing. The City will amend the Municipal Code to include manufactured homes as a permitted use in the R-1 zoning district subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.

Quantified Objective: 8 units
Timeframe: December 2024
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(NEW)

Policy 1.4: Improve Development Review and Approvals Processes

Program 1.4.A: Remove Use Permit requirement for multi-family development - AFFH

Multi-family and duplex housing units constitute approximately 13 percent of Carmel's housing stock. Multi-family housing up to 22 du/ac is a permitted use in the R-4, CC, SC, and RC Districts. Multi-family housing greater than 22 du/ac is a conditionally allowed use in all those same districts.

The Conditional Use Permit (CUP) for residential developments greater than 22 du/ac is a multi-family residential unit is a development constraint. Site design review is required for multi-family

projects and the CUP process adds limited value to the review process for projects of this size and scale. In order to lessen this regulatory constraint, the City will amend the Code to remove the CUP for multi-family developments up to 33 du/ac.

Quantified Objective: 50
Timeframe: December 2024
Responsible Party: Community Development Department
Funding Source: General Fund

(Formerly Program 3-2.1.d: Multi-Family Residential Development Review)

Program 1.4.B: Objective Design Standards - AFFH

The City currently lacks any adopted objective design guidelines. Detailed subjective design guidelines for single family residences and less detailed subjective design guidelines for commercial zones are in place. While the City's single-family design guidelines are being updated this year, objective design standards are not currently being developed. The less detailed design guidelines for the commercial zones creates a higher level of subjectivity for multi-family affordable projects.

The lack of Objective Design Standards poses a constraint to residential development. Guidelines that are subjective increase uncertainty and risk for housing developers. Objective Design Standards provide a measure of clarity that proposed developments will be measured against, and provide the community with assurance that developments will conform with measurable objective standards. The City will create Objective Design standards for multi-family affordable developments.

Quantified Objective: 50
Timeframe: December 2025
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(NEW)

GOAL H2 PROTECT AFFORDABLE HOUSING AND IMPROVE THE HOUSING STOCK

Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Commercial, R-1, and R-4 Districts.

Program 2.1.A: Incentives for Mixed-Use Development - AFFH

Providing additional development capacity of any type, increases project feasibility. In order to better incentivize affordable residential development, the City will amend the Municipal Code to

increase the provide floor area bonuses from 15 to up to 25 percent for projects that include housing for moderate-, low- and very-low-income households. Distribute informational materials outlining the floor area and other applicable incentives.

Quantified Objective: 20 moderate units
Timeframe: December 2024
Responsible Party: Community Planning and Building
Funding Source:

(Formerly Program 3-2.1.a)

Program 2.1.B: Permanent Housing - AFFH

Short-term rentals can provide valuable coastal visitor-serving access; however, units used as short-term rentals remove permanent housing from the City's housing stock. The City also has a significant percentage of the housing stock that remains vacant for part of the year due to second home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and squanders opportunities to correct the housing crisis, address diversity, and provide inclusive housing options to promote a vibrant and active community.

The City's ordinance prohibiting short-term, transient rentals and timeshares of residential dwellings in the R-1 District and allowing a limited number in commercial areas has successfully limited these uses and the City will continue to implement the ordinance. In an effort to address the high rate of second home ownership, the City will promote ADUs and JADUs on properties and will establish an Affordable Housing Trust Fund (see Program below).

Quantified Objective: 25 affordable units
Timeframe: June 2026
Responsible Party: Community Planning and Building and City Administrator
Funding Source: General Fund

(Formerly Program 3-4.1.a)

Program 2.1.C: Monitor Affordable Housing Stock - AFFH

The City will develop a City-managed Affordable Housing Oversight Program and continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. The program will formalize annual monitoring of the affordable housing stock throughout the city including in the coastal zone to ensure the affordable housing with the coastal

zone is being protected and provided as required by Government Code Section 65590. The City will updated its databases to better track data on the new construction, demolition, conversion and replacements housing units for low- and moderate-income households including the following:

- The number of new housing units approved for construction within the coastal zone;
- The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within or within three miles of the coastal zone;
- The number of existing residential dwelling units occupied by low- and moderate-income households required either within or three miles of the coastal zone that have been authorized to be demolished or converted; and
- The number of residential dwelling units for low- and moderate-income persons and families that have been required for replacement (of those units being demolished or converted) within or three miles of the coastal zone.

Quantified Objective: Monitor 60 housing units
Timeframe: June 2025
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Program 3-5.3.d: Monitor Affordable Housing Stock)

"I believe a vacancy tax should be proposed to the voters, which can go toward funding affordable housing. The City needs to frame affordable housing in a positive way. I feel like people's aversion to affordable housing in their communities is just a public relations failure."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

Program 2.1.D: Establish Affordable Housing Trust Fund - AFFH

The City currently relies on outside agencies and organizations to fund affordable housing projects which severely limits the City's ability to proactively fund affordable residential units or provide rehabilitation funds. In an effort to establish a funding source dedicated to affordability, the City will establish an Affordable Housing Trust Fund. Sources of funding could include a vacancy tax, Transit Occupancy Tax and/or transfer tax.

Quantified Objective: $1,000,000
Timeframe: June 2031
Responsible Party: City Administrator
Funding Source: General Fund

(NEW)

Policy 2.2: Preserve and protect the scale of established neighborhoods while encouraging property improvement.

Program 2.2.A: Historic Preservation Educational Programs

Cities have unique characteristics that develop over time. Carmel-by-the-Sea has a distinctive building style and form that existing residents cherish and serves to attract new residents and visitors. In an effort to continue to encourage improvements to the existing housing stock, the City will continue to promote education programs that improve public understanding of the City's rich cultural and design heritage, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources. The City will continue to use the Historic Building Code to facilitate residential rehabilitation of historic residences.

Quantified Objective: 50 rehabilitated historic units
Timeframe: December 2024
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Program 3-4.3.a: Neighborhood Preservation Educational Programs)

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Program 2.3.A: Preserve and Increase Second and Existing Third Floor Residential Uses - AFFH

The retail and office landscape is shifting and the City continues to experience retail and office vacancies. This shift represents an opportunity to the increase supply of housing including but not limited to housing over first-floor commercial uses, as a preferred development form in all Commercial Districts. The City will proactively work with property owners to encourage conversion of vacant existing second and third stories to affordable residential uses.

The City will continue to prohibit the conversion of existing second-floor residential floor space to commercial use and will require newly constructed floor space at the second floor to be used as residential units.

Quantified Objective: 10
Timeframe: December 2031
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-2.1.b)

Policy 2.4: Preserve the existing housing stock

Program 2.4.A: Housing Rehabilitation and Maintenance Information - AFFH

In order to stay habitable and energy efficient, all buildings need maintenance and when buildings fall into an extreme state of disrepair, a more comprehensive housing rehabilitation procedure is needed. Over the past few years, inflation and building supply chain issues have dramatically increased the cost of building materials. Labor costs have also risen significantly due to a shortage of skilled construction workers and ongoing cost-of-living increases. This results in very costly rehabilitation projects. In order to assist lower income property owners, the City will distribute information on the Inspection Services and Housing Rehabilitation programs and alternative ways of financing home repairs.

Quantified Objective: 5 rehabilitated units
Timeframe: June 3031
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Programs 3-1.1.a and 3-1.1.c Housing Rehabilitation and Housing Maintenance)

Program 2.4.B: Residential Inspection Services

Many times, property owners do not have the knowledge to identify structural deficiencies and repair needs. Updates and repairs to properties are imperative to maintain the City's housing stock in good condition. This is particularly important given the age of the City's housing. The City will continue to inspect residences in the community for structural deficiencies and repair needs through the building permit process.

Quantified Objective: 50 units inspected
Timeframe: June 2031
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Program 3-1.1.b: Residential Inspection Services)

GOAL H3 PROVIDE OPORTUNITIES FOR NEW AFFORDABLE AND OTHER SPECIAL NEEDS HOUSING

Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely-Low Income residents. Encourage the private sector to produce affordable housing.

Program 3.1.A: Mixed Use Affordable Housing - AFFH

The retail and office landscapes are shifting and this change represents an opportunity to encourage mixed-use developments (housing over first-floor commercial uses) as a preferred development form. The City will proactively work with property owners to incentivize upper-story housing opportunities, including the potential of allowing a third story when devoted to affordable housing subject to appropriate objective design standards, including the City's 30-foot height limit.

Quantified Objective: 10 upper-story housing project additions
Timeframe: June 2030
Responsible Party: Planning and Building Department
Funding Source: General Fund

Formerly 3-2.1.c: Incentives for Mixed Use Affordable Housing)

Program 3.1.B: Housing for Extremely-Low Income Households - AFFH

Providing housing units for Extremely-Low Income Households earning 30 percent or less of the Area Median Income (AMI) for Monterey County has proved challenging for the City. The City will continue to place specific emphasis on the provision of family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. The City will encourage development of housing for extremely-low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in State law.

"I'm pretty passionate about affordable housing and diversity. I think that's what makes a community, and we do lack it. I have kids that live in the community and go to Carmel High School, and I would like to see more of a social, economic, and age difference in our community, personally."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

The City also has programs to encourage the development of Accessory Dwelling Units, a portion of which are affordable to Extremely-Low Income Households and the City has funded a position through the General Fund to focus on long-range planning and housing needs.

Quantified Objective: 113
Timeframe: December 2031

Responsible Party: Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-5.4.b)

Program 3.1.C: Density Bonus - AFFH

Density bonuses can provide a significant incentive to build affordable housing units. By increasing the number of units permitted to be built on a property, the financial investment required to bring the development to fruition has a higher likelihood of a return. Given the high cost of materials, labor and borrowing costs, increasing the number of units can make the housing project financially feasible. The City will further review and revise applicable density bonus and bonus density ordinances to clarify the regulations and increase certainty of applicability.

Quantified Objective: 25
Timeframe: December 2024
Responsible Party: Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-5.4.a: Density Bonus)

Program 3.1.D: Reduced Entitlement and Development Fees - AFFH

Entitlement and development fees paid by project applicants assist in the City's ability to recover administrative and operating costs; however, these fees may have the unintended consequence of increasing the cost of housing. To encourage the development of affordable housing, the City will waive the parking in-lieu fees and reduce the planning entitlement fees by 25% for projects that provide affordable housing in commercial areas.

Quantified Objective: 25
Timeframe: December 2024
Responsible Party: Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-5.5.a: Reduced Entitlement and Development Fees)

Program 3.1.E: Reduced Parking Requirements - AFFH

Parking requirements increase costs to residential development and take up valuable space that can be used for housing. The City will continue to offer reduced parking requirements for affordable

housing developments. Additionally, the City will waive the in-lieu fees for projects with affordable units, clarify the program requirements in the Central Commercial zoning district, and reduce parking requirements in the R-4 and RC zoning districts

Quantified Objective: 25 units
Timeframe: December 2024
Responsible Party: Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-5.5.b: Reduced Parking Requirements)

Program 3.1.F: Expedited Processing Procedures - AFFH

Faster permit processing times reduce overall project timelines and allow a project to get to the construction stage in a timely manner. Reducing overall project timelines is critical during this inflationary period where materials and labor costs continue to rise. Additionally, supply chains still have not recovered to pre-pandemic levels and delays in processing can also result in delays in placing orders and receiving materials and securing labor. The City will continue to offer expedited review procedures for residential projects that include affordable housing units and will clarify and refine permit processing procedures for affordable housing to shorten processing procedures.

Quantified Objective: 187 affordable units
Timeframe: December 2024
Responsible Party: Planning and Building Department
Funding Source: General Fund

(Formerly Program 3-5.5.c: Expedited Processing Procedures)

Program 3.1.G: Affordable Housing Overlay Zoning District - AFFH

Overlay districts are zoning districts established by the City to carry out specific purposes. Overlay districts can be constraints to development, or they can be used as a tool to encourage certain types of development. Currently, the city does not have an overlay district to encourage affordable housing. An overlay that requires a minimum density of 33 du/ac for specific sites, including but not limited to, identified in the Site Inventory encourages a higher unit yield and improves the financially viability of the project by increasing the unit count. Minimum density is also a tool that works to ensure the limited available land in the City is used in an efficient manner and lower densities are avoided.

The City will craft an affordable housing overlay zone with a minimum density of 33 du/ac.

Additionally, sites listed in the Sites Inventory Appendix C, that were identified in the previous 5th cycle, and provide a minimum of 20% affordable units will be subject to an Overlay District enabling a By Right approval process per Government Code 65583.2(c). By Right means a jurisdiction shall not require:

- A Conditional Use Permit;
- A Planned Unit Development Permit;
- Design review other than Objective Development and Design Standards; or
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act "CEQA").

Quantified Objective 100 units
Timeframe: December 2024
Responsible Party: Community Planning and Development Department
Funding Source: General Fund

(NEW)

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

Program 3.2.A: Reasonable Accommodation Procedures - AFFH

A reasonable accommodation is any change, exception or adjustment to a rule, policy, practice or service that allows a person with a disability to have an equal opportunity to participate. Information on reasonable accommodation procedures will continue to be provided at City Hall and on the City's website. The City will evaluate and revise Policy C11-01, which describes procedures to provide reasonable accommodation and reduce permit fees for persons with disabilities in compliance with the provisions of SB 520, in an effort to remove any additional barriers and encourage those with disabilities to apply.

Quantified Objective: 8 applications
Timeframe: June 2031
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Program 3-5.1: Reasonable Accommodation Procedures)

Policy 3.3: Facilitate the provision of transitional and supportive housing in appropriate districts in the community.

Program 3.3.A: Zoning for Transitional and Supportive Housing - AFFH

State Bill 2, passed in 2007, revised housing element law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential dwellings of the same type in the same zone. The City will also amend the Municipal Code to clarify transitional and supportive housing is a permitted use in zoning districts that allow residential uses.

Quantified Objective: N/A
Timeframe: December 2024
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Program 3-5.8: Zoning for Transitional and Supportive Housing)

Program 3.3.B: Low-Barrier Navigation Centers - AFFH

AB101 (2019) provides a pathway to permanent housing for people experiencing homelessness. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. In order to comply with State law, the City will amend the Zoning Ordinance to include the definition for "Low Barrier Navigation Center" and will develop by right procedures for processing low barrier navigation centers.

Quantified Objective: N/A
Timeframe: December 2024
Responsible Party: Community Planning and Development
Funding Source: General Fund

(NEW)

GOAL H4 EXEMPLIFY SUSTAINABLE DEVELOPMENT AND ENERGY CONSERVATION

Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.

Program 4.1.A: Water Conservation - AFFH

Potable water remains scarce and highly regulated in the City and continues to be a limiting constraint to new development. In order to preserve the City's limited water allocation for new residential units, the City will continue to Enforce the Water Management Program, enhance the Water Distribution Policy, and provide information to the community on water conservation retrofits and best practices. In addition, provide information on and promote water conservation education through outreach and community engagement, and retrofit rebates provided by the Monterey Peninsula Water Management District.

Quantified Objective: Conserve water
Timeframe: June 2031
Responsible Party: Community Development and Building
Funding Source: General Fund

(Formerly 3-5.6.b Water Conservation)

Program 4.1.B: Energy Conservation and Green Building

Conserving energy to reduce stress on the electrical grid and reduce the effects of climate change, including increased wildfire risk and flooding to the community, is more evident than before. The city experienced significant power outages during the 2022-23 storms, adjacent areas were flooded, and the past few wildfire seasons have significantly impacted air quality and resulted in evacuations of neighboring communities. The City will continue to review applications for new construction and substantial alterations taking into consideration solar orientation and access to sunlight and will continue to require compliance with current state building standards for energy efficiency in all new homes. The City will update the website annually with related energy conservation and green buildings information to further disseminate information. The City also participates in the Community Wildfire Protection Program and is committed to implementing Program recommendations.

Quantified Objective: 100 units
Timeframe: June 2031
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Program 3-5.6.a: Energy Conservation and Green Building)

GOAL H5 PUBLICIZE HOUSING NEEDS AND RESOURCES

Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

Program 5.1.A: Fair Housing Services - AFFH

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City shall coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings such as the City's two libraries. The City shall also refer inquiries related to fair housing to these agencies and provide fair housing resources at outreach events.

Quantified Objective: 25 referrals/materials distributed
Timeframe: June 2031
Responsible Party: Community Planning and Development
Funding Source: General Fund

(Formerly Program 3-5.7)

Program 5.1.B: Section 8 Rental Assistance - AFFH

Created by the Housing and Community Development Act of 1978, the Housing Choice Voucher program, also known as Section 8, provides assistance to eligible low- and moderate-income families to rent housing in the private market. Eligibility for this program is based on the family's gross annual income and family size. The Section 8 rental assistance program is administered by the Housing Authority of Monterey County. The City will continue to facilitate use of the Section 8 program in the community by distributing information for the program at City Hall and the Library and making referrals to the Housing Authority.

Quantified Objective: 40 referrals/materials distributed
Timeframe: June 2031
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Program 3-5.3.b Section 8 Rental Assistance)

Program 5.1.C: Shared Housing Information - AFFH

Shared housing is another important tool to provide affordable housing units. Shared housing is generally more affordable because a portion of a residence is rented as opposed to an entire unit. Shared housing can also financially help low-income individuals who own their homes and alleviate loneliness. Benefits to low-income individuals include provision of safe and secure affordable housing in a high-cost market. The City will continue to distribute informational materials from the Monterey County Housing Authority and the Carmel Foundation, display information at City Hall and other public buildings and posted on the City's website. The City will also seek out other Shared Housing providers and resources to expand this housing option.

Quantified Objective: 80 referrals/website visits
Timeframe: June 2031
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Program 3-5.2: Shared Housing Information)

Policy 5.2: Promote public awareness and foster pride in the history of the village.

Program 5.2.A: Support Community Organizations - AFFH

Community organizations play a pivotal role to provide outreach and services to those facing housing issues. The City will continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement including but not limited to the Carmel Residents Association, the Carmel Foundation and Carmel Cares. The City will develop partnerships with these organizations to promote neighborhood enhancement programs, conduct and improve outreach and education, and solicit community input.

Quantified Objective: N/A
Timeframe: June 2031
Responsible Party: Community Planning and Building
Funding Source: General Fund

(Formerly Program 3-4.2.b)

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3.0 Overview of Housing Needs and Constraints

3.1 Introduction

This chapter summarizes housing needs and constraints in the City of Carmel-by-the-Sea. The analysis of housing needs primarily utilizes U.S. Census, ACS 5-Year 2019 Estimate data. For a detailed analysis of housing needs, please see Appendix A— Housing Needs & Fair Housing Report. Also, for a detailed analysis of governmental and non-governmental constraints, please see Appendix B—Housing Constraints.

3.2 Overview of Housing Needs

The following section provides an overview of demographic information, household and housing stock characteristics, and special housing needs in Carmel-by-the-Sea.

Population Growth

Table 3-1 shows the population projections between 2015 and 2045 according to the Association of Monterey Bay Area Governments (AMBAG) 2022 Regional Growth Forecast. In Carmel-by-the-Sea, the population is forecast to grow by approximately three (3) percent between 2015 to 2045. This reflects 11 percent less than the County, one (1) percent more than Pacific Grove, and 56 percent less than Del Rey Oaks. Population growth forecasts provide critical insight to the future demands of communities in terms of housing needs, employment, and more.

Table 3-1 Population Growth Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015-2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	%
Monterey County	430,310	441,143	452,761	467,068	476,028	483,884	491,443	61,133	14%
Carmel-by-the-Sea	3,854	3,949	3,946	3,954	3,964	3,974	3,984	130	3%
Del Rey Oaks	1,663	1,662	1,693	1,734	1,859	2,330	2,650	987	59%
Pacific Grove	15,460	15,265	15,290	15,395	15,530	15,676	15,817	357	2%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

Age Characteristics

In 2010, Carmel-by-the-Sea's predominant age group was individuals between 65 and 74 years of age (19 percent). Between 2010 and 2019, the general age of the population began slowly increasing, with the most populous age groups in the City being individuals between 55 and 84 years of age. The City's median age has changed little since 2010, ranging from 56 in 2010, 54 in 2015, and 59 in 2019. Overall, the City's aging trend suggests a demand for housing geared toward middle-aged to senior groups.

Table 3-2 shows that Carmel-by-the-Sea's most populous age group in 2019 was individuals 65 to 74 years of age (21 percent). Compared to the County and neighboring cities, Carmel-by-the-Sea has the largest 55 to 85+ age group (43 percent) followed by Pacific Grove (27 percent), Del Rey Oaks (23 percent), and the County (13 percent).

Table 3-2 Population Age Distribution by Jurisdiction, 2019

Jurisdiction	Population Age									
	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Monterey County	7.3%	14.8%	14.3%	14.4%	13.0%	11.8%	11.1%	7.7%	3.6%	1.9%
Carmel-by-the-Sea	1.4%	9.7%	1.4%	8.1%	10.6%	11.4%	14.3%	21.3%	14.9%	7%
Del Rey Oaks	5.7%	8.3%	5.7%	12.6%	12.5%	13%	18.9%	15.9%	4.4%	2.9%
Pacific Grove	3.5%	12.2%	8.5%	10.0%	10.4%	13.3%	14.7%	16.5%	6.6%	4.3%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Race and Ethnicity Characteristics

When comparing the City and the County, non-Hispanic White and Hispanic or Latino populations are the most represented; however, the County presents more diversity than Carmel-by-the-Sea. Non-Hispanic White individuals comprise 87 percent of Carmel-by-the-Sea's population followed by Hispanic or Latino (8 percent) and Asian populations (5 percent). In contrast, the County's largest population is Hispanic or Latino individuals (60 percent) followed by non-Hispanic White (31 percent). The City has no populations identifying as American Indian or Alaska Native or Native Hawaiian or Other Pacific Islander. Black or African American non-Hispanic individuals represent less than 1 percent of the City's population.

Table 3-3 provides a comparison of racial and ethnic composition by jurisdiction. In 2019, Carmel-by-the-Sea (87 percent) and the neighboring City of Pacific Grove (83 percent) had the largest non-Hispanic White populations compared to Del Rey Oaks (75.5 percent) and the County (30.8 percent). Compared to surrounding cities and the County, Carmel-by-the-Sea had the lowest Asian population (5 percent). Overall, Carmel-by-the-Sea is the least diverse when compared to the County and the neighboring cities of Del Rey Oaks and Pacific Grove.

Table 3-3 Population by Race by Jurisdiction, 2019

Jurisdiction	American Indian or Alaska Native	Asian, alone	Black or African American, Non-Hispanic	White, Non-Hispanic	Some Other Race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Monterey County	0.2%	5.5%	2.5%	30.8%	0.1%	60.3%	0.5%
Carmel-by-the-Sea	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%
Del Rey Oaks	0.0%	7.1%	2.5%	75.5%	0.0%	13%	0.3%
Pacific Grove	0.2%	5.8%	1.0%	82.8%	0.0%	10.3%	0.1%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019, ACS 5-Year Estimates, 2019

Between 2010-2019, Carmel-by-the-Sea's population composition experienced fluctuations in nearly all populations, and by 2019 saw a decline in each population except non-Hispanic White. In 2015, the non-Hispanic White population experienced a two (2) percent decrease in size, while the Asian and Hispanic or Latino populations increased two (2) percent and three (3) percent, respectively. In 2019, Carmel-by-the-Sea experienced a seven (7) percent increase in the non-Hispanic White population, and a decline in both the Asian and Hispanic or Latino populations by four (4) percent and three (3) percent, respectively. Since 2015, population levels have remained less than one (1) percent for Black or African American, American Indian or Alaska Native, Native Hawaiian and Other Pacific Islander populations in Carmel-by-the-Sea.

Racially or Ethnically Concentrated Areas of Poverty and Affluence

A Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and a Racially Concentrated Area of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods.

The City of Carmel-by-the-Sea is not considered a R/ECAP nor is the City considered an RCAA. As highlighted previously, Carmel-by-the-Sea does not have a majority-minority population and thus cannot be labelled as a R/ECAP. According to the HCD AFFH Data Viewer, less than or equal to 20 percent of the City's population is non-White. Though Carmel-by-the-Sea's percentage of exclusively White population and AMI are higher than the county-wide average, the median income in the City is not high enough for the jurisdiction to be considered an RCAA. This could be a reflection of the high vacancy rate (over 50%) which could be explained by the high rate of second home (seasonal use) homeownership in the City.

Employment

According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea was projected to experience an employment growth of 17 percent (562 new jobs) between 2015-2045. Table 3-4

shows the employment growth forecast for Carmel-by-the-Sea, the County, and neighboring cities. This projected employment growth mirrors the County (17 percent) and is 4 percent higher than Pacific Grove (13 percent), but reflects one (1) percent lower than Del Rey Oaks (18 percent). This projected increase in job growth presents an opportunity for cities to construct additional housing options for the existing and future workforce.

Table 3-4 Employment Growth Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015 - 2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	Percent
Monterey County	225,268	243,015	245,054	249,613	253,918	258,553	263,437	38,169	17%
Carmel-by-the-Sea	3,353	3,566	3,593	3,674	3,752	3,833	3,915	562	17%
Del Rey Oaks	705	748	753	774	794	815	834	129	18%
Pacific Grove	7,470	8,016	8,061	8,152	8,244	8,343	8,445	975	13%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

According to U.S. Census Bureau data reported in a Housing Feasibility Study for the City of Carmel-by-the-Sea by ECONorthwest,[1] a mere 2.6 percent of workers live and work in Carmel-by-the-Sea, while approximately half of all workers live within 10 miles of the City and 26 percent commute from more than 25 miles away.[2] Concentrations in hospitality and leisure services may create obstacles for local workers that earn lower-incomes and cannot afford to live in the community. Such imbalances of jobs to housing impacts an individual's ability to integrate into the community due to long distance travel, excessive costs of travel, and reduced personal time.

Table 3-5 provides a breakdown of unemployment rates for Carmel-by-the-Sea, the County, and neighboring cities. Compared to the County and neighboring cities, Carmel-by-the-Sea has the lowest unemployment rate with less than 1 percent of unemployed residents. This indicates an approximate 4.8 percent less than the County, 5 percent less than the Del Rey Oaks, and 3.8 percent less than Pacific Grove.

"I know, being an artist in this town and a gallery owner, that many of our artists cannot afford to live in Carmel. And that is the very heartbeat of where this town was really rooted from."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

[1] ECONorthwest, Housing Feasibility Study, 2023
[2] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Table 3-5 Unemployment Rate, Carmel-by-the-Sea, 2019

Jurisdictions	Unemployment Rate
Monterey County	4.9%
Carmel-by-the-Sea	0.1%
Del Rey Oaks	5.1%
Pacific Grove	3.9%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Household Characteristics

Table 3-6 provides an overview of the projected housing units needed in Monterey County, Carmel-by-the-Sea, and neighboring cities, Del Rey Oaks and Pacific Grove.[3] Carmel-by-the-Sea is forecast to have a household growth of approximately one (1) percent by 2045 – an increase of 42 housing units. Compared to the County, this reflects 18 percent less projected growth and two (2) percent less growth than Pacific Grove. Of the neighboring cities, the City of Del Rey Oaks has the highest projected increase in housing unit growth at 61 percent.

Table 3-6 Housing Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015 - 2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	Percent
Monterey County	139,177	141,764	146,716	153,852	159,100	162,612	165,328	26,151	19%
Carmel-by-the-Sea	3,417	3,437	3,437	3,442	3,450	3,453	3,459	42	1%
Del Rey Oaks	741	741	762	809	848	1,052	1,195	454	61%
Pacific Grove	8,184	8,201	8,214	8,267	8,336	8,400	8,463	279	3%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

Household Type and Size

In Carmel-by-the-Sea, the largest household type was married-couple family households (47 percent) followed by single-person households (40 percent). This is consistent with the County and neighboring cities. Carmel-by-the-Sea has the lowest percentage of female-headed households (6 percent) compared to the County (13 percent), Del Rey Oaks (7 percent), and Pacific Grove (9 percent).

[3] Source: AMBAG Regional Growth Forecast, 2022

Carmel-by-the-Sea's largest household type according to size is two-person households (42 percent) followed by one-person households (40 percent). This is consistent with married-couple family households remaining the largest household type since 2010 followed by single-person households. This reflects a demand for affordable housing units appealing to married-couple and single-person households.

Household Income

In Carmel-by-the-Sea, above moderate-income households make up the majority of households in the City (62 percent) followed by lower-income households (28 percent). Table 3-7 shows households by income category in Carmel-by-the-Sea. Approximately seven (7) percent of households in Carmel-by-the-Sea identify as extremely low-income.

Table 3-7 Households by Income Category, Carmel-by-the-Sea, 2019

Income Category (% of County MFI)	Households	Percent
Extremely Low-Income (30% MFI or less)	140	7%
Very Low-Income (30-50% MFI)	170	9%
Low-Income (50-80% MFI)	235	12%
Moderate-Income (80-100% MFI)	185	10%
Above Moderate-Income (>100% MFI)	1,200	62%
Total	1,930	100%

SOURCE: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2015-2019

In 2019, Carmel-by-the-Sea's median household income was $98,188 – approximately $27,173 higher than the County ($71,015)[4]. The City of Del Rey Oaks had the second highest median household income at $95,000 followed by Pacific Grove at $88,250. Understanding Carmel-by-the-Sea's median household income determines what income category households identify with and what affordability levels look like for the community.

The household income characteristics in Carmel-by-the-Sea reveal a demand for the development of more affordable housing options that appeal to both lower-income and above-moderate households.

Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a City and region. Generally, renters may be displaced more quickly if prices increase.

[4] U.S. Census Bureau ACS 5-Year Estimate, 2019

In Carmel-by-the-Sea, the housing stock includes 828 renter-occupied housing units and 1,099 owner-occupied housing units. Table 3-8 shows housing units by type and tenure in Carmel-by-the-Sea. When analyzing housing unit type in tandem with tenure, the majority of all housing units are single-family detached (87 percent), of which 17 percent are renter-occupied and 32 percent are owner-occupied.

Table 3-8 Housing Units by Type and Tenure, Carmel-by-the-Sea, 2019

Tenure	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Renter-Occupied	568	69%	19	2%	221	27%	20	2%	828
Owner-Occupied	1,076	98%	0	0%	23	2%	0	0%	1,099

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Homeownership rates often vary considerably across race/ethnicity in the Monterey Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Monterey Bay Area communities.

Tenure by race varies some in Carmel-by-the-Sea as the majority of all households are non-Hispanic White (87 percent), of which 58 percent are owner-households and 42 percent are renter-households. Hispanic or Latino households (8 percent) makeup the second largest population in Carmel-by-the-Sea, of which 72 percent are owner-households and 28 percent are renter-households. Less than 1 percent of Black or African American, Native Hawaiian or Other Pacific Islander, and American Indian or Alaska Native households are represented in the City's housing market.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Carmel-by-the-Sea, 98 percent of households in detached single-family homes are homeowners, while 2 percent of households in multifamily housing are homeowners.

Displacement

Because of increasing housing prices, displacement is a major concern in the Monterey Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

According to the California Department of Housing and Community Development (HCD) AFFH Data Viewer and the Urban Displacement Project 2022 estimates, Carmel-by-the-Sea renter-occupied households earning between 0-80 percent AMI are at low risk of potential displacement or gentrification in the northern region of the City.

Disproportionate Housing Needs

Overcrowding

Understanding the prevalence of overcrowded households within a community helps determine the need for affordable and adequately sized housing units for the community. Overcrowding is defined as a household with more than one occupant per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding may occur due to a lack of available affordable and/or adequately sized housing units. Cultural norms and customs combined with low-income or lack of adequately size housing units can result in overcrowding too.

In Carmel-by-the-Sea, the majority of households (94 percent) do not experience overcrowding. Six (6) percent of households in Carmel-by-the-Sea are severely overcrowded and zero percent are moderately overcrowded. When analyzing overcrowding by tenure, 10 percent of renter-occupied households experience severe overcrowding compared to two (2) percent of owner-occupied households. Monterey County has an eight (8) percent higher rate of overcrowding than Carmel-by-the-Sea.

Cost Burden

According to HCD, overpayment or cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing; severe overpayment or severe cost burden is measured as households spending 50 percent or more of their gross income for housing.

The cost burden rates of owners and renters in a community provide insight to housing needs such as, the affordability of the local housing market and the availability of housing units that accommodate household needs like size and housing type. Additionally, federal and state agencies examine cost burden to determine a community's need for housing assistance.

In Carmel-by-the-Sea, 23 percent of households are cost burdened and 23 percent are severely cost burdened, while the County has a cost burden rate of 22 percent and a severe cost burden rate of 18 percent. It is important to relate Carmel-by-the-Sea's 46 percent total cost burden to the 10 percent of renter households experiencing overcrowding, as these may be indicators of an unaffordable and homogenous local housing market.

When analyzing cost burden by tenure, renter and owner households experience similar levels of cost burden. Renter-occupied households experience 24 percent cost burden and 23 percent severe cost burden (47 percent total), whereas owner-occupied households experience 23 percent cost burden and 22 percent severe cost burden (45 percent total).

Neighborhoods

All Carmel-by-the-Sea residents live in neighborhoods identified as "Highest Resource" areas by State-commissioned research, while none live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.[5]

Special Needs Groups

Extremely Low-Income Households and Poverty Status

Extremely low-income households are those that earn less than 30 percent of the median family income (MFI). Very low-income households are those that earn 50 percent of less of the MFI.

The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 310 extremely low- and very low-income households living in Carmel-by-the-Sea. There are approximately 140 extremely low-income households in Carmel-by-the-Sea, 100 of which are owner-occupied households and 40 extremely low-income renter-occupied households.

In Carmel-by-the-Sea, 62 percent of households make more than 100 percent of the Area Median Income (AMI),[6] compared to 7 percent making less than 30 percent of AMI, which is considered extremely low income. In Monterey County, 30 percent AMI is the equivalent to the annual income of $21,305. Many households with multiple wage earners, including food service workers, full-time students, teachers, farmworkers and healthcare professionals, can fall into lower AMI categories due to relatively stagnant wages in many industries.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In Carmel-by-the-Sea, the largest proportion of both renters and homeowners fall in the Greater than 100 percent of AMI group. Lower-income owner-occupied households as a whole (0-80 percent of AMI), makeup 16 percent of households and renter-occupied households makeup 13 percent of households.

"We can't allow cities and counties to export their poverty. Every community has to be responsible for the sum total of its parts and every community has low-income people."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

[5] For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.[7] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Carmel-by-the-Sea, Black or African American residents experience the highest rates of poverty (50 percent), followed by Hispanic or Latinx residents (13 percent).

Seniors

Seniors are identified as individuals 65 years and older. Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

In Carmel-by-the-Sea, senior households makeup 43 percent of all households, of which 15 percent rent their homes. Similarly, the County and neighboring cities' senior households primarily own their homes. The majority of Carmel-by-the-Sea senior households earn a yearly income of $200,000 or more (14 percent). However, an estimated 61 percent of senior households earn less than the City's median household income ($98,188).

People with Disabilities

Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

Overall, 12 percent of people in Carmel-by-the-Sea have a disability of some kind. Of the 12 percent of people with a disability, approximately less than 70 individuals have a developmental disability.[8] Of the individuals in Carmel-by-the-Sea with a developmental disability, less than 31 are children (i.e., under the age of 18) and less than 36 are adults. The most common living arrangement for individuals with disabilities in Carmel-by-the-Sea is the home of a parent/family/guardian.[9]

[7] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute.*
[8] California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2021).
[9] California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).

Large Households

Large households are defined as households of five (5) or more individuals. Large households often have different housing needs than smaller households. Household income and local housing markets can greatly impact a household's ability to afford adequately sized housing. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. Similarly, large households may experience overpayment as a result of a high housing market and limited availability.

Carmel-by-the-Sea has 70 large households of which 57 percent are renter-occupied households. Renter-occupied households makeup the majority of all 3-5+ person households. This combined with a total cost burden rate of 46 percent for renter-occupied households, suggests it is likely that large households in Carmel-by-the-Sea may experience overcrowding and/or overpayment.

Single-Parent Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Carmel-by-the-Sea, female-headed family households make up 75 percent of single-parent households and male-headed households makeup 25 percent. This is consistent with the County and neighboring cities. In 2019, there were no single-parent households that fell in the Below Poverty Level category in Carmel-by-the-Sea.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

According to the California Employment Development Department, the average farm worker (Farming, Fishing, and Forestry Occupation) in Monterey County earned a median annual income of $29,901. This annual income places each individual or household in the very low-income bracket for Carmel-by-the-Sea. Additionally, this limited income may be significantly impacted by employment status (permanent or seasonal).

There are no agriculture uses within the City of Carmel-by-the-Sea. Nonetheless, Carmel-by-the-Sea shares the responsibility for farmworker housing as farmworkers may work within 75 miles of agricultural land uses (including dairy, vineyards and produce) and the City is within 75 miles of these uses.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

In Monterey County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 83 percent are unsheltered. Forty-five (45) percent of homeless households with children are unsheltered. In Carmel-by-the-Sea, the number of households experiencing homelessness has decreased between 2017 to 2022 from 16 persons to one (1), respectively.

Housing Stock Characteristics

Housing Growth

The number of new homes built in the Monterey Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. In 2019, Carmel-by-the-Sea had 3,832 housing units, an approximate 6 percent increase from the 3,606 units that existed in 2010. This reflects 4 percent more growth than Monterey County during the same period.

Between 2015 and 2022, 18 housing units were issued permits in Carmel-by-the-Sea which represents 58 percent of the RHNA number of 31 units assigned in the 5th Cycle Housing Element. Table 3-9 shows housing permits by income group in Carmel-by-the-Sea. Of the 18 housing units permitted, all were for above moderate-income.

Housing Type

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing," including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units. These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Table 3-9 Housing Permits by Income Group, Carmel-by-the-Sea, 2015-2021

Income Group	Number	Percent of RHNA
Very Low-Income Permits	0	0.0%
Low-Income Permits	0	0.0%
Moderate-Income Permits	0	0.0%
Above Moderate-Income Permits	18	58.0%
Total	18	58.0%

SOURCE: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2022).
NOTE: Universe: Housing permits issued between 2015 and 2022. Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50 percent of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50 percent and 80 percent of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80 percent and 120 percent of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120 percent of the Area Median Income for the county in which the jurisdiction is located.

It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2019 Carmel-by-the-Sea's mix of housing types was as follows:

- 87 percent of homes were single-family detached;
- 10 percent were multifamily;
- 2 percent were mobile homes; and
- 1 percent were single-family attached.

Chapter 2 of the Housing Element includes programs to expand the variety of housing types available in Carmel-by-the-Sea.

Housing Availability

Compared to the County and neighboring cities, Carmel-by-the-Sea has the highest vacancy rates at 50 percent. Table 3-10 shows vacant housing units by type in Carmel-by-the-Sea. From 2010 to 2019, the City has experienced a stable vacancy average of 51 percent as a result of tourism and second-home ownership. Eighty (80) percent of Carmel-by-the-Sea's vacant units are for seasonal, recreations, or occasional (second home) use, aligning with the 51 percent average vacancy trends. This creates a significant barrier for current and potential residents to enter the local housing market and squanders opportunities to correct the housing crisis, address diversity, and provide inclusive housing options to promote a vibrant and active community.

"One way to increase the stock of people living here is to rent out empty houses and put disincentives on them for not renting."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

The House Element includes programs to address the high vacancy rate related to occasional (second home) use. All policies and programs can be found in Chapter 2 of the Housing Element.

Table 3-10 Vacant Housing Units by Type, Carmel-by-the-Sea, 2019

Housing Unit Type	Estimate	Percentage
For rent	96	5%
Rented, not occupied	12	1%
For sale only	11	1%
Sold, not occupied	49	3%
For seasonal, recreational, or occasional use	1,522	80%
For migrant workers	0	0%
Other vacant	215	11%
Total	1,905	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Displacement

Because of increasing housing prices, displacement is a major concern in the Monterey Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

According to the California Department of Housing and Community Development (HCD) AFFH Data Viewer and the Urban Displacement Project 2022 estimates, Carmel-by-the-Sea renter-occupied households earning between 0-80 percent AMI are at low risk of potential displacement or gentrification in the northern region of the City. Displacement risk data is insufficient for the central and southern regions of the City.

Housing Costs and Affordability

Housing costs reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Monterey Bay Area, the costs of housing have been steadily increasing since 2000, besides a decrease during the Great Recession.

A diversity of homes at all income levels creates opportunities for all Carmel-by-the-Sea residents to live and thrive in the community. The following represent current housing costs in Carmel-by-the-Sea:

- Ownership: The median home value was estimated to be $2,070,835 in 2022. Home prices increased by 59 percent from 2019 to 2022 This reflects a 20 percent higher increase than the County, which is similar to neighboring cities.[10]
- Rental Prices: As of 2023, the average rent for an apartment in Carmel-by-the-Sea ranged from $2,200 (studio) to $5,459 (three bedrooms).[11]

Table 3-11 reports the maximum monthly housing costs affordable to households according to income group in Monterey County. Income groups are based on the HCD 2022 State Income Limits Report, which considers housing affordable assuming a household can pay up to 30 percent of its monthly income toward housing.

Table 3-11 Housing Affordability, Carmel-by-the-Sea, 2022

Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Extremely Low (0-30% AMI)			
One Person	$23,900	$598	$100,340
Two Person	$27,300	$683	$114,614
Three Person	$30,700	$768	$128,889
Four Person	$34,100	$853	$143,163
Very Low (30-50% AMI)			
One Person	$39,800	$995	$167,093
Two Person	$45,500	$1,138	$191,024
Three Person	$51,200	$1,280	$214,954
Four Person	$56,850	$1,421	$238,675
Low (50-80% AMI)			
One Person	$63,700	$1,593	$267,433
Two Person	$72,800	$1,820	$305,638
Three Person	$81,900	$2,048	$343,843
Four Person	$91,000	$2,275	$382,048
Moderate (80-120% AMI)			
One Person	$75,650	$1,891	$317,603
Two Person	$86,500	$2,163	$363,155
Three Person	$97,300	$2,433	$408,497
Four Person	$108,100	$2,700	$453,839

SOURCE: California Department of Housing and Community Development, State Income Limits, 2022, Monterey County

[10] Zillow Home Value Index, December 2019-2022
[11] Zillow Rental Price Index, March 2023

As discussed earlier, the median home price in Carmel-by-the-Sea in December 2022 was $2,070,835 which is only affordable to above moderate-income households earning approximately $495,000 annually or more (62 percent of Carmel-by-the-Sea households are categorized as above moderate-income).

3.3 Governmental and Non-Governmental Constraints

Housing development is affected by government regulations and other non-governmental forces, such as the cost of land and building materials and the availability and cost of housing loans. Housing elements are required to investigate the impact of these constraints as they present themselves in the city for which the housing element is being prepared. This subsection provides a brief overview of governmental and non-governmental constraints in the City. Please see Appendix B for a full discussion of housing constraints.

Summary of Governmental Constraints

The governmental constraints to the development of affordable housing in Carmel-by-the-Sea are summarized below.

Location in the Coastal Zone

Carmel-by-the-Sea is located in the California Coastal Zone and is therefore subject to a host of regulations that are not present in communities outside the Coastal Zone. The presence of additional land use regulation via the Local Coastal Program, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed

Most of the recent remedies brought forward by the California legislature to facilitate housing development are either outright inapplicable in the Coastal Zone (SB 35) or are secondary to California Coastal Commission policies that protect habitat resources (SB 9).

Conversion of Motels for Multi-Family Housing (Opportunity)

The City will explore the development of a program to allow the transfer of development rights of hotels and motels located in the R-1 zoning district to the commercial zoning district. This might allow older motels to convert to multi-family housing and thereby provide a new source of affordable housing in the community.

Accessory Dwelling Units

The City of Carmel-by-the-Sea last updated it ADU ordinance in 2017, and therefore the City's regulations addressing ADUs are out of date. The City has included a new program in this 6th Cycle Housing Element to revise its Zoning Code to be consistent with ADU and JADU state law, incentivize manager's units in existing hotels and motels and develop standardized ADU plans.

Manufactured Homes and Mobile Homes

A new program to amend the Municipal Code to clarify that manufactured homes and mobile homes are allowed as a permitted use in the R-1 zoning district is included in the Housing Element.

Multi-Family Housing

Currently, the City allows multi-family housing without a conditional use permit (CUP) at densities up to 22 dwelling units per acre. In order to provide additional incentive to build multi-family housing, the City will amend the Code to remove the CUP for multi-family developments up to 33 du/ac.

Transitional and Supportive Housing

The 6th Cycle Housing Element includes a program to update the Municipal Code to further clarify that transitional and supportive housing in the R-1 and R-4 zoning district are permitted uses.

Low Barrier Navigation Centers

A program has been included in the element to develop by-right procedures for processing low-barrier navigation centers.

Development Standards for Senior Housing

A program is included to address the lack of development standards in the A-2 zone in order to provide greater clarity and certainty to guide and future development design.

Lack of Water Resources

The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

"You have a water allocation from the Water Management District. You also have a record from Cal-Am of uses, and all these absentee houses are not using any water.

So, that difference could be used for affordable housing."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

Non-Governmental Constraints

In terms of non-governmental constraints, the availability of land and land costs will remain a constraint to affordable housing, and programs to use publicly-owned lands—such as City-owned land—can make a difference. The cost of construction and construction materials is also a constraint, and to the degree that the City can subsidize affordable housing projects with available funds dedicated to housing, this too can make a difference.

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4.0 Housing Sites Inventory

4.1 Introduction

The Association of Monterey Bay Area Governments' forecasts that the two-county Monterey Bay Area will add 32,867 new households between 2020 and 2045[1]. For the eight-year time frame covered by this Housing Element Update, HCD has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Monterey Bay Area must plan compared to previous cycles.

4.2 Regional Housing Needs Allocation

AMBAG adopted its *Final 6th Cycle Regional Housing Needs Allocation Plan 2023-2031* in October 2022. Carmel-by-the-Sea-by-the-Sea's share of the regional housing need for the eight-year period from 2023 to 2031 is 349 units, which is a 1,125 percent increase over the 31 units required by the 2014 to 2023 RHNA. The housing need is divided into the four income categories of housing affordability. Table 4-1 shows Carmel-by-the-Sea-by-the-Sea's RHNA for the planning period 2023 – 2031.

[1] Final 2022 Regional Growth Forecast, AMBAG, November 18, 2020

Table 4-1 Carmel-by-the-Sea-by-the-Sea's Regional Housing Needs Allocation 2023–2031

Income Group	Carmel-by-the-Sea-Units	Percent	Monterey County Units	Percent	Monterey Bay Area Units	Percent
Extremely Low Income (<30% of AMI)	57	16.3%	2.206	10.9%	3,934	11.8%
Very Low Income (<50% of AMI)	56	16.0%	2,206	10.9%	3,934	11.8%
Low Income (50%-80% of AMI)	74	21.2%	2,883	14.2%	5,146	15.5%
Moderate Income (80%-120% of AMI)	44	12.6%	4,028	19.8%	6,167	18.5%
Above Moderate Income (>120% of AMI)	118	33.9%	8,972	44.2%	14,093	42.4%
Total	349	100.0%	20,295	100.0%	33,274	100.0%

SOURCE: AMBAG 2021

NOTE: The Association of Monterey Bay Area Governments (AMBAG) Executive Board adopted the 2023-2031 Regional Housing Needs Allocation Plan (RHNA) on October 12, 2022 (Resolution No. 2022-24). The plan was approved by the California Housing and Community Development on November 8, 2022.

4.3 Site Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development from 2023-2031 in order to accommodate Carmel-by-the-Sea-by-the-Sea's remaining RHNA of 349 units. The City doesn't build the housing but creates the programs and policies within its control to plan for where housing can be developed and how many units can be on the sites. This inventory only lists sites that are likely to be developed during this housing element period.

The City has identified 35 sites capable of accommodating 283 housing units. In addition, the City has developed a program of new incentives for the 46 hotel owners in the community to house lower-income employees in existing hotel rooms. Finally, the City has an active accessory dwelling unit program that is capable of providing additional lower-income housing. Together, these housing resources have the potential to accommodate 401 housing units across all income levels (approximately 115 percent of Carmel-by-the-Sea's RHNA). Table 4-2 provides an overview of Carmel-by-the-Sea's housing resources for the 2023-2031 planning period. For a detailed analysis of Carmel-by-the-Sea's housing resources, please see Appendix C.

Table 4-2 Overview of Housing Sites Inventory Sites

Housing Resource	Very Low-Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity
Total	115	84	75	127	401
RHNA*	113	74	44	118	349
Difference	2	10	31	9	52
Percent of RHNA	101%	113%	170%	108%	115%

SOURCE: City of Carmel-by-the-Sea-by-the-Sea; EMC Planning Group Inc.
NOTE: *Adjusted as shown in Table 4-2, above.

4.4 Summary and Conclusions

The vacant and underutilized sites, converted hotel rooms, and accessory dwelling units identified in this report are sufficient to accommodate approximately 115 percent of the City of Carmel-by-the-Sea-by-the-Sea's Regional Housing Needs Allocation for the 6th Cycle planning period. This 15 percent "cushion" is highly recommended because of the state's no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The "cushion" essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report have existing uses that would need to be demolished or remodeled to accommodate new housing.

Nonetheless, for communities like Carmel-by-the-Sea-by-the-Sea that are largely built out and surrounded on all sides by other communities, redevelopment and densification is the only practical solution to providing its share of housing for the Monterey Bay Area RHNA. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land. To offset these constraints, City Officials have proposed a "Housing Priority Overlay Zone" to facilitate redevelopment and/or intensification of uses on sites included in the City's housing sites inventory (see Table C-3, Appendix C). This overlay zone allows for housing development by right (objective design and development standards apply), minimum density, and otherwise overrides the development standards of the base district to ensure that the number and types of units identified in the housing sites inventory can be achieved.

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5.0 Energy Conservation and Reduction of Greenhouse Gas Emissions

5.1 Introduction

This chapter summarizes opportunities for energy conservation and the reduction of Greenhouse Gas emissions in the construction of housing in the City of Carmel-by-the-Sea.

5.2 Opportunities for Energy Conservation and Reducing Greenhouse Gas Emissions

The City adopted a Climate Adaption Plan (CAP) and Climate Action Plan on August 2, 2022. The documents which identify goals, policies and actions that seek to contribute to increasing resilience to climate change in Carmel. The CAP includes a policy to minimize health impacts of climate change that includes the following actions that address energy conservation and reducing greenhouse gases:

- **Invest in Improving Resilience in Critical Facilities**. Invest in sustainable backup power sources to provide redundancy and continued services for critical facilities, including City Hall, Carmel Police Department, Carmel Fire Department, the Libraries, and assisted living facilities, in the event of a power outage triggered by a climate event.
- **Conduct a Feasibility Study for Existing Building Electrification and Back-up Power.** Perform an electrification feasibility study/existing building analysis in order to understand the potential for, and associated costs of, electrification retrofitting, including heat pumps, along with on-site energy generation and battery storage to provide a more resilient back-up power supply. Establish a plan for reducing or eliminating natural gas from existing buildings, potentially through a reach code, and building resilience to potential electrical grid shutoffs.
- **Improve Resilience in Existing Building Stock.** Develop a program for identifying funding and incentives to weatherize residential and commercial buildings that addresses severe weather protection, energy efficiency, indoor air quality improvements, and other housing improvements. Include an outreach campaign as part of this program to advertise the benefits of weatherizing and electrifying buildings.

- **Promote Funding Opportunities**. Work with partners like 3CE and PG&E to identify and promote potential resilience opportunities and accessible funding and financing mechanisms to pay for building electrification, weatherization, and battery backups.

State Regulations

The City requires compliance with Title 24 of the California Code of Regulations on the use of energy efficient appliances and insulation. Through compliance with Title 24, new residential development has reduced energy demand particularly when contrasted with older building stock.

Providing energy conservation opportunities to residents who reside in less energy efficient residential units can ultimately lead to a reduction in utility-related housing costs for many households. The City processes in excess of 500 building permits per year for remodels, additions and other construction which rehabilitates the existing housing stock and increases energy efficiencies and improves water conservation.

Central Coast Community Energy

Central Coast Community Energy (3CE) is the community electricity provider for 33 Central Coast communities in Monterey, San Benito, Santa Cruz, San Luis Obispo, and Santa Barbara counties and is governed by local elected officials serving on the Board of Directors. 3CE was formed with the mission to reduce dependence on fossil fuels by providing carbon-free, affordable and reliable electricity and innovative programs within the community. CCCE is on a path to sourcing 100 percent clean and renewable energy by 2030. In collaboration with regional and statewide partners, 3CE provides customers with access to energy program rebates and incentives to electrify the region's transportation, buildings, and agricultural sector. Carmel-by-the-Sea is a member of 3CE.

Pacific Gas & Electric

Pacific Gas and Electric Company (PG&E), which provides energy efficiency services in Carmel-by-the-Sea, offers public information and technical assistance to homeowners regarding energy conservation. PG&E also provides numerous incentives for energy efficiency in new construction and home remodeling. For example, remodeling rebates exist for projects installing three or more upgrades from a flexible menu of options that earn points towards incentives and rebates. This program's incentives range between $1,000 and $4,500.

Additionally, PG&E provides residents with information regarding energy saving measures including various incentives and programs available to developers and residential property owners. Table 5-1, PG&E Programs and Incentives for Residential Properties, includes a description of the various types of financial and energy-related assistance that PG&E offers low-income customers.

Table 5-1 PG&E Programs and Incentives for Residential Properties

Program	Description
Energy Savings Assistance Program	PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
Energy Efficiency for Multifamily Properties	The Energy Efficiency for Multi-Family Properties program is available to owners and managers of existing multi-family residential dwellings containing five or more units.
Multifamily Properties	The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
California Alternate Rates for Energy (Care)	PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
Reach (Relief for Energy Assistance Through Community Help)	The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships, which prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.
Medical Baseline Allowance	The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

SOURCE: PG&E, 2022.

Monterey Water Management District

The Monterey Peninsula Water Management District was formed on June 6, 1978 under the enabling legislation found in West's California Water Code. District functions include:

- Augmenting the water supply through integrated management of ground and surface water;
- Promote water conservation;
- Promote water reuse and reclamation of storm and wastewater; and
- Foster the scenic values, environmental qualities, native vegetation, fish and wildlife, and recreation on the Monterey Peninsula and in the Carmel River Basin.

The Water Management District serves approximately 105,911 people within the cities of Carmel-by-the-Sea, Del Rey Oaks, Monterey, Pacific Grove, Seaside, Sand City, Monterey Peninsula Airport District and portions of unincorporated Monterey County including Pebble Beach, Carmel Highlands and Carmel Valley. The District has established five main goals:

1. Increase the water supply to meet community and environmental needs;
2. Assist California American Water in developing a legal water supply;
3. Protect the quality of surface and groundwater resources and continue the restoration of the Carmel River environment;
4. Instill public trust and confidence; and
5. Manage and allocate available water supplies and promote water conservation.

Rebates are available for water saving fixtures and appliances for homes and businesses. California American Water (Cal-Am), Seaside Municipal Water District, and other system customers within the District are eligible for a rebate when purchasing and installing water saving devices. Residential rebates are available for purchase of the Qualifying Devices when funding is available. The following are residential rebates:

- High Efficiency Toilet — $75;
- Ultra High Efficiency Toilet — $125;
- Toilet Flapper — $15;
- Pint Urinal — $250;
- High Efficiency Residential Dishwasher (Maximum of 3.5 gallons per cycle and has Energy Star certification) — $125;
- High Efficiency Residential Clothes Washer (Water Factor of 4.3 and Energy Star Certification) — $500;
- A second or subsequent rebate for replacing a High Efficiency Clothes Washer is available after 8 years;
- Instant-Access Hot Water System — $200 per Qualifying Property;
- On-demand pump or point-of source water heater as part of an Instant-Access Hot Water System — $100 per component, to a maximum of two components per Qualifying Property;
- Multi-Family Dwelling Meter Split — $100/dwelling unit;
- Smart Controller — $100 with four stations. Additional $10 available per station up to twenty (20) stations;
- One or more Soil Moisture Sensor(s) on a conventional automatic Irrigation System — $25 per sensor;

- Cistern water tanks — $50 per 100 gallons of water storage capacity (up to 500 gallons) in a Cistern, then $25 per 100 gallons of water storage capacity up to a maximum storage capacity of 25,000 gallons per Qualifying Property. Sites must have sufficient roof area to fill Cistern and may require an inspection;
- Lawn removal and replacement with low water use plants or permeable surfaces — $1.00 per square-foot to a maximum of 2,500 square-feet per Qualifying Property. Pre-qualification, inspections and deed restrictions are required;
- Rotating Sprinkler Nozzles (minimum purchase and installation of ten) — $4.00 per nozzle;
- Graywater Irrigation System supplied by one Clothes Washer for irrigation — $100. A site inspection is required by Building Inspector and/or MPWMD; and
- Graywater Irrigation System supplied by one or more Bathrooms that have a Bathtub/Shower connected to a Graywater Irrigation System — $100 per Bathroom. (Residential limit: 4) A site inspection is required by Building Inspector and/or MPWMD.

As part of the 6th Cycle Housing Element Update process, the City of Carmel-by-the-Sea will continue to implement a Water Conservation program that supports the MPWMD and also provides information to the community on water conservation retrofits and best practices.

Federal and State Programs

The Low-Income Home Energy Assistance Program (LIHEAP) is a federally funded program aimed at assisting low-income households that pay a high portion of their income to meet their energy needs. LIHEAP is funded by the U.S. Department of Health and Human Services, Administration for Children and Families, Office of Community Services.

- The Home Energy Assistance Program (HEAP) provides one-time financial assistance to help balance an eligible household's utility bill;
- The Energy Crisis Intervention Program (ECIP) provides assistance to low-income households that are in a crisis situation. Such an example would be a household receiving a 24-48 hour disconnect notice or service termination by their utility company. Another example would be a household facing an energy-related crisis that could be deemed potentially life-threatening in the household, such as a combustible appliance;
- LIHEAP Weatherization provides free energy efficiency upgrades to low-income households to lower their monthly utility bills while also improving the health and safety of the household's occupants;
- Education on basic energy efficiency practices and instruction on the proper use and maintenance of installed weatherization measures; and
- Energy budget counseling.

The Inflation Reduction Act (IRA) has provided significant federal funding to support electrification of new construction, renovations, and existing buildings over the next ten years. Enhanced amounts are provided for income-qualified residents. Support provided by IRA includes:

New Home Construction Tax Credits (single family or multi-unit)

- Up to $2,500 tax credit if meets Energy Star certification requirements;
- Up to $5,000 tax credit if meets Zero Energy Ready Homes certification requirements; and
- Tax credit is "per unit" for multifamily developments; maximum tax credit requires conformance with prevailing wage requirements.

Home Improvement Tax Credits (for households with tax liability)

- 30 percent of project cost, capped at $2,000 for heat pump installation and $1,200 for other energy efficiency appliances and improvements; and
- Available January 2023 through 2032; tax credits can be claimed on a per year basis.

Home Improvement Tax Rebates (for low and moderate-income households)

- Rebates up to $14,000 depending on income for heat pumps, induction and electric ranges, and other energy efficiency improvements; and
- Available Fall 2023 through 2032.

Home Renewable Power Tax Credits

- 30 percent of project cost for installation of solar panels, battery storage, and any other renewable power source on property;
- Example: $19,000 to install rooftop solar panels generates $5,700 tax credit; and
- Retroactive to 2022, full credit sunsets in 2032; then 22 percent credit expires in 2035.

The Property Assessed Clean Energy (PACE) Financing program enables property owners to secure upfront funding for energy efficiency, water efficiency, renewable energy, and seismic improvement projects. These improvements are repaid through an up to 20-year special line item on their property taxes instead of traditional consumer credit.

The City includes a program in the 6th cycle Housing Element to promote energy conservation and green building and to actively disseminate information about State and Federal programs.

Housing Needs & Fair Housing Report

A

APPENDIX

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Appendix A
Housing Needs & Fair Housing Report

A.1 Introduction

The following report provides both the City of Carmel-by-the-Sea Housing Needs Assessment and Fair Housing Assessment. This analysis primarily utilizes U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate data and California Department of Housing and Community Development (HCD) data. It is important to note, there are discrepancies between U.S. Census Bureau ACS data and HCD data, specifically when analyzing Carmel-by-the-Sea at a regional scale.

Housing Needs Assessment

The Housing Needs Assessment for the City of Carmel-by-the-Sea provides and in-depth analysis of the City's housing and population conditions including population, employment, economics, household and housing stock characteristics. This assessment develops context for the City's goals, programs, and policies for the 6th Cycle Housing Element.

Fair Housing Assessment

In 2018, Governor Brown signed Assembly Bill (AB 686) requiring all public agencies in the state to affirmatively requirements went into effect on January 1, 2019 and required all public agencies to "administer programs and activities relating to housing further fair housing (AFFH) beginning January 1, 2019.[1] The new and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation"[2] AB 686 also made changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

[1] Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.
[2] California Department of Housing and Community Development Guidance, 2021, page 9.

Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 14.

History of segregation in the region

The United States' oldest cities have a history of mandating segregated living patterns—and cities south of Monterey Bay are no exception. Monterey County and the Monterey Bay region have an interesting past, as far as the fight to end racial segregation is concerned. Some of the segregation in the Monterey Bay area can be attributed to historically discriminatory practices, such as: redlining and discriminatory mortgage approvals—as well as "structural inequities" in society, and "self-segregation" (i.e., preferences to live near similar people).

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today.

In sum, not all residents had the ability to build housing wealth or achieve economic opportunity.

This historically unequal playing field in part determines why residents have different housing needs today.

Kent Seavey's 2007 book *Carmel: A History in Architecture* details the history of Carmel-by-the-Sea and adjacent cities, from its early settlement by Spanish explorers to its marketing as a "seaside resort for Catholics" in the 1880s to the development of the City's more contemporary history and architectural design. Similar to other jurisdictions within Monterey County, Carmel-by-the-Sea does not have a high level of diversity.

Ann Marie Shambaugh, in a contribution to a "Current in Carmel" news article, further states: "…for much of Carmel's Black community, which makes up less than 3 percent of the

population, choosing to live here leads to certain burdens not faced — or often even realized — by the city's 84-percent white majority. Frequent misunderstandings. Being stereotyped. Battle fatigue. Not likely to help any city achieve a top ranking, these are scenarios many of Carmel's Black residents often face in their hometown, a place some moved to despite advice from friends against it".[3]

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Monterey Bay area, it's also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. Historically, the Monterey Peninsula had been home to indigenous populations for more than 10,000 years. The original inhabitants of present-day Monterey County were the Ohlone (Costanoan), Salinan, and Esselen tribes who have "…lived in communities related by language, family, and custom."[4] However, "[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, these tribes have lost the vast majority of their population as well as their land."[5] The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.[6]

The *Monterey County Weekly* news outlet highlights the past and present effects of restrictive covenants, along with other housing issues such as "the lack of affordable housing, generational wealth inequities and zoning issues," as contributing factors to the higher levels of segregation within the county.[7] Carmel-by-the-Sea's General Plan and Municipal Code historically emphasized single-family residential patterns and consequently, the City offers a limited variety of housing types with 87 percent single family detached units. Historically, this type of development contributed to segregation patterns, including in Carmel-by-the-Sea, due to, among other factors, the higher purchase costs that accompany single-family homes. Financing for single-family properties favored educated higher income earners and as a result purchasing property in the City remained out of reach for many lower income households and lead to the demographics seen in the City today.

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[3] https://www.youarecurrent.com/2020/10/13/the-best-place-for-all-to-live-black-carmel-residents-speak-out-on-frustrations-building-more-inclusive-community/
[4] From *Racial Beachhead: Diversity and Democracy in a Military Town*, by Carol Lynn McKibben, 2012, Stanford University Press.
[5] https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html
[6] https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/
[7] A new group sets out to explore the history of racist housing covenants in Monterey County. | News | montereycountyweekly.com

Though Carmel-by-the-Sea's population demographics are not as diverse as other jurisdictions within Monterey County and restrictive covenants were not enacted specifically in the City, enacting policies and programs that promote AFFH and highlight the community's assets could attract individuals to the area, and encourage those that work in the City to live there as well.

The timeline of major Federal Acts and court decisions related to fair housing choice and zoning and land use appears on the following page.

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co. (272 U.S. 365)* supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as "mere parasite(s)" with the potential to "utterly destroy" the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

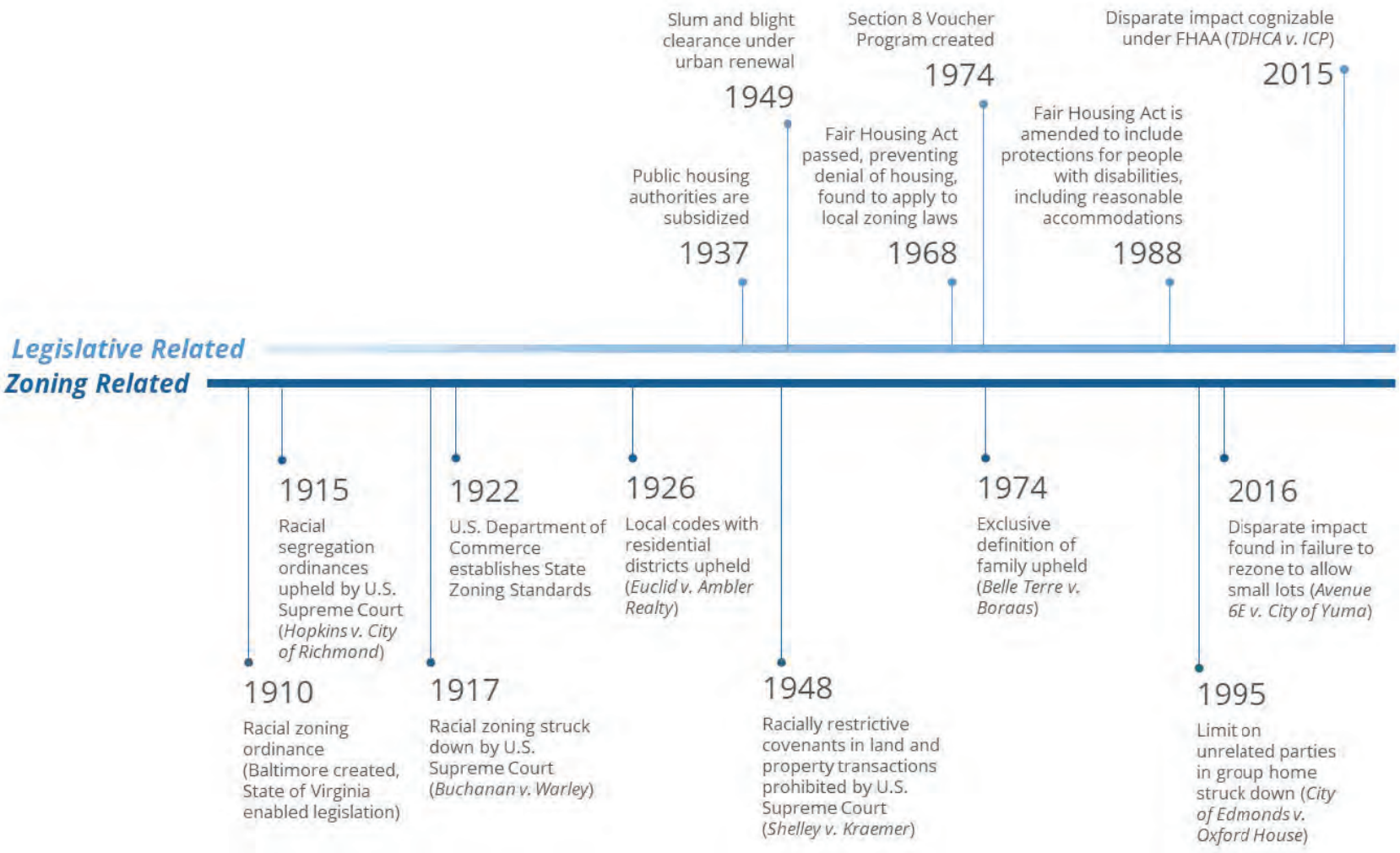
The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

Figure A-1 below provides a timeline of major legal and public actions that have influenced fair access to housing beginning in 1910.

Carmel-by-the-Sea has been and will continue to be enriched and enhanced in its cultural fabric, economic prosperity and personal understanding of others by having a principled and respectful community standard towards all people,

July 5, 2021
Proclamation of the City
Council of Carmel-By-The-Sea

Figure A-1 Major Public and Legal Actions that Influence Fair Access to Housing



SOURCE: Root Policy Research

Attachment 5

Overview of Carmel-by-the-Sea

Over the past 20 years, Carmel-by-the-Sea has experienced growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the City has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities within Monterey County, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents. Additionally, with increasing population and economic pressures comes the space for inequitable housing practices. The following Housing Needs and Fair Housing Assessment develops context for the goals, programs, and policies that Carmel-by-the-Sea will implement to address inequities in the 6th Cycle Housing Element.

A.2 Population, Employment, and Household Characteristics

Population characteristics impact current and future housing needs in a community. A city's population growth, age composition and race and ethnicity composition determine the type and extent of housing needed. The following section provides analysis of population characteristics and local trends that affect housing demand in Carmel-by-the-Sea.

Population Growth

Table A-1 shows the population projections through 2045 according to the Association of Monterey Bay Area Governments (AMBAG) 2022 Regional Growth Forecast. In Carmel-by-the-Sea, the population is forecast to grow approximately 3 percent between 2015 to 2045. This reflects 11 percent less than the County, 1 percent more than Pacific Grove, and 56 percent less than Del Rey Oaks. Population growth forecasts provide critical insight to the future demands of communities in terms of housing needs, employment, and more.

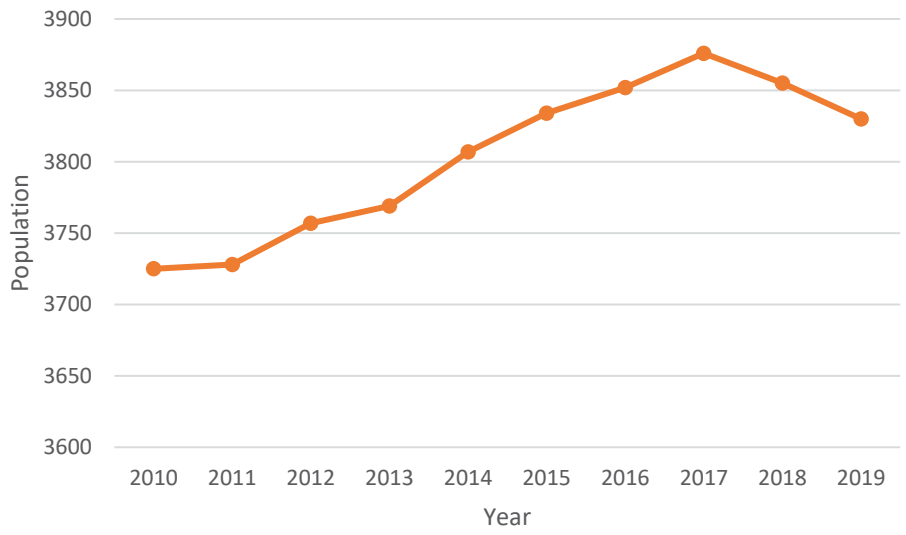
Table A-1 Population Growth Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015-2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	%
Monterey County	430,310	441,143	452,761	467,068	476,028	483,884	491,443	61,133	14%
Carmel-by-the-Sea	3,854	3,949	3,946	3,954	3,964	3,974	3,984	130	3%
Del Rey Oaks	1,663	1,662	1,693	1,734	1,859	2,330	2,650	987	59%
Pacific Grove	15,460	15,265	15,290	15,395	15,530	15,676	15,817	357	2%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

Figure A-2 illustrates population growth in Carmel-by-the-Sea between 2010-2019. Carmel-by-the-Sea's population increased by 2.8 percent from 2010 to 2019. The City's population steadily increased from 2010 to 2017 before experiencing a sharp decline through 2019.

Figure A-2 Population Growth, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Age Characteristics

A community's housing needs are partly determined by preferences of age groups and household types (age, family/non-family, presence of children, female-headed, etc.). When seeking housing, households may prioritize factors such as size, accessibility, and price. For instance, younger and middle-aged households may seek homes that can accommodate a growing household size, whereas older adults may seek to downsize to an apartment with assistive care services or a smaller more affordable single-family home. Disabled persons may seek homes that are accessible and include universal design or visitability features. Overall, the life stages of a population determine the housing stock that is needed in a community.

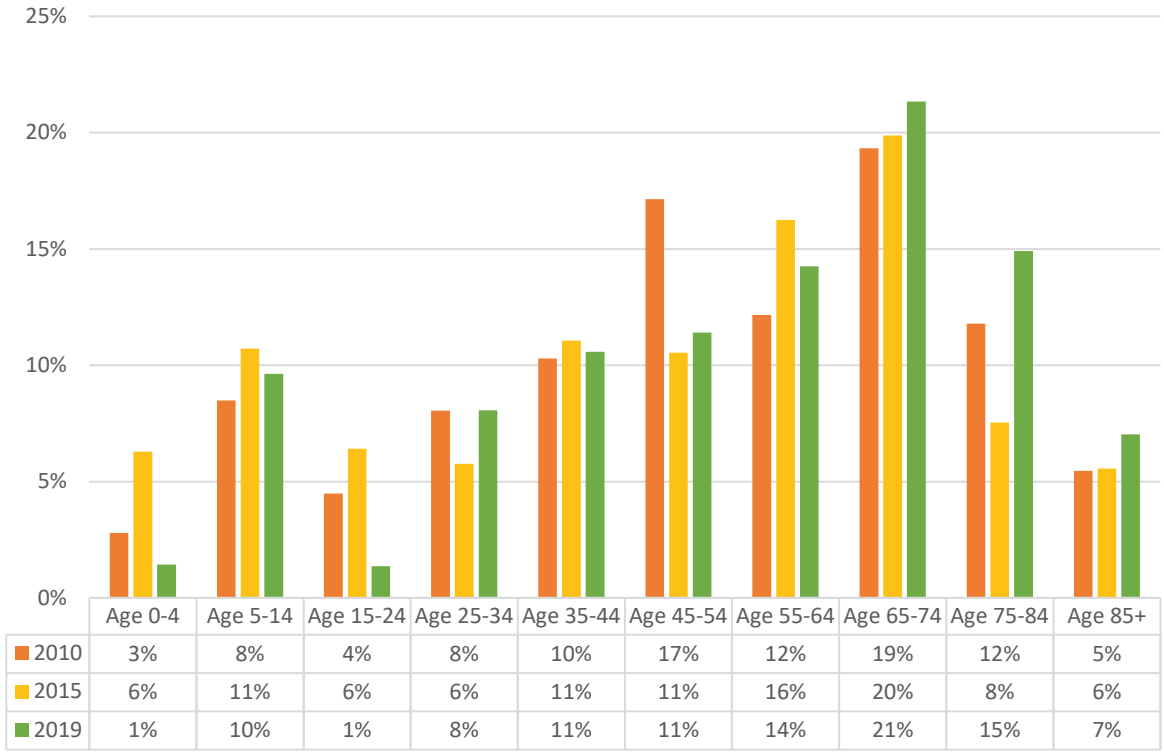
"When I grew up, this was a town of children. All the property owners were parents. All the employees in the stores were parents. So, everything in this town was about children, and we don't have children anymore."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

In 2010, Carmel-by-the-Sea's predominant age group was individuals between 65 and 74 years of age (19 percent). Figure A-3 shows that between 2010 and 2019, the general age of the population has been slowly increasing, with the most populous age groups in the City being individuals between 55

and 84 years of age. The City's median age has changed little since 2010, ranging from 56 in 2010, 54 in 2015, and 59 in 2019. Overall, the City's aging trend suggests a demand for housing geared toward middle-aged to senior groups.

Figure A-3 Population Distribution by Age, Carmel-by-the-Sea, 2010-2019



	Age 0-4	Age 5-14	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+
2010	3%	8%	4%	8%	10%	17%	12%	19%	12%	5%
2015	6%	11%	6%	6%	11%	11%	16%	20%	8%	6%
2019	1%	10%	1%	8%	11%	11%	14%	21%	15%	7%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

Table A-2 shows population age distribution revealing that Carmel-by-the-Sea's most populous age group in 2019 was individuals 65 to 74 years of age (21 percent). Compared to the County and neighboring cities, Carmel-by-the-Sea has the largest 55 to 85+ age group (43 percent) followed by Pacific Grove (27 percent), Del Rey Oaks (23 percent), and the County (13 percent). Since 2010, Carmel-by-the-Sea's smallest age demographic are those aged 0-14.

Table A-2 Population Age Distribution by Jurisdiction, 2019

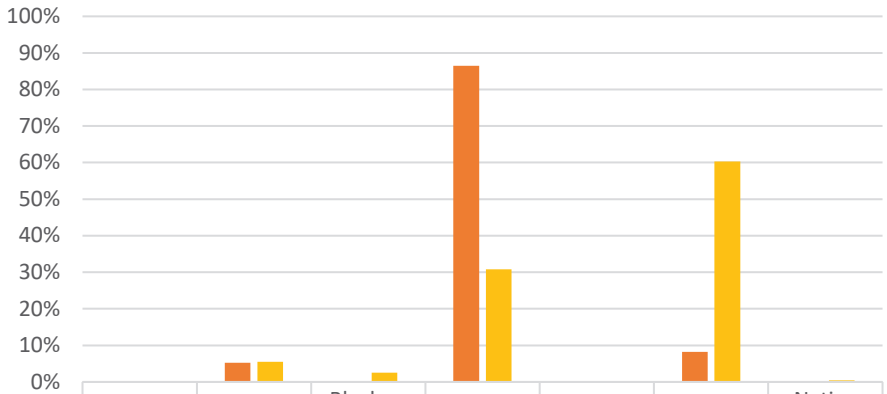
Jurisdiction	Population Age									
	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Monterey County	7.3%	14.8%	14.3%	14.4%	13.0%	11.8%	11.1%	7.7%	3.6%	1.9%
Carmel-by-the-Sea	1.4%	9.7%	1.4%	8.1%	10.6%	11.4%	14.3%	21.3%	14.9%	7%
Del Rey Oaks	5.7%	8.3%	5.7%	12.6%	12.5%	13%	18.9%	15.9%	4.4%	2.9%
Pacific Grove	3.5%	12.2%	8.5%	10.0%	10.4%	13.3%	14.7%	16.5%	6.6%	4.3%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Race and Ethnicity Characteristics

Understanding the racial and ethnic composition of a city is vital to ensuring equal opportunity to housing for all groups, inclusive of cultural norms and preferences. An in-depth analysis of race and ethnicity is provided in the Fair Housing Report in Appendix A. Figure A-4 illustrates the racial and ethnic composition of Carmel-by-the-Sea compared to the County.

Figure A-4 Population by Race Compared to the County, 2019



	American Indian or Alaska Native	Asian	Black or African American, Non-Hispanic	White, Non-Hispanic	Some other race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Carmel-by-the-Sea	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%
Monterey County	0.2%	5.5%	2.5%	30.8%	0.1%	60.3%	0.5%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

When comparing the City and the County, non-Hispanic White and Hispanic or Latino populations are the most represented; however, the County presents more diversity than Carmel-by-the-Sea. Non-Hispanic White individuals comprise 87 percent of Carmel-by-the-Sea's population followed by Hispanic or Latino (8 percent) and Asian populations (5 percent). In contrast, the County's largest population is Hispanic or Latino individuals (60 percent) followed by non-Hispanic White (31 percent). The City has no populations identifying as American Indian or Alaska Native or Native Hawaiian or Other Pacific Islander. Black or African American non-Hispanic individuals represent less than 1 percent of the City's population.

Table A-3 provides a comparison of racial and ethnic composition by jurisdiction. In 2019, Carmel-by-the-Sea (87 percent) and the neighboring City of Pacific Grove (83 percent) had the largest non-Hispanic White populations compared to Del Rey Oaks (75.5 percent) and the County (30.8 percent). Compared to surrounding cities and the County, Carmel-by-the-Sea had the lowest Asian population (5 percent). Overall, Carmel-by-the-Sea is the least diverse when compared to the County and the neighboring cities of Del Rey Oaks and Pacific Grove.

Table A-3 Population by Race by Jurisdiction, 2019

Jurisdiction	American Indian or Alaska Native	Asian, alone	Black or African American, Non-Hispanic	White, Non-Hispanic	Some Other Race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Monterey County	0.2%	5.5%	2.5%	30.8%	0.1%	60.3%	0.5%
Carmel-by-the-Sea	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%
Del Rey Oaks	0.0%	7.1%	2.5%	75.5%	0.0%	13%	0.3%
Pacific Grove	0.2%	5.8%	1.0%	82.8%	0.0%	10.3%	0.1%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

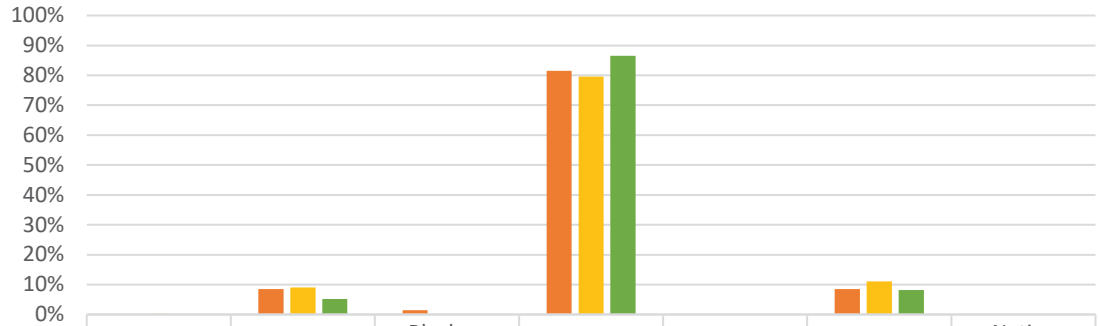
When analyzing race and ethnicity in a city, it's important to understand how demographics have changed over time. Figure A-5 illustrates changes in population by race between 2010-2019 in Carmel-by-the-Sea. During this time frame, Carmel-by-the-Sea's population composition experienced fluctuations in nearly all populations, and by 2019 saw a decline in each population except non-Hispanic White. In 2015, the non-Hispanic White population experienced a 2 percent decrease in size, while the Asian and Hispanic or Latino populations increased 2 percent and 3 percent, respectively. In 2019, Carmel-by-the-Sea experienced a 7 percent increase in the non-Hispanic White population, and a decline in both the Asian and Hispanic or Latino populations by 4 percent and 3 percent, respectively. Since 2015, population levels have remained less than 1 percent for Black or African American, American Indian or Alaska Native, Native Hawaiian and Other Pacific Islander populations in Carmel-by-the-Sea.

Demographic characteristics such as the racial and ethnic composition of a city are necessary to inform the housing needs of a community inclusive of cultural norms and preferences.

Diversity Index

The Diversity Index measures the degree to which the five major ethnic populations (non-Hispanic White, non-Hispanic Black, Asian and Pacific Islander, Hispanic, and Two or more races) are evenly distributed across a geographic area. The index ranges from 0 to 1 – where 0 is low diversity, meaning only one group is present and 1 is high diversity, meaning an equal proportion of all five groups is present).

Figure A-5 Population by Race, Carmel-by-the-Sea, 2010-2019



	American Indian or Alaska Native	Asian	Black or African American, Non-Hispanic	White, Non-Hispanic	Some other race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
2010	0.0%	8.6%	1.4%	81.5%	0.0%	8.5%	0.0%
2015	0.3%	9.0%	0.0%	79.6%	0.0%	11.1%	0.0%
2019	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

Integration and Segregation

"Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. **Segregation** generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area."

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 31.

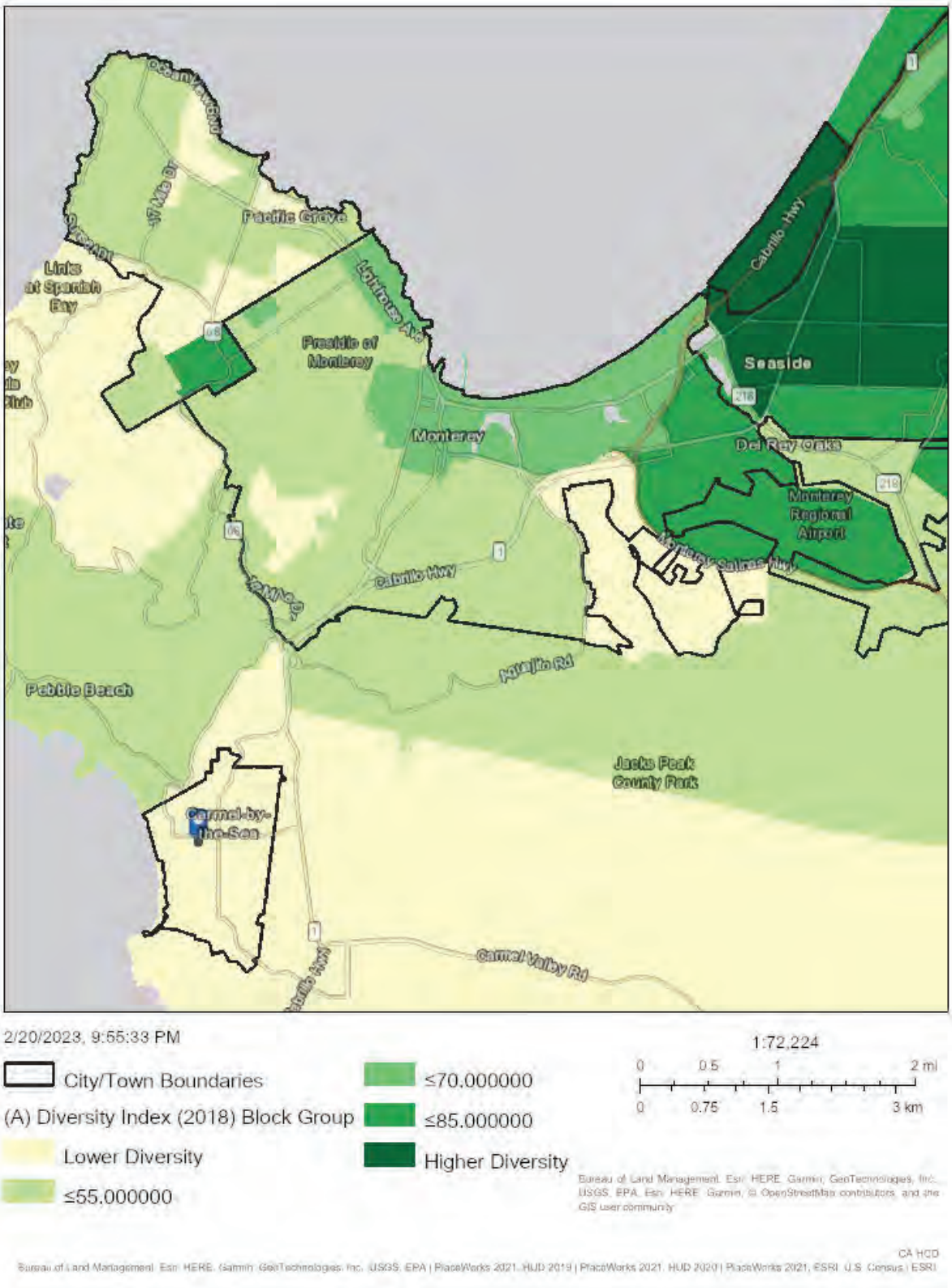
Figure A-6 below depicts the level of diversity within the City. Carmel-by-the-Sea, along with neighboring jurisdictions have the lowest levels of diversity within the region. Carmel-by-the-Sea has a low level of diversity with 86.5 percent of the population identifying as non-Hispanic White.

Racially or Ethnically Concentrated Areas of Poverty and Affluence

A Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and a Racially Concentrated Area of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.[8]

[8] Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124

Figure A-6 Diversity Index, Carmel-by-the-Sea, 2018



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is: A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

SOURCE: California Department of Housing and Community Development Guidance, 2021.

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

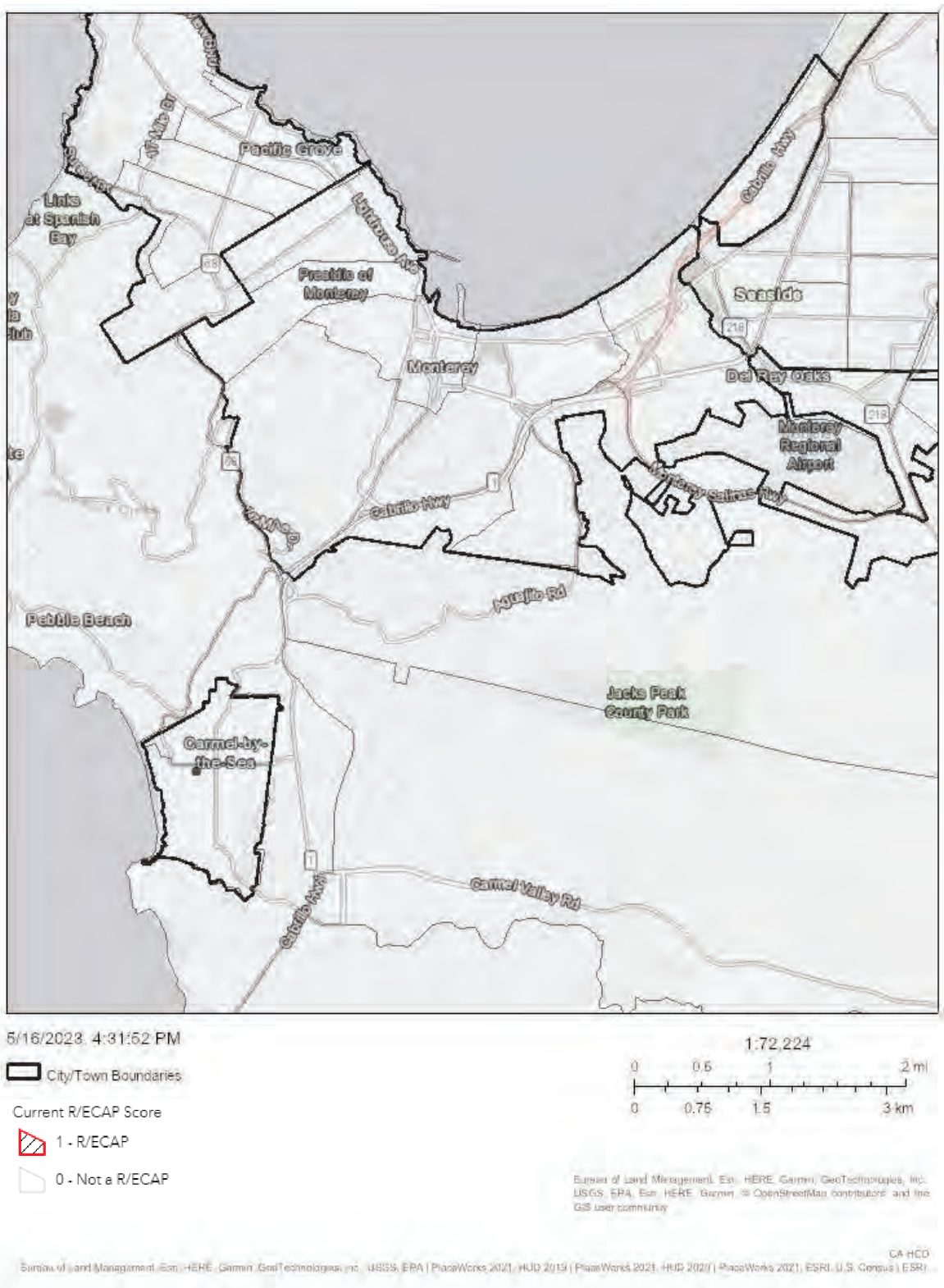
RCAAs

HCD and HUD's definition of an RCAA is a census tract 1) with a percentage of its total White population that is 1.25 times higher than the average percentage of the COG region's White population; and 2) has a median income that is 2 times higher than the COG Area Median Income (AMI). Generally, these are understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates.

SOURCE: California Department of Housing and Community Development Guidance, 2023

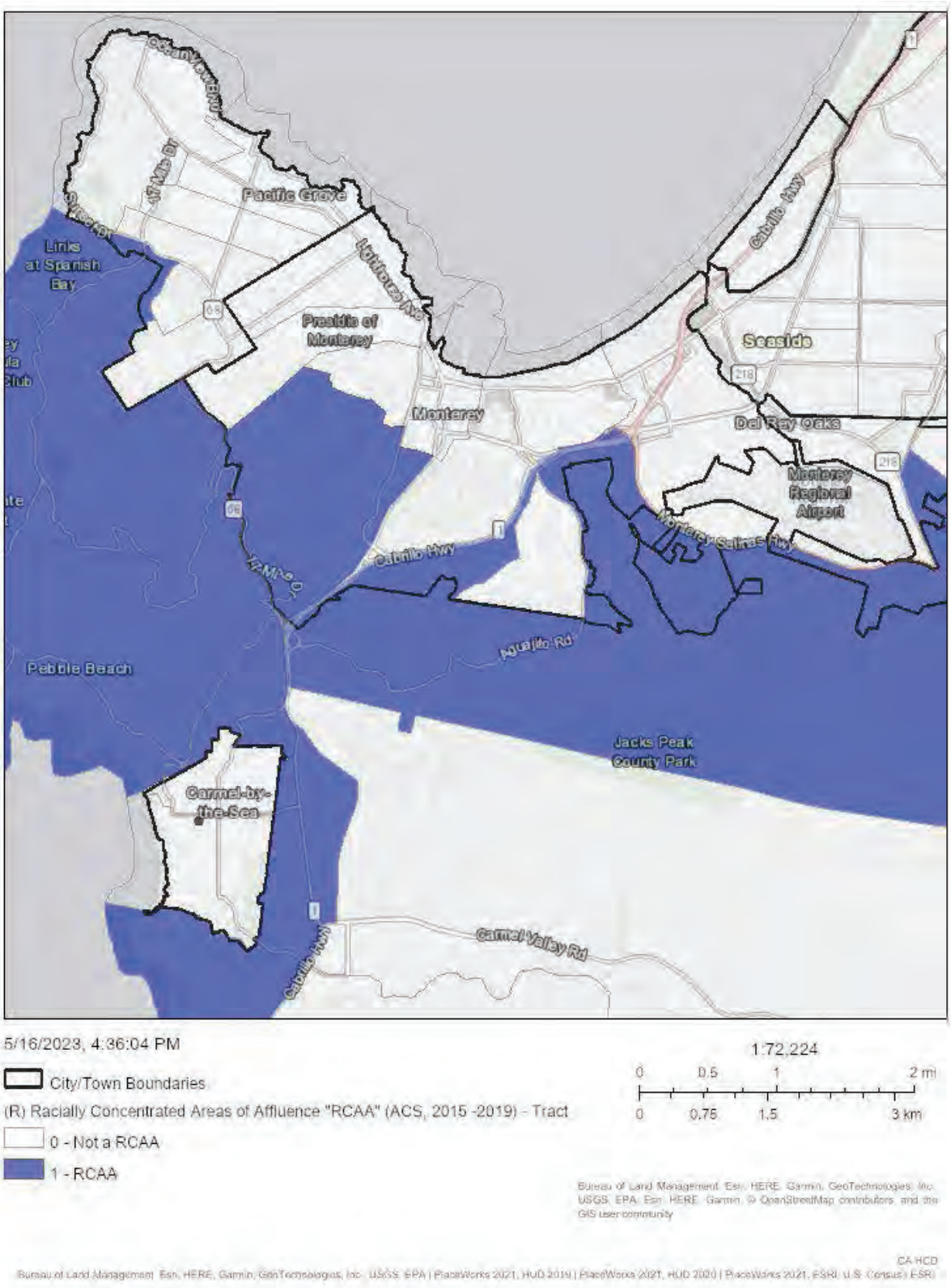
As can be seen in the Figure A-7 and Figure A-8, the City of Carmel-by-the-Sea is not considered a R/ECAP; nor, is the City considered an RCAA. As highlighted previously, Carmel-by-the-Sea does not have a majority-minority population and thus cannot be labelled as a R/ECAP. Figure A-9 shows that less than or equal to 20 percent of the City's population is non-White. Though Carmel-by-the-Sea's percentage of exclusively White population and AMI are higher than the county-wide average, the median income in the City is not high enough for the jurisdiction to be considered an RCAA. This could be a reflection of the high vacancy rate (over 50%) which could be explained by the high rate of second home (seasonal use) homeownership in the City.

Figure A-7 R/ECAP by Census Tract, Carmel-by-the-Sea, 2009-2013



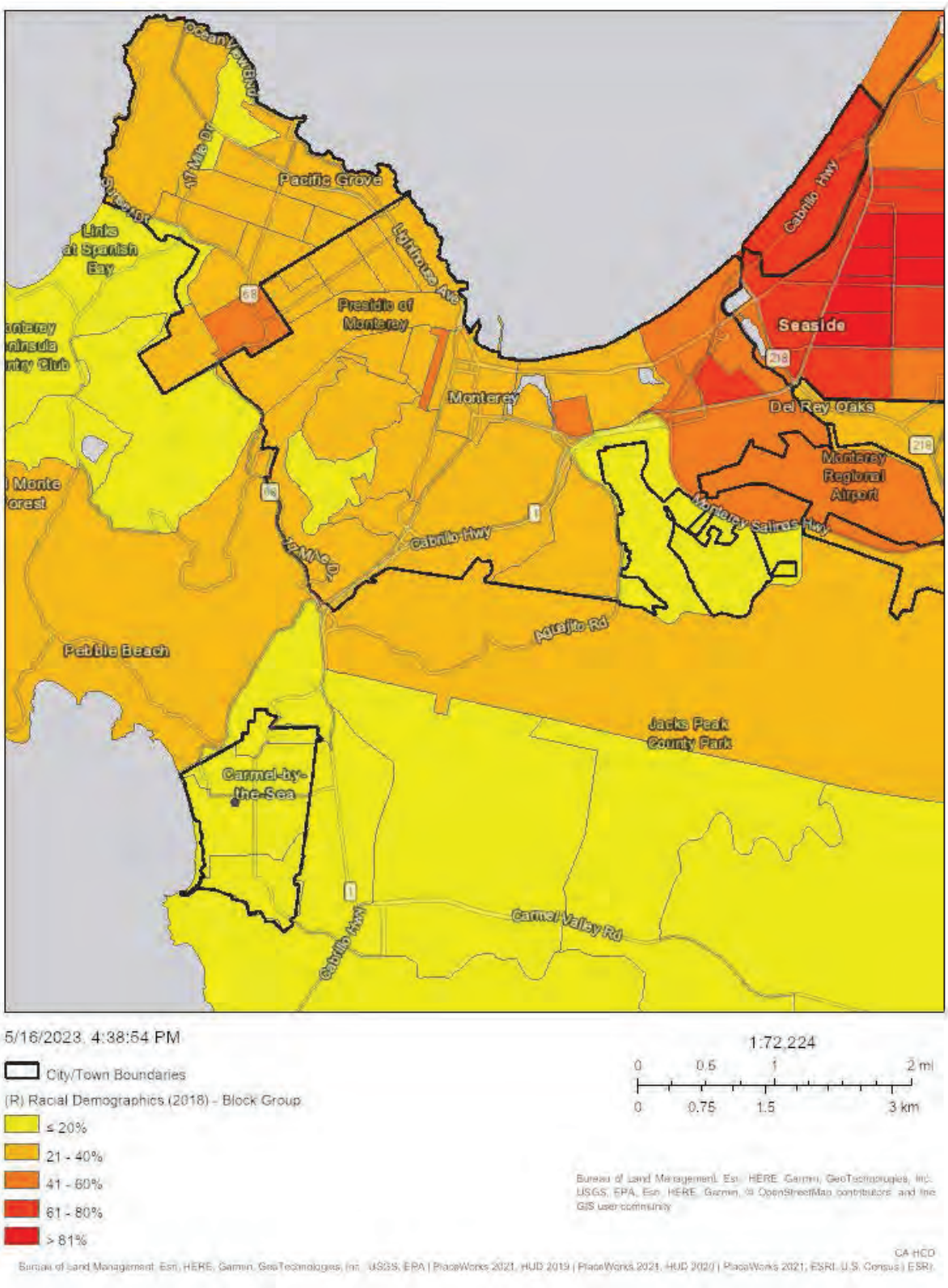
SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-8 RCAAs by Census Tract, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-9 Percent Non-White by Block Group, Carmel-by-the-Sea, 2018



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Employment

Employment characteristics can significantly impact the housing needs and trends of a community from income and wage scale to job location and industry. Employment and income are determinates of a population's ability to purchase housing including the type of housing and size, both of which can induce negative effects such as overpayment and overcrowding. Table A-4 summarizes projected employment growth for Carmel-by-the-Sea, the County, and neighboring cities from 2015-2045.

Table A-4 Employment Growth Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015 - 2045	
	2015	2020	2025*	2030	2035*	2040*	2045*	Numeric	Percent
Monterey County	225,268	243,015	245,054	249,613	253,918	258,553	263,437	38,169	17%
Carmel-by-the-Sea	3,353	3,566	3,593	3,674	3,752	3,833	3,915	562	17%
Del Rey Oaks	705	748	753	774	794	815	834	129	18%
Pacific Grove	7,470	8,016	8,061	8,152	8,244	8,343	8,445	975	13%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea was projected to experience an employment growth of 17 percent (562 new jobs) between 2015-2045. This projected employment growth mirrors the County (17 percent) and is 4 percent higher than Pacific Grove (13 percent), but reflects 1 percent lower than Del Rey Oaks (18 percent). This projected increase in job growth presents an opportunity for cities to construct additional housing options for the existing and future workforce.

Table A-5 shows 2010 and 2019 employment data for Carmel-by-the-Sea by sector. Key findings in employment data include the following:

- Education services, healthcare, and social assistance industries were the largest employers of Carmel-by-the-Sea (28 percent) in both 2010 and 2019, followed by arts, entertainment, recreation, accommodation, and food services (19 percent and 15 percent, respectively);
- Information industries experienced the greatest increase between 2010 and 2019 (585 percent), followed by construction (276 percent);
- Five sectors experienced drastic declines in employment between 2010 and 2019 including finance and insurance, real estate, and rental leasing (137 percent), professional, scientific, management, and administrative services (61 percent), public administration (54 percent), arts, entertainment, recreation, accommodation, and food services (35 percent), and education services, healthcare, and social assistance (20 percent);

- Wholesale trade (2 percent) and agriculture, forestry, fishing and hunting, and mining (0 percent) industries experienced the least amount of growth; and
- Overall, there was a 19 percent decrease in employment for Carmel-by-the-Sea residents between 2010 and 2019.

Table A-5 Employment by Sector, Carmel-by-the-Sea, 2010 and 2019

Industry Sector	2010		2019		Percent Change 2010-2019
	People Employed	Percent of City Employment	People Employed	Percent of City Employed	
Agriculture, forestry, fishing and hunting, and mining	0	0%	0	0%	0%
Construction	25	1%	94	7%	276%
Manufacturing	40	2%	67	5%	68%
Wholesale Trade	0	0%	26	2%	2%
Retail Trade	247	14%	213	15%	14%
Transportation and warehousing, and utilities	63	4%	95	7%	51%
Information	14	1%	96	7%	585%
Finance and insurance, real estate, and rental leasing	172	10%	73	5%	-137%
Professional, scientific, management, and administrative services	273	15%	106	7%	-61%
Education services, healthcare, and social assistance	493	28%	394	28%	-20%
Arts, entertainment, recreation, accommodation, and food services	330	19%	216	15%	-35%
Public Administration	112	6%	52	4%	-54%
Total Employment	1,769	100%	1,432	100%	-19%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2019

Balance of Jobs to Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city but more often employ workers commuting from outside of it. Smaller cities will typically have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent, the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of local imbalance is the relationship between workers and jobs. A city with a surplus of workers, "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them.

A community may offer employment for relatively low-income workers but have relatively few housing options for those workers. Conversely, it may house residents who are low-wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers mean the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Figure A-10 illustrates earnings of workers in comparison to worker place of residence and place of work in Carmel-by-the-Sea. In 2019, Carmel-by-the-Sea had more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than $25,000). At the high end of the wage spectrum (i.e., wages over $75,000 per year), the City had more high-wage jobs than high-wage residents.[9] This indicates the City is a net-importer of workers.

Figure A-10 Worker Earnings by Place of Residence & Place of Work, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

[9] The source table is top-coded at $75,000, precluding more fine-grained analysis at the higher end of the wage spectrum.

According to U.S. Census Bureau data reported in a Housing Feasibility Study for the City of Carmel-by-the-Sea by ECONorthwest,[10] a mere 2.6 percent of workers live and work in Carmel-by-the-Sea, while approximately half of all workers live within 10 miles of the City and 26 percent commute from more than 25 miles away.[11] Concentrations in hospitality and leisure services may create obstacles for local workers that earn lower-incomes and cannot afford to live in the community. Such imbalances of jobs to housing impacts an individual's ability to integrate into the community due to long distance travel, excessive costs of travel, and reduced personal time.

Unemployment rates are essential to understanding the affordability needs of a community when determining housing options. Table A-6 provides a breakdown of unemployment rates for Carmel-by-the-Sea, the County, and neighboring cities. Compared to the County and neighboring cities, Carmel-by-the-Sea has the lowest unemployment rate with less than 1 percent of unemployed residents. This indicates an approximate 4.8 percent less than the County, 5 percent less than the Del Rey Oaks, and 3.8 percent less than Pacific Grove.

Table A-6 Unemployment Rate, Carmel-by-the-Sea, 2019

Jurisdictions	Unemployment Rate
Monterey County	4.9%
Carmel-by-the-Sea	0.1%
Del Rey Oaks	5.1%
Pacific Grove	3.9%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

The Monterey Bay Area approved Regional Housing Needs Assessment (RHNA) Methodology is broken down into four income levels:

- Very Low Income (50 percent or less of the County's median income);
- Low Income (50-80 percent of the County's median income);
- Moderate Income (80-120 percent of the County's median income); and
- Above moderate Income (120 and above the County's median income).

Carmel-by-the-Sea's RHNA allocation is presented below in Table A-7.

[10] ECONorthwest, Housing Feasibility Study, 2023
[11] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Table A-7 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Extremely Low-Income[12]	<30	57
Very Low-Income	<50	56
Low-Income	50-80	74
Moderate-Income	80-120	44
Above Moderate-Income	120+	118
Total		349

SOURCE: City of Carmel-by-the-Sea, 2023

In Monterey County, the median household income in 2019 was an estimated $71,015 compared to Carmel-by-the-Sea at $98,188. Table A-8 lists occupations by mean salary in Monterey County. According to Table A-8, the occupations that fall below 50 percent of the median income are Food Preparation and Serving-Related Occupations; Personal Care and Services Occupations; and Farming, Fishing, and Forestry Occupations. The majority of occupations in Monterey County have an average income that is low (50-80 percent AMI) or very low (<50 percent AMI). If applied to Carmel-by-the-Sea, it should be anticipated that affordable housing is needed to accommodate potential low- and very low-income households.

Table A-8 Occupations by Mean Salary, Monterey County, 2019

Occupation	Salary
Management Occupations	$117,738
Business and Financial Operations Occupations	$78,900
Computer and Mathematical Occupations	$96,980
Architecture and Engineering Occupations	$92,554
Life, Physical, and Social Science Occupations	$84,516
Community and Social Services Occupations	$59,549
Legal Occupations	$103,094
Education, Training, and Library Occupations	$69,296
Arts, Design, Entertainment, Sports, and Media Occupations	$56,599
Healthcare Practitioners and Technical Occupations	$115,486
Healthcare Support Occupations	$42,625
Protective Service Occupations	$70,161

[12] Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document.

Occupation	Salary
Food Preparation and Serving-Related Occupations	$30,127
Building and Grounds Cleaning and Maintenance Occupations	$36,330
Personal Care and Service Occupations	$31,984
Sales and Related Occupations	$42,099
Office and Administrative Support Occupations	$44,239
Farming, Fishing, and Forestry Occupations	$29,901
Construction and Extraction Occupations	$60,870
Installation, Maintenance, and Repair Occupations	$54,180
Production Occupations	$41,905
Transportation and Material Moving Occupations	$37,144

SOURCE: California Employment Development Division, Occupational Wage data, 2019

Household Characteristics

Characteristics of a household include household type and size, income, affordability, and special needs groups. According to HCD, a household is defined as "All persons who occupy a housing unit. The occupants may be a single family, on person living alone, two or more families living together, or any groups of related or unrelated persons who share living arrangements." Large families, single parent households, female-headed households, or extremely low- and low-income households may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. The following section examines household characteristics trends in Carmel-by-the-Sea and the region.

Table A-9 provides an overview of the projected housing units needed in Monterey County, Carmel-by-the-Sea, and neighboring cities, Del Rey Oaks and Pacific Grove.[13] Carmel-by-the-Sea is forecast to have a household growth of approximately 1 percent by 2045 – an increase of 42 housing units. Compared to the County, this reflects 18 percent less projected growth and 2 percent less growth than Pacific Grove. Of the neighboring cities, the City of Del Rey Oaks has the highest projected increase in housing unit growth at 61 percent.

[13] Source: AMBAG Regional Growth Forecast, 2022

Table A-9 Housing Forecast by Jurisdiction, 2015-2045

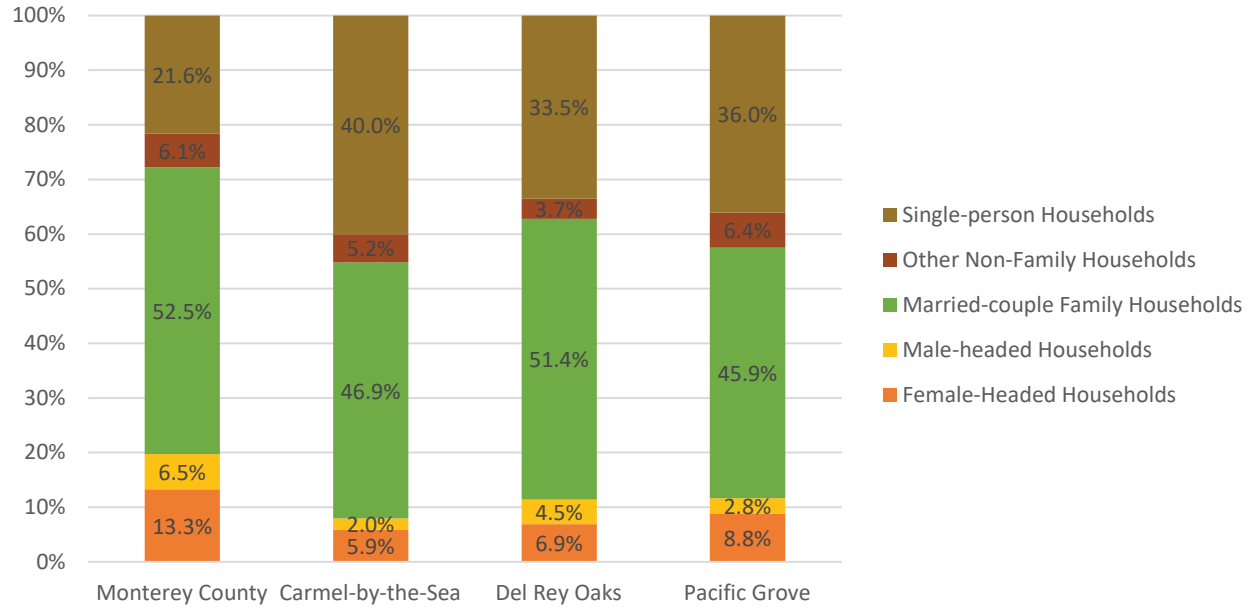
Jurisdictions	Population							Change 2015 - 2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	Percent
Monterey County	139,177	141,764	146,716	153,852	159,100	162,612	165,328	26,151	19%
Carmel-by-the-Sea	3,417	3,437	3,437	3,442	3,450	3,453	3,459	42	1%
Del Rey Oaks	741	741	762	809	848	1,052	1,195	454	61%
Pacific Grove	8,184	8,201	8,214	8,267	8,336	8,400	8,463	279	3%

SOURCE: AMBAG Regional Growth Forecast, 2022
NOTE: *Projected growth values

Household Type and Size

Figure A-11 illustrates household characteristics by type in 2019 for Carmel-by-the-Sea, the County, and neighboring cities, Del Rey Oaks and Pacific Grove. In Carmel-by-the-Sea, the largest household type was married-couple family households (47 percent) followed by single-person households (40 percent). This is consistent with the County and neighboring cities. Carmel-by-the-Sea has the lowest percentage of female-headed households (6 percent) compared to the County (13 percent), Del Rey Oaks (7 percent), and Pacific Grove (9 percent).

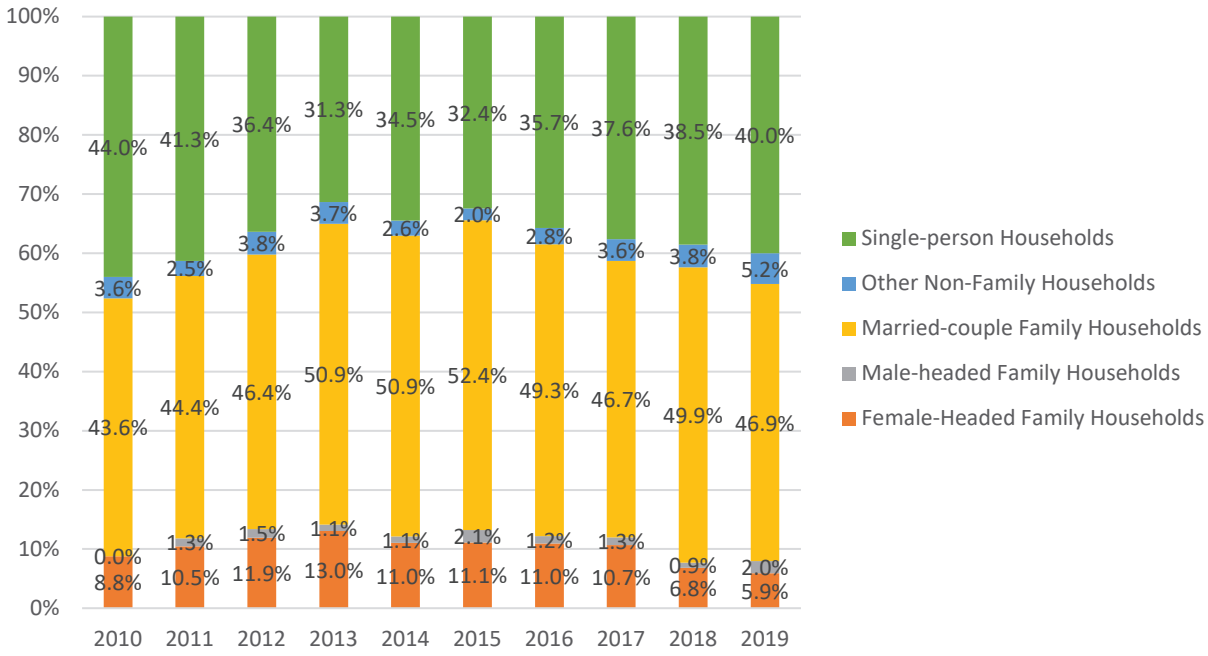
Figure A-11 Household by Type by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-12 illustrates household changes between 2010-2019 in Carmel-by-the-Sea. Over the last decade, married-couple family households have remained the largest household type in the City followed by single-person households. Since 2015, married-couple family households have begun declining, while single-person households have increased. Female-headed households experienced the most fluctuation between 2010-2019, showing a steady increase between 2010-2013, then slowly decreasing through 2019 to 6 percent (7 percent decrease between 2013-2019). Male-headed households have slightly increased since 2010 from zero to 2 percent in 2019. These changes in household type over time indicate a need for housing options that appeal to both family-sized and smaller-sized households (keeping affordability in mind).

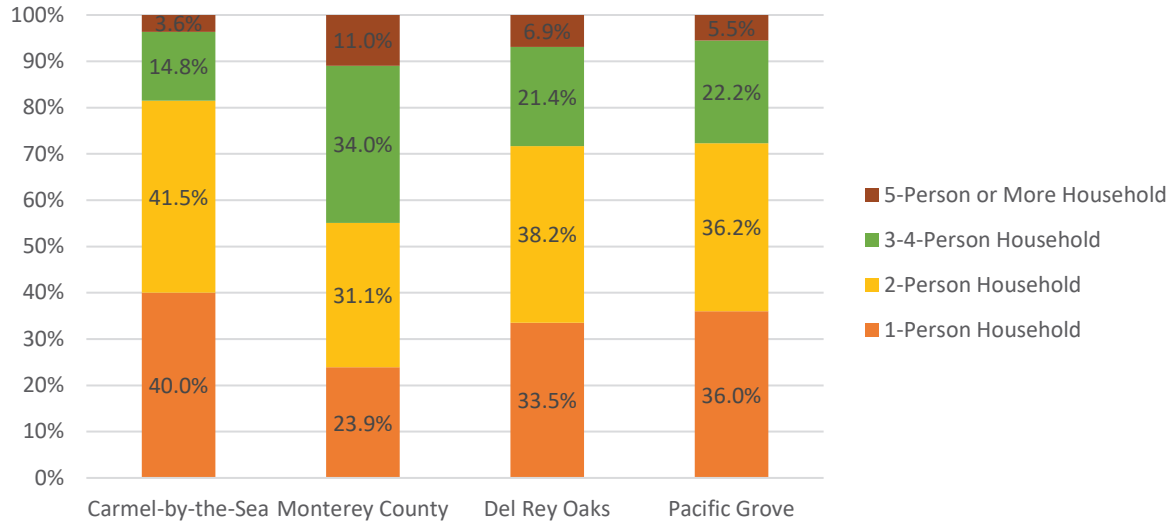
Figure A-12 Changes in Household Type, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010-2019
NOTE: Non-family households include unrelated persons living in one housing unit.

Figure A-13 illustrates households by household size for Carmel-by-the-Sea, the County, and neighboring cities. Carmel-by-the-Sea's largest household type according to size is 2-person households (42 percent) followed by 1-person households (40 percent). This is consistent with findings in Figure A-12, with married-couple family households remaining the largest household type since 2010 followed by single-person households. This reflects a demand for affordable housing units appealing to married-couple and single-person households.

Figure A-13 Households by Household Size by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Household Income

Affordability is a key component in determining the housing needs of a community. Household income determines the ability of a household to purchase or rent a housing unit. However, fluctuating household incomes may result in the need to spend disproportionate amounts of income on housing costs, referred to as overpayment or cost burden. As a result, this may also lead to overcrowding and/or substandard living conditions.

The following are income categories based on area median income (AMI) according to HCD:

- Extremely low-income: households earning 0-30 percent of AMI;
- Very low-income: households earning 30-50 percent of AMI;
- Low-income: households earning 50-80 percent of AMI;
- Moderate-income: households earning 80-100 percent of AMI; and
- Above-moderate income: households earning 100-120 percent of AMI.

Government Code Section 65583(a) defines extremely low-income households as earning 30 percent or below area median income, and considers them as a subset of the very low-income category. The extremely low-, very low-, and low-income groups are referred to as lower-income.

Table A-10 summarizes households by income category in Carmel-by-the-Sea in 2019. Above moderate-income households makeup the majority of households in the City (62 percent) followed by lower-income households (28 percent). Approximately 7 percent of households in Carmel-by-the-Sea identify as extremely low-income. This reflects a need for more affordable housing in the City, and in tandem with Figure A-12 and Figure A-13 findings, it is likely the demand for single-person households is accompanied by a need for affordable options.

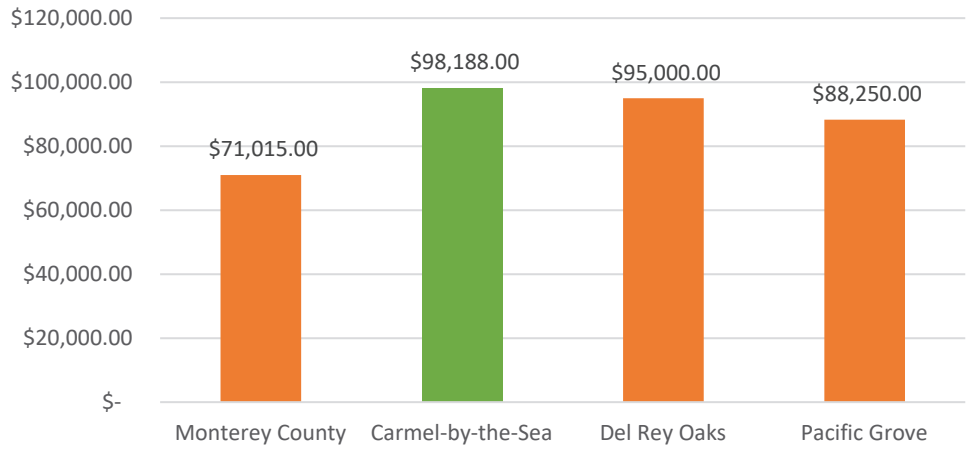
Table A-10 Households by Income Category, Carmel-by-the-Sea, 2019

Income Category (% of County MFI)	Households	Percent
Extremely Low-Income (30% MFI or less)	140	7%
Very Low-Income (30-50% MFI)	170	9%
Low-Income (50-80% MFI)	235	12%
Moderate-Income (80-100% MFI)	185	10%
Above Moderate-Income (>100% MFI)	1,200	62%
Total	1,930	100%

SOURCE: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2015-2019

Figure A-14 illustrates the median household income in Carmel-by-the-Sea, the County, and neighboring cities in 2019. Carmel-by-the-Sea's median household income was $98,188 – approximately $27,173 higher than the County ($71,015). The City of Del Rey Oaks had the second highest median household income at $95,000 followed by Pacific Grove at $88,250. Understanding Carmel-by-the-Sea's median household income determines what income category households identify with and what affordability levels look like for the community.

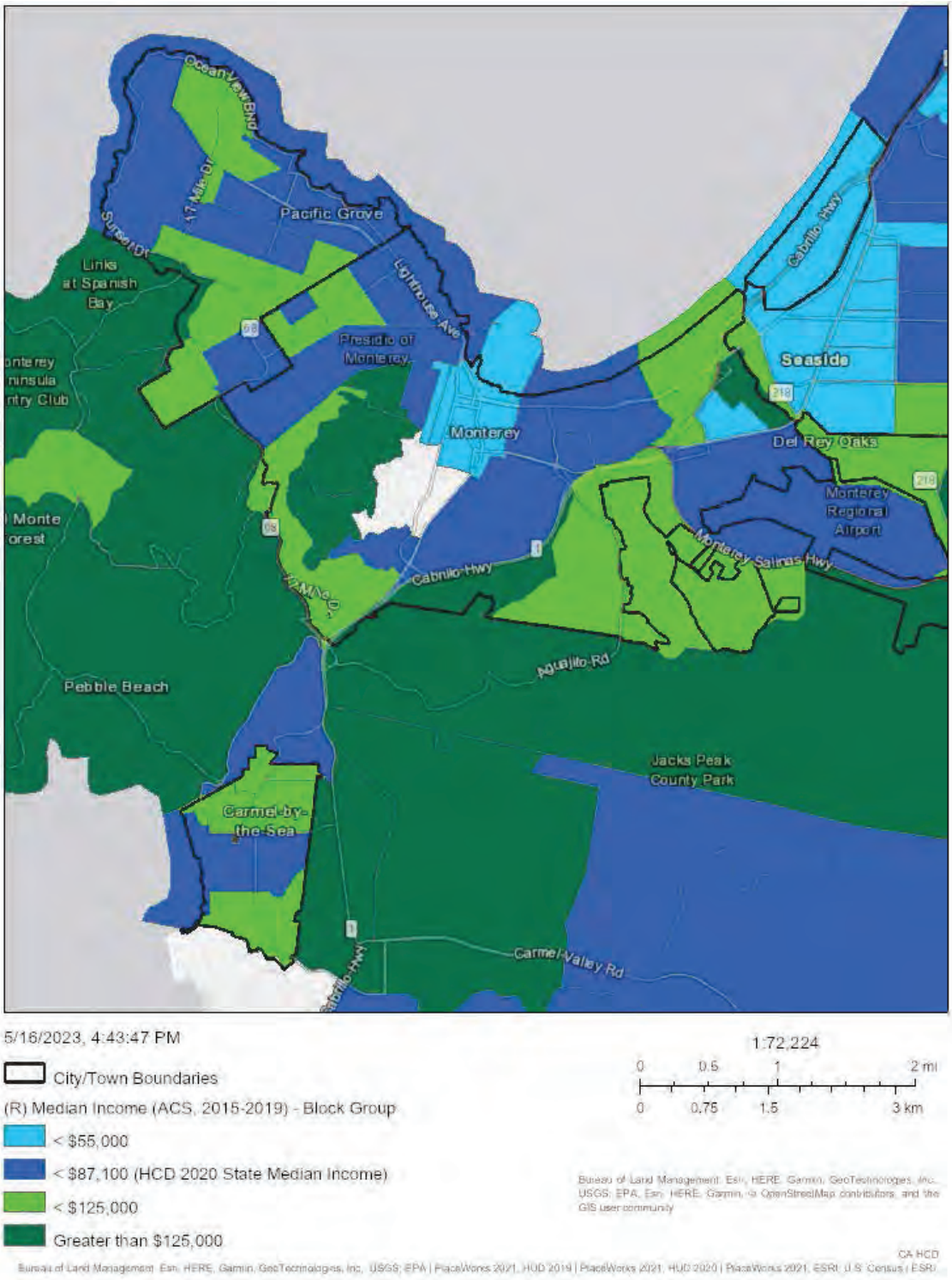
Figure A-14 Median Household Income by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-15 illustrates median household income across Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, Carmel-by-the-Sea households experience variation in median household income based on location. Households located in the center of the City reportedly earn less than the City's annual median income ($98,188) and households located in the north and south earn more (>$87,100 - <125,000).

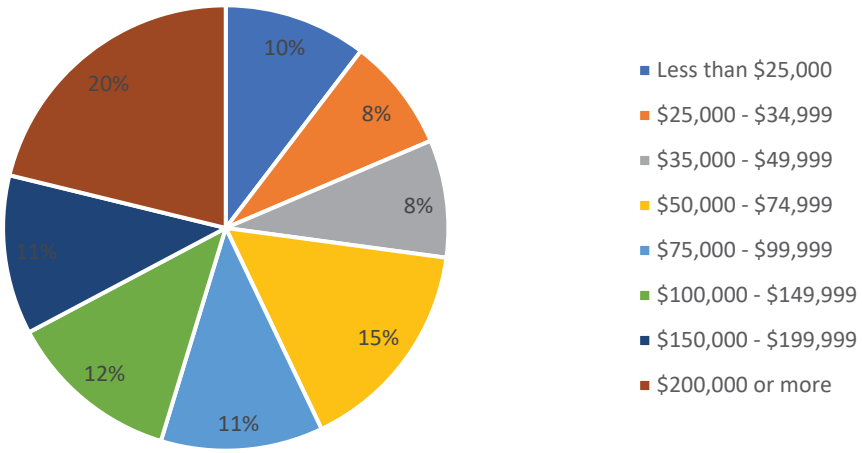
Figure A-15 Median Income by Block Group, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-16 provides a breakdown of 2019 incomes by category in Carmel-by-the-Sea. Approximately 43 percent of households are earning $100,000 or more (more than the City's annual median income). Conversely, 26 percent households earn an annual income less than $50,000 ($48,188 less than the City's annual median income). Approximately 41 percent of households are earning below the City's annual median income, of which 10 percent earn less than $25,000.

Figure A-16 Income by Category, Carmel-by-the-Sea, 2019

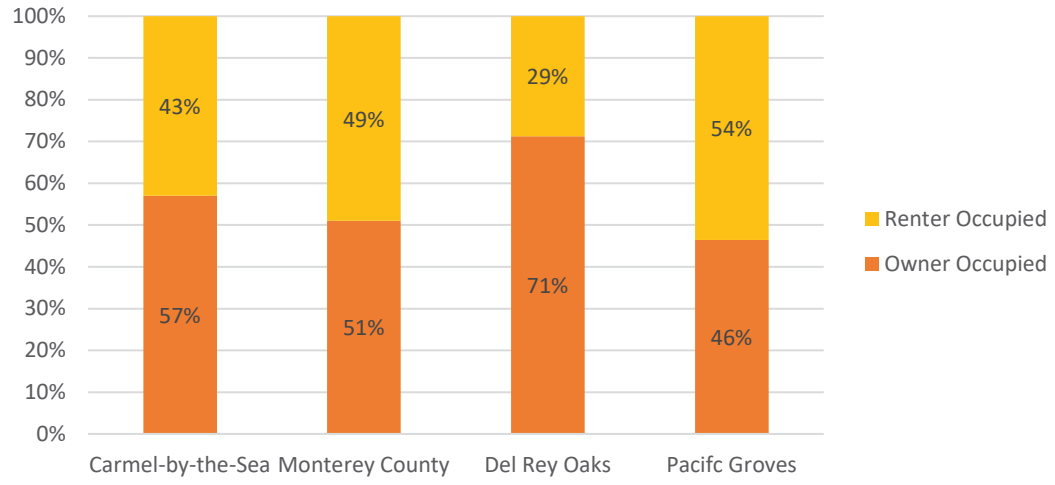


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

The household income characteristics in Carmel-by-the-Sea reveal a demand for the development of more affordable housing options that appeal to both lower-income and above-moderate households. Carmel-by-the-Sea is comprised primarily of above moderate-income households (62 percent), most of which identify as married-couple families (47 percent). Nonetheless, 28 percent of households are lower-income and 40 percent of households identify as single-persons. Affordable housing in Carmel-by-the-Sea must accommodate these households as well despite their non-majority makeup.

Figure A-17 illustrates housing by tenure in Carmel-by-the-Sea, the County, and neighboring cities. Fifty-seven (57) percent of households in Carmel-by-the-Sea are owners and 43 percent are renters. This reflects an approximate 6 percent higher owner household population than the County (51 percent), 11 percent higher than Pacific Grove (46 percent), and 14 percent lower than Del Rey Oaks (71 percent).

Figure A-17 Housing Tenure by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

A.3 Disproportionate Housing Needs

Housing Problems and Severe Housing Problems

The following section details housing problems and severe housing problems in Carmel-by-the-Sea according to the Census Bureau Comprehensive Housing Affordability Strategy (CHAS).

Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 39.

The CHAS data set provides in-depth analysis on housing needs by income level according to types of households. According the CHAS, housing problems are defined as having one or more of the following variables:

- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than one person per room; and
- Cost burden greater than 30 percent.

Severe housing problems are defined as having one or more of the following variables:

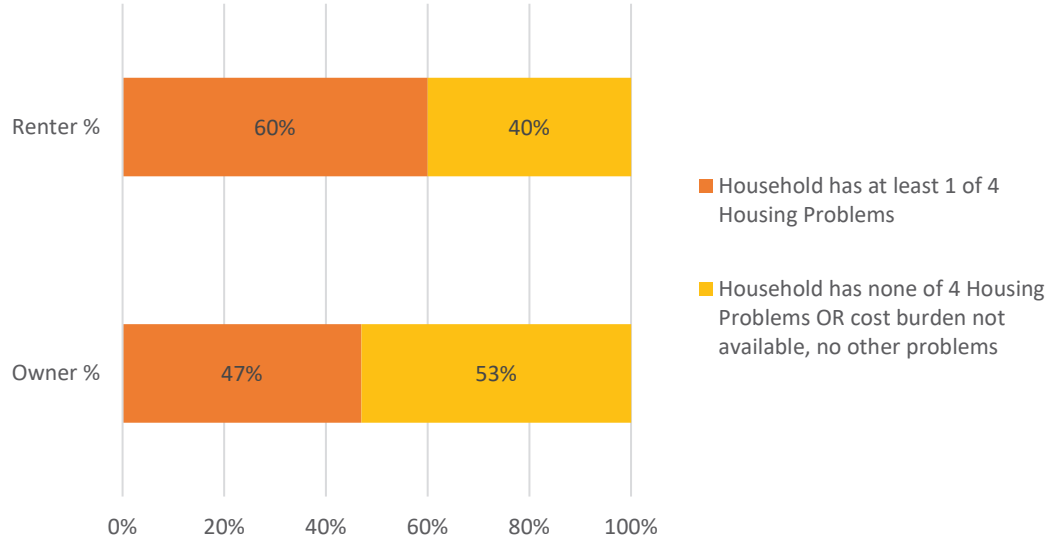
- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than 1.5 persons per room; and
- Cost burden greater than 50 percent.

Additionally, CHAS defines cost burden as the ratio of housing costs to household income. The following defines cost burden by renter and owner:

- Renter Cost Burden: gross rent (contract rent plus utilities); and
- Owner Cost Burden: select monthly owner costs including mortgage payment, utilities, association fees, insurance, and real estate taxes.

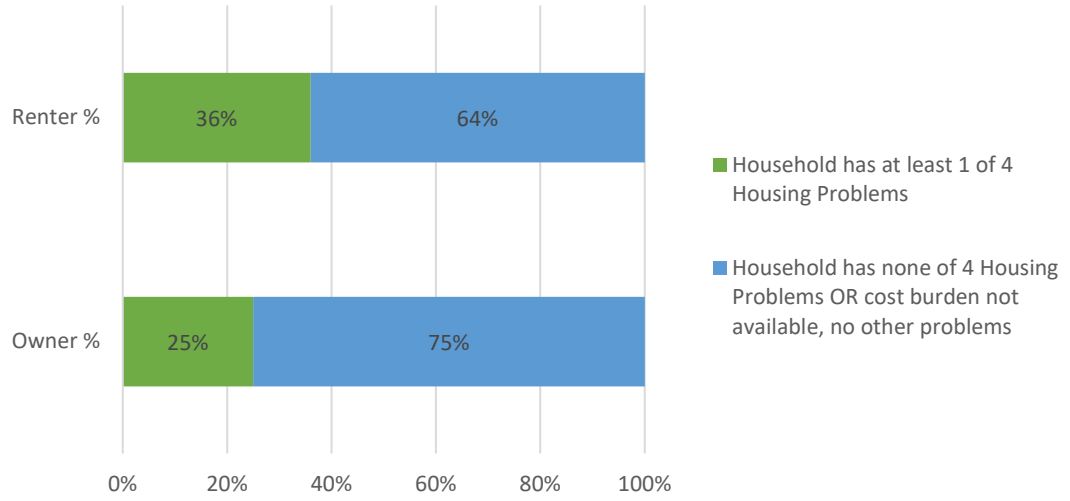
Figure A-18 and Figure A-19 illustrate housing problems by tenure and severe housing problems by tenure in Carmel-by-the-Sea during 2019. Approximately 60 percent of renter households have at least one of four housing problems and 36 percent have at least one of four severe housing problems. In contrast, 47 percent of owner households experience at least one housing problem and 25 percent have at least one severe housing problem.

Figure A-18 Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019
NOTE: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

Figure A-19 Severe Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019



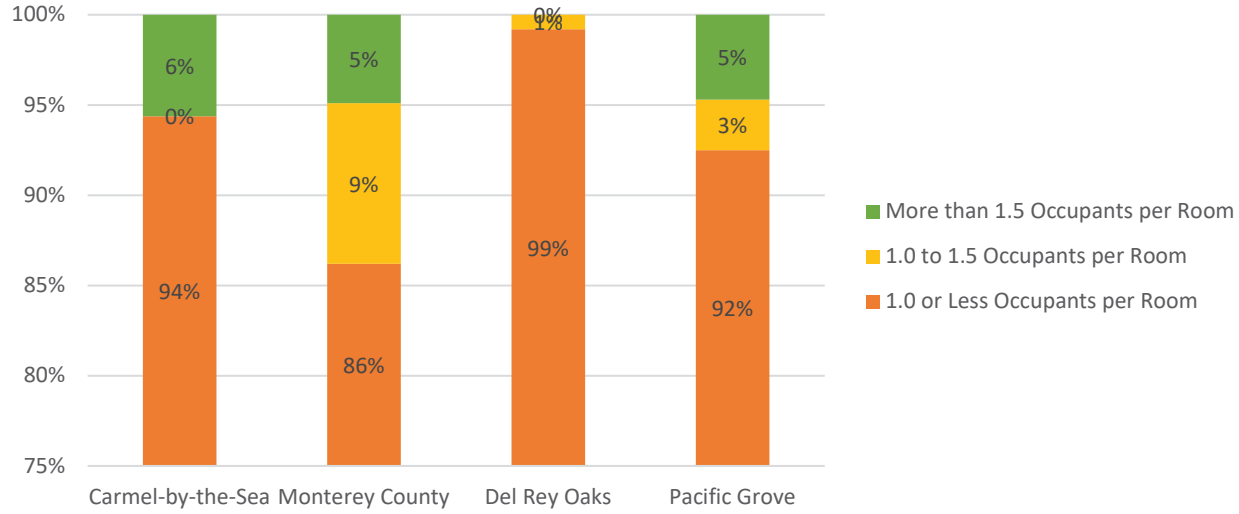
SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019
NOTE: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 person per room, and cost burden greater than 50%.

Overcrowding

Understanding the prevalence of overcrowded households within a community helps determine the need for affordable and adequately sized housing units for the community. Overcrowding is defined as a household with more than one occupant per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding may occur due to a lack of available affordable and/or adequately sized housing units. Cultural norms and customs combined with low-income or lack of adequately size housing units can result in overcrowding too. For example, in Asian culture, households are often comprised of multi-generations. If this custom is also compounded by low-income or lack of adequately sized housing units overcrowding may occur.

Figure A-20 illustrates overcrowding by severity in Carmel-by-the-Sea, the County, and neighboring cities in 2019. The City of Del Rey Oaks households experience the least amount of overcrowding (0.8 percent) and no severe overcrowding, compared to Carmel-by-the-Sea households that experience zero percent moderate overcrowding, but 6 percent severe overcrowding. Monterey County has a higher overall percentage of households that experience overcrowding (9 percent) and severe overcrowding (5 percent) compared to Carmel-by-the-Sea.

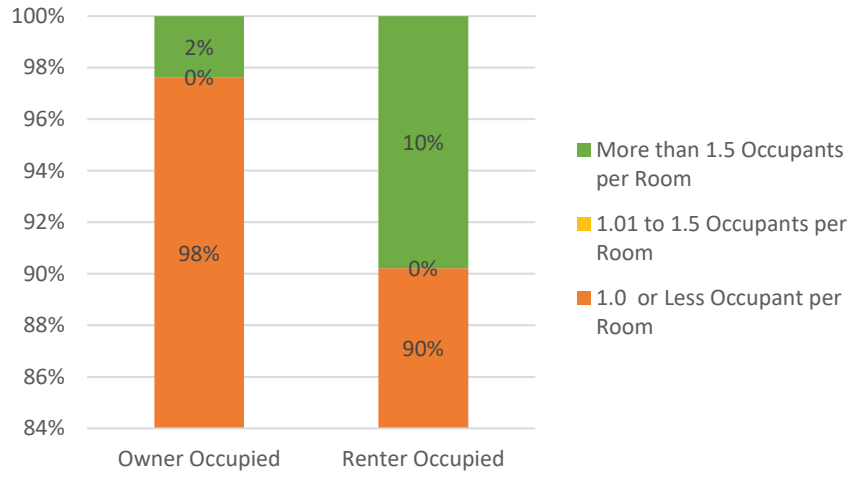
Figure A-20 Overcrowding by Severity by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-21 illustrates overcrowding by tenure and severity in Carmel-by-the-Sea during 2019. Renter households in Carmel-by-the-Sea experience 8 percent more overcrowding than owner households. While renter households do not experience overcrowding (more than 1-person per room), 10 percent experience severe overcrowding (more 1.5-persons per room). Similarly, owner households in Carmel-by-the-Sea do not experience overcrowding, but 2 percent do experience severe overcrowding.

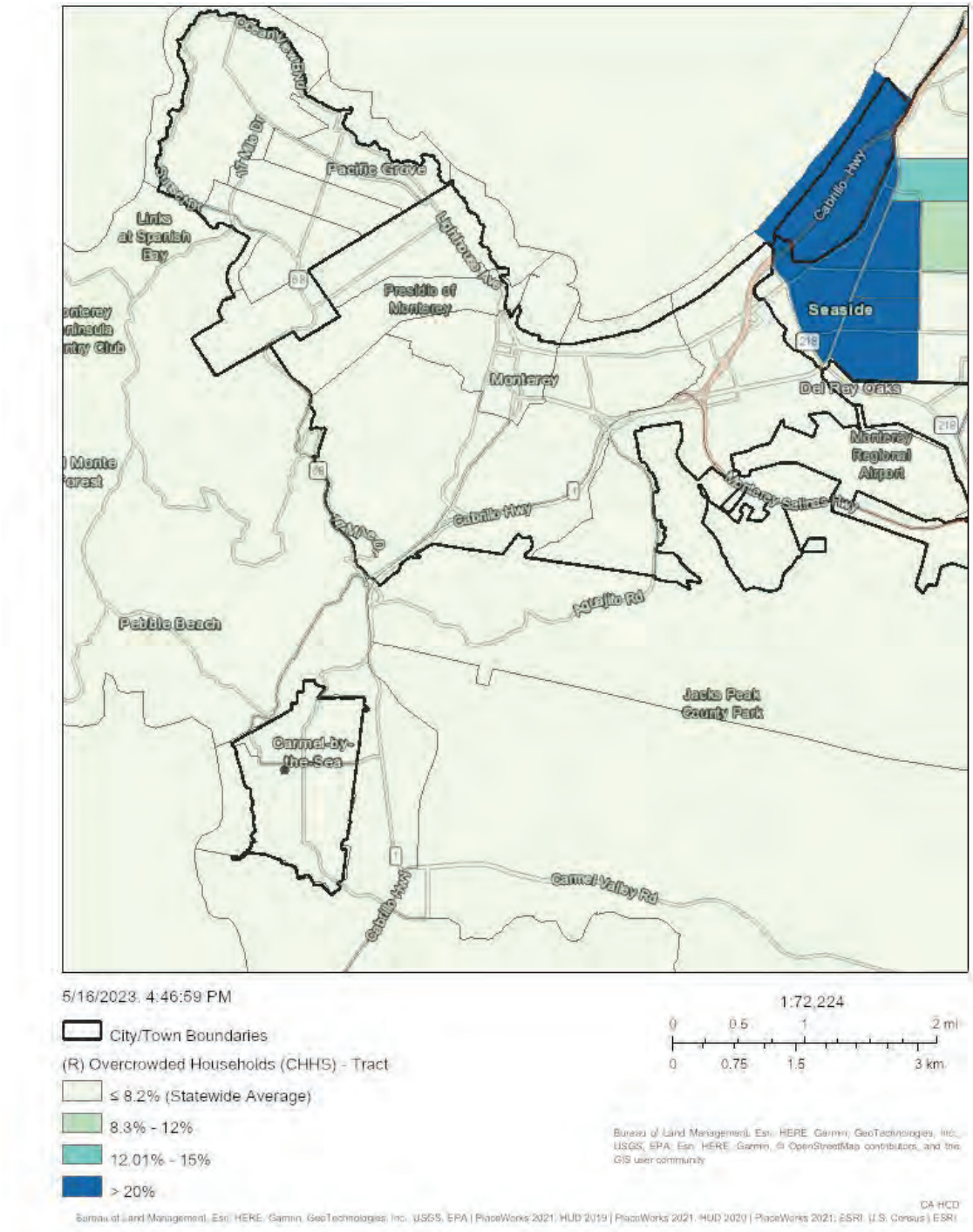
Figure A-21 Overcrowding by Tenure and Severity, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-22 illustrates overcrowded households in Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, Carmel-by-the-Sea households experience no variation in overcrowding based on location. In the City, overcrowding rates are less than 8.2 percent.

Figure A-22 Overcrowded Households, Carmel-by-the-Sea



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

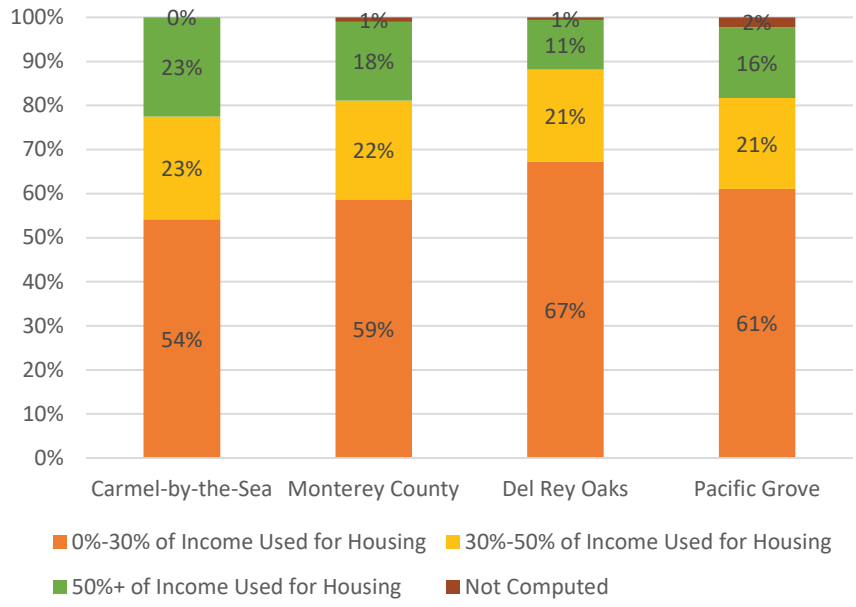
Cost Burden

According to HCD, overpayment or cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing; severe overpayment or severe cost burden is measured as households spending 50 percent or more of their gross income for housing. For the duration of this report, overpayment will be referred to as cost burden.

The cost burden rates of owners and renters in a community provide insight to housing needs such as, the affordability of the local housing market and the availability of housing units that accommodate household needs like size and housing type. Additionally, federal and state agencies examine cost burden to determine a community's need for housing assistance.

Figure A-23 illustrates cost burden severity in Carmel-by-the-Sea, the County, and neighboring cities. Carmel-by-the-Sea household cost burden rates are similar to the County. In Carmel-by-the-Sea, 46 percent of households experience some level of cost burdened, of which 23 percent are severely cost burdened, while the County has a cost burden rate of 22 percent and a severe cost burden rate of 18 percent. The cities of Del Rey Oaks and Pacific Grove have slightly lower rates of cost burden overall with 67 percent and 61 percent of households experiencing no cost burden, respectively. Overall, the City of Del Rey Oaks has the lowest percent of households experiencing any type of cost burden. It is important to relate Carmel-by-the-Sea's approximate 46 percent cost burden with its 10 percent population of overcrowded renter households, as these may be indicators of an unaffordable and homogenous local housing market.

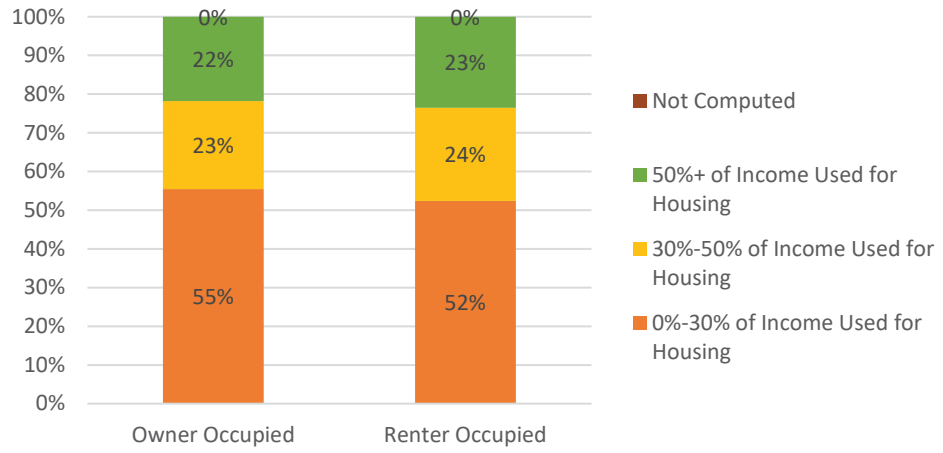
Figure A-23 Cost Burden Severity by Jurisdiction, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-24 illustrates cost burden by tenure in Carmel-by-the-Sea. Renter and owner households experience similar levels of cost burden. Renter households experience 24 percent cost burden and 23 percent severe cost burden (47 percent total), whereas owner households experience 23 percent cost burden and 22 percent severe cost burden (45 percent total). This reflects a 1 percent difference between cost burden and severe cost burden for renter and owner households, respectively.

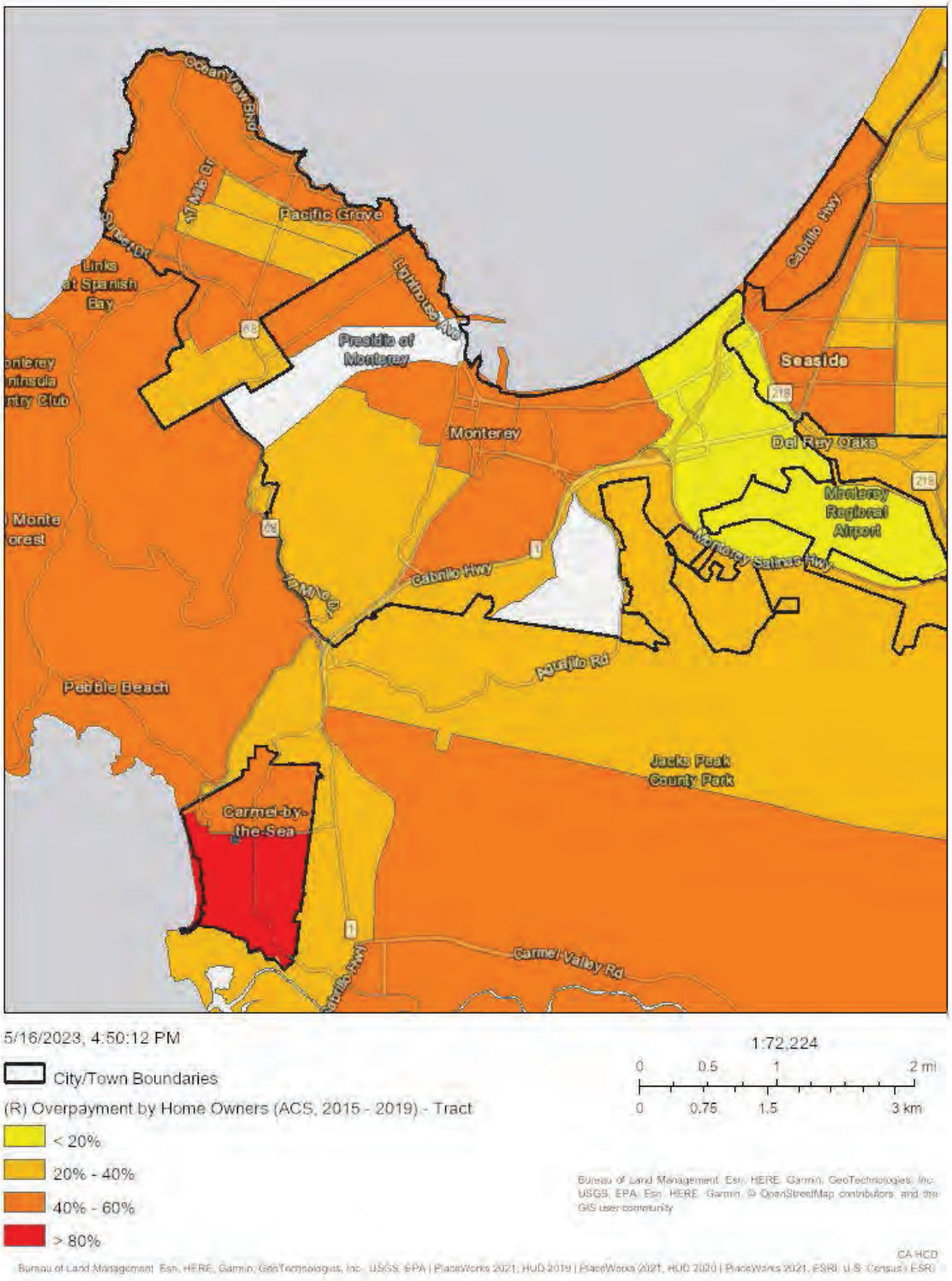
Figure A-24 Cost Burden by Tenure, Carmel-by-the-Sea, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-25 illustrates cost burden of home owners in Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, the highest rates of cost burden among home owners in Carmel-by-the-Sea are concentrated in the central and southern regions of the City. In these regions, 80 percent of households experience cost burden. In the northern region of the City, 40-60 percent of households experience cost burden.

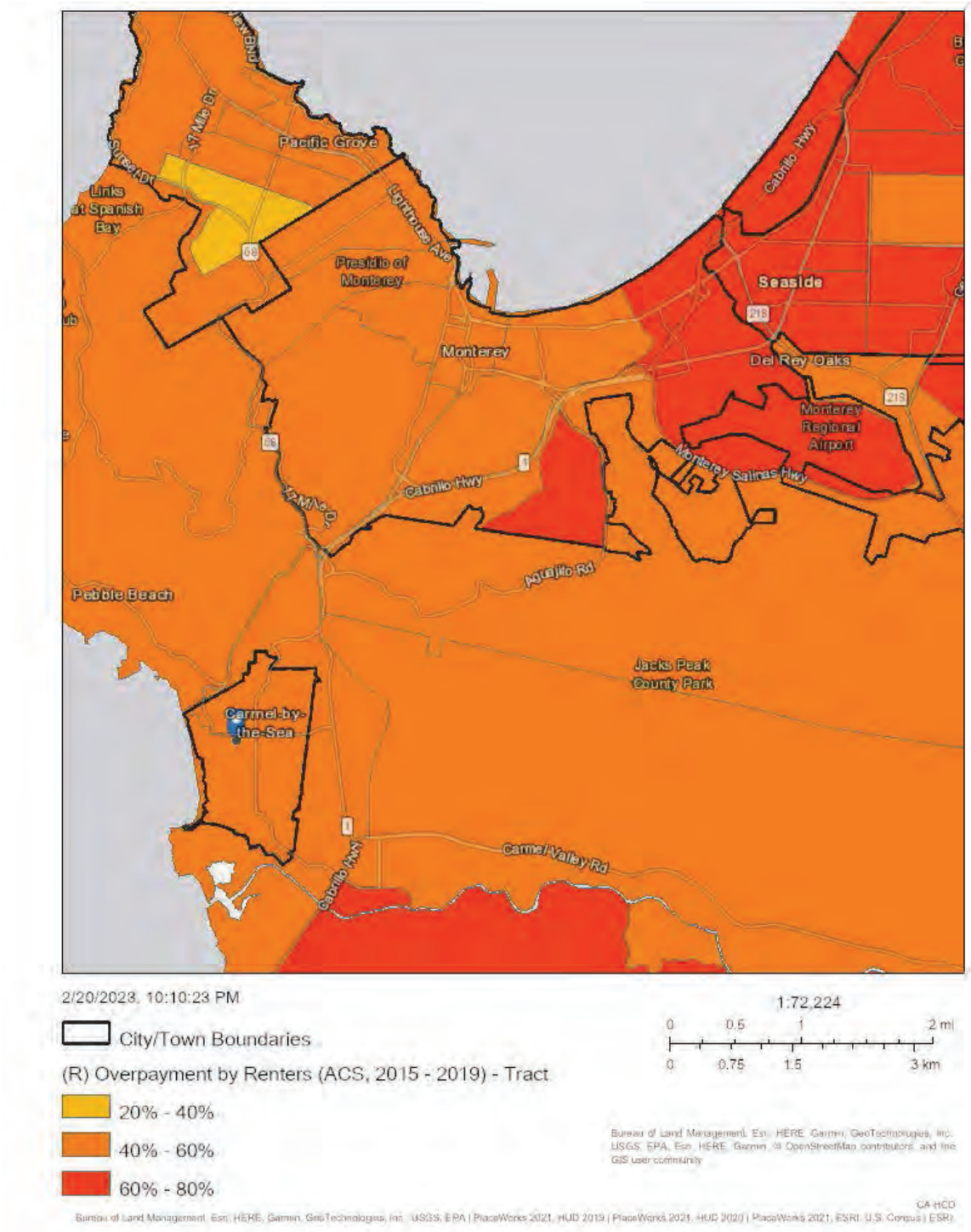
Figure A-25 Cost Burden by Home Owners, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-26 illustrates cost burden of renters in Carmel-by-the-Sea. When analyzing concentrations of cost burden among renter-occupied households in Carmel-by-the-Sea, there is no variation based on location. Between 40-60 percent of renter-households experience cost burden across the City.

Figure A-26 Cost Burden by Renter Households, Carmel-by-the-Sea, 2015-2019



SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

A.4 Special Needs Groups

Special needs groups are those that may face particular challenges in obtaining adequate housing due to inherent circumstances such as age, disabilities, household size, income level, age, and occupation. Large families, single parent households, female-headed households, or extremely low- and low-income households, and homeless persons may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced.

Extremely Low-Income Households and Poverty Status

Extremely low-income (ELI) households are those that earn less than 30 percent of the median family income (MFI). Very low-income households are those that earn 50 percent of less of the MFI. Extremely low-income households typically face a combination of housing challenges related to income status, family size/type, disability status, access to housing opportunities and other household characteristics. Additionally, ELI households are more likely to experience overcrowding, cost burden, and substandard housing conditions. Extremely low-income households are typically minimum-wage workers, disabled persons, farmworkers, and seniors on fixed incomes.

Table A-11 provides a breakdown of extremely low-income households in Carmel-by-the-Sea. The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 140 ELI households (7 percent of total households) in Carmel-by-the-Sea. Of the extremely low-income households in Carmel-by-the-Sea, 29 percent are renter-occupied households and 71 percent are owner-occupied households, or 2 percent and 5 percent of all households, respectively.

When analyzing cost burden of ELI households, approximately 120 ELI households experience severe cost burden (paying more than 50 percent of median gross income on housing) and 140 experience moderate cost burden (paying more than 30 percent of median gross income on housing). Of the ELI households experiencing some form of cost burden, the majority are owner-occupied households.

Data for overcrowding by income level is not available for Carmel-by-the-Sea. However, because owner-occupied households represent the majority of ELI households and experience higher rates of cost burden, overcrowding, substandard housing issues it may be assumed that ELI households experience overcrowding.

The projected RHNA for ELI households was based on the assumption that 50 percent of very low-income households qualify as extremely low-income households. The very low-income housing need is 113 housing units, of which the City estimates 57 housing units will accommodate the extremely low-income housing need.

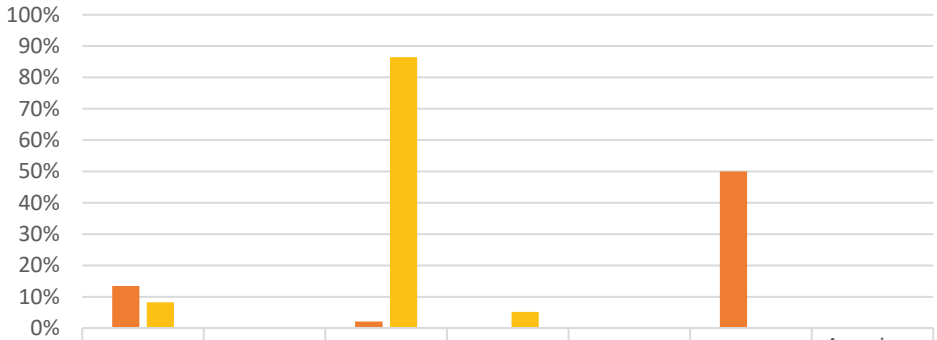
Table A-11 Extremely Low-Income Households, Carmel-by-the-Sea, 2015-2019

Households	Number	Percentage of Total Households
Total occupied units (households)	1,925	100%
Total Lower-income (0-80% of HAMFI) households	545	28%
Extremely Low-income (0-30% of HAMFI) households	140	7%
Extremely Low-income renters	40	2%
Extremely Low-income owners	100	5%
Lower-income households paying more than 50%	270	14%
Extremely Low-income paying more than 50%	120	6%
ELI Renter HH severely cost burdened	20	1%
ELI Owner HH severely cost burdened	100	5%
Lower-income households paying more than 30%	430	22%
Extremely Low-income paying more than 30%	140	7%
ELI Renter HH moderately cost burdened	40	2%
ELI Owner HH moderately cost burdened	100	5%
Lower-income households experiencing 1 of 4 Housing Problems	450	23%
Extremely Low-income households experiencing 1 of 4 Housing Problems	140	7%
ELI Renter HH experiencing 1 of 4 Housing Problems	40	2%
ELI Owner HH experiencing 1 of 4 Housing Problems	100	5%

SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.
NOTE: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessary be the same as other calculations of median incomes (such as Census number), due to a series of adjustments that are made.
The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
***Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Figure A-27 illustrates the percent of the population in Carmel-by-the-Sea living below the poverty line in 2019 by race and ethnicity. Despite being the smallest population in the City, the Black or African American population is estimated to have the highest rate of poverty (50 percent). In contrast, the non-Hispanic White population represents 87 percent of the total population and only 2 percent is living below the poverty line. The Hispanic or Latinx population experiences the second highest rate of poverty with 13 percent living below the poverty line.

Figure A-27 Percent Living Below the Poverty Line by Race and Ethnicity, Carmel-by-the-Sea, 2019



	Hispanic or Latinx	Other Race or Multiple Races (Hispanic and Non-Hispanic)	White, Non-Hispanic	Asian alone	Native Hawaiian and Other Pacific Islander	Black or African American (Hispanic and Non-Hispanic)	American Indian or Alaska Native (Hispanic and Non-Hispanic)
Below Poverty Line	13.4%	0.0%	2.1%	0.0%	0.0%	50.0%	0.0%
Race/Ethnicity*	8.2%	0.0%	86.5%	5.2%	0.0%	0.1%	0.0%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Race/Ethnicity represents percentage of the total population*

To address the needs of ELI households, the City will adopt housing programs to facilitate the construction of affordable and supportive housing for ELI households. Programs that will directly impact ELI households in Carmel-by-the-Sea include:

- Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely Low-Income residents. Encourage the private sector to produce affordable housing; and
- Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.

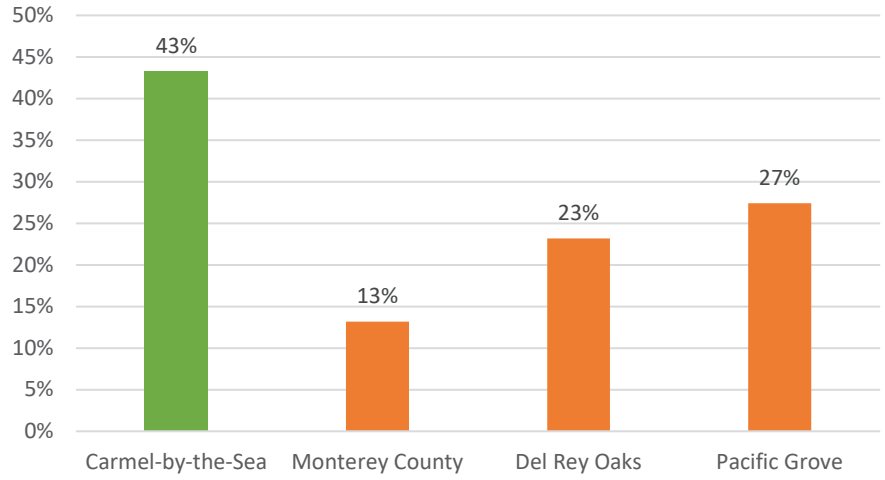
All housing policies and programs can be found in full detail in Chapter 2 of the Housing Element.

Seniors

Seniors are identified as individuals 65 years and older. Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

Figure A-28 illustrates the senior population in Carmel-by-the-Sea, the County, and neighboring cities. Compared to the County and neighboring cities, Carmel-by-the-Sea has the highest senior population (43 percent), approximately 30 percent more than the County and 16 percent more than Pacific Grove.

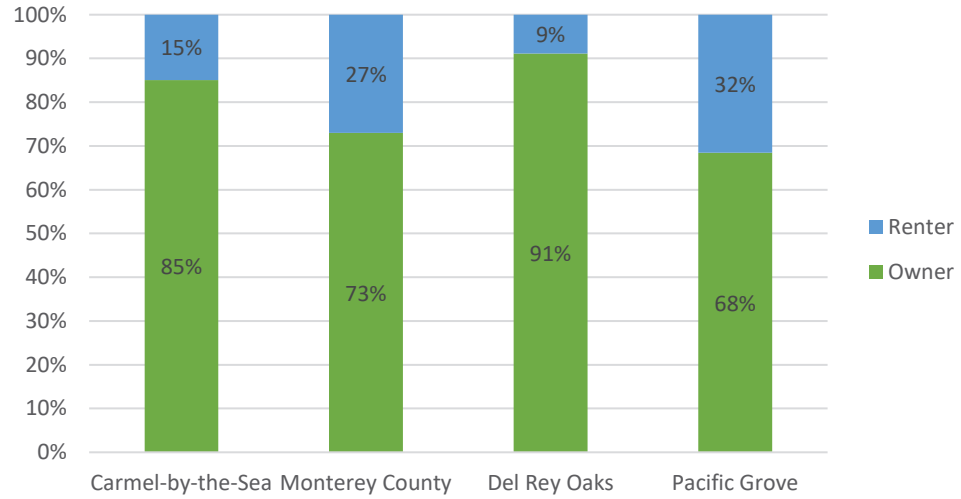
Figure A-28 Senior Population by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is defined as persons 65 years and older.

Figure A-29 illustrates senior housing by tenure in Carmel-by-the-Sea during 2019. Senior households in Carmel-by-the-Sea are primarily owners (85 percent). Similarly, the senior households of the County (73 percent) and neighboring cities of Del Rey Oaks (91 percent) and Pacific Grove (68 percent) are majority owners.

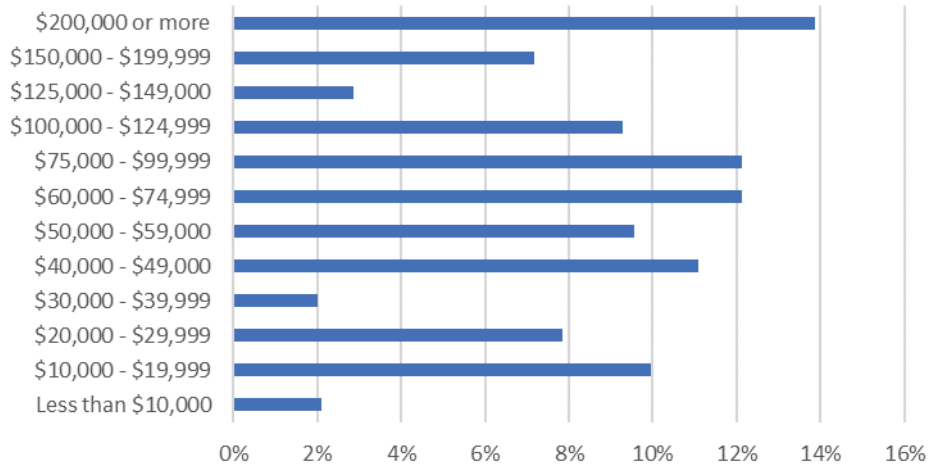
Figure A-29 Senior Housing by Tenure, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is identified as persons 65 years and older.

Figure A-30 illustrates senior households by their income. The majority of Carmel-by-the-Sea senior households earn a yearly income of $200,000 or more (14 percent). However, an estimated 61 percent of senior households earn less than the City's median household income ($98,188).

Figure A-30 Senior Households by Income, Carmel-by-the-Sea, 2019



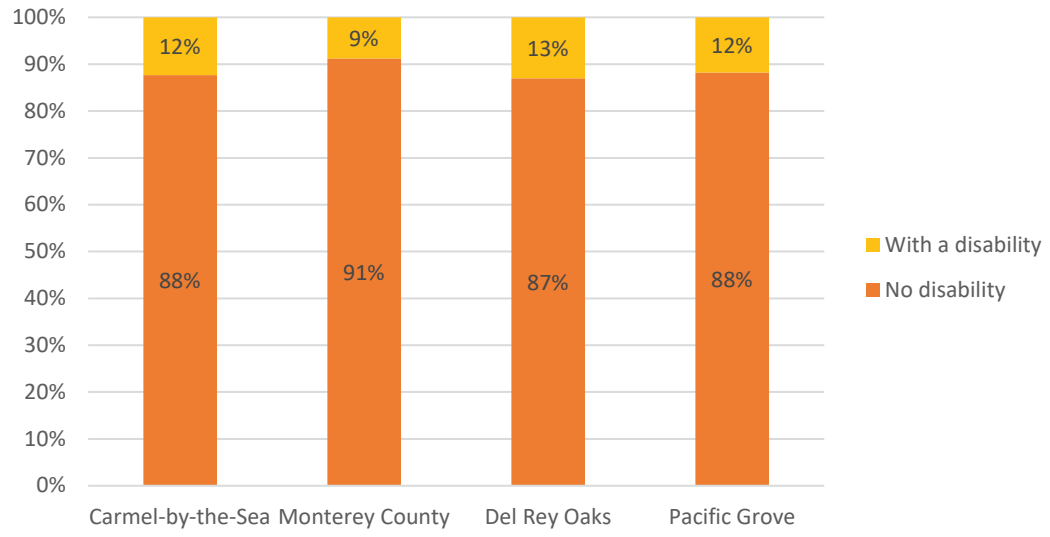
SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is identified as persons 65 years and older.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers.

Figure A-31 illustrates population by disability status in Carmel-by-the-Sea, the County, and neighboring cities in 2021. Twelve (12) percent of the population in Carmel-by-the-Sea has some form of disability, which is on par with neighboring cities. The cities of Del Rey Oaks and Pacific Grove each have a population of 13 percent and 12 percent, respectively, with a disability. The County has the lowest percentage of persons with a disability at 9 percent.

Figure A-31 Population by Disability Status by Jurisdiction, 2021



SOURCE: U.S. Census Bureau, 2021

Table A-12 provides an overview of disability by type and age in Carmel-by-the-Sea during 2021. Hearing difficulty is the most widespread disability in Carmel-by-the-Sea (41 percent) with the highest concentration in persons 65 years of age and older. Self-care difficulty is the least common disability with 2 percent experiencing this in Carmel-by-the-Sea. Overall, seniors (persons aged 65+) makeup the largest demographic with a disability (50 percent).

Table A-12 Disability Status by Age, Carmel-by-the-Sea, 2021

Disability Type	Under 18	18-64	65 and Over	Total	Percent of Population with a Disability
Hearing Difficulty	20	0	305	325	41%
Vision Difficulty	20	0	50	70	9%
Cognitive Difficulty	0	29	46	75	9%
Ambulatory Difficulty	0	0	142	142	18%
Self-care Difficulty	0	0	56	56	7%
Independent Living Difficulty	0	0	130	130	16%
Total	40	29	729	798	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2021
NOTE: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed

to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

Table A-13 shows the population with developmental disabilities by age in Carmel-by-the-Sea. In Carmel-by-the-Sea, of the 798 persons with a disability, approximately less than 70 have a developmental disability. Of these, less than 31 are children (I.e., under the age of 18) and less than 36 are adults.

Table A-13 Population with Developmental Disabilities by Age, Carmel-by-the-Sea, 2021

Age Group	Number
Age Under 18	<31
Age 18+	<36

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2021).
NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Table A-14 shows the population with developmental disabilities by residence in Carmel-by-the-Sea. The most common living arrangement for individuals with developmental disabilities in Carmel-by-the-Sea is the home of parent/family/guardian.

Table A-14 Population with Developmental Disabilities by Residence, Carmel-by-the-Sea, 2021

Residence Type	Number
Home of Parent/Family/Guardian	<38
Foster/Family Home	0
Independent/Supported Living	<11
Other	0
Community Care Facility	<11
Intermediate Care Facility	0

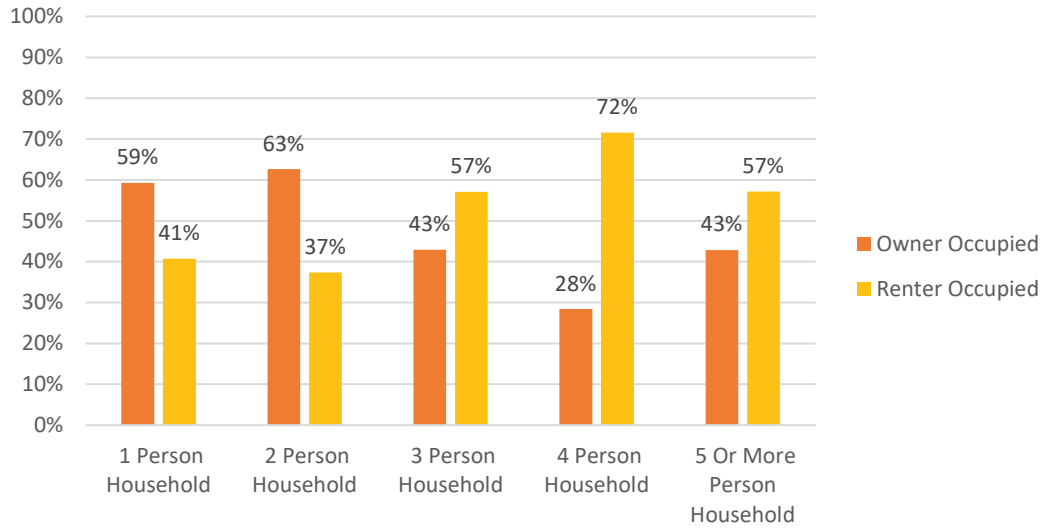
SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).
NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Large Households

Large households are defined as households of five or more individuals. Large households often have different housing needs than smaller households. Household income and local housing markets can greatly impact a household's ability to afford adequately sized housing. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. Similarly, large households may experience overpayment as a result of a high housing market and limited availability.

Figure B-32 illustrates 2019 households by size and tenure in Carmel-by-the-Sea. The City has 70 large households, of which 57 percent are renter-occupied households. Owner-occupied households makeup the majority of 1-person and 2-person households, whereas renter-occupied households makeup the majority of all 3-5 person households. This combined with a total cost burden rate of 46 percent for renter households (Figure A-24), suggests it is likely that large households in Carmel-by-the-Sea may experience overcrowding and/or overpayment.

Figure A-32 Households by Size and Tenure, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

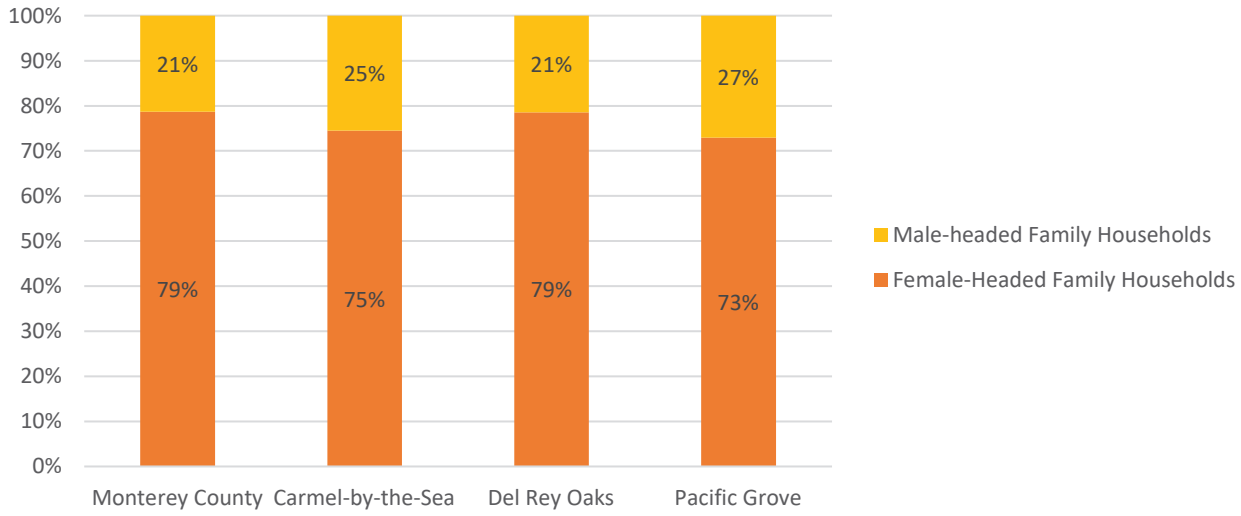
Single-Parent Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income.

In Carmel-by-the-Sea, the largest proportion of households are married-couple family households at 47 percent, while female-headed households make up 6 percent and male-headed households make up 2 percent of all households (Figure A-11). Figure A-33 shows single-parent households in Carmel-by-the-Sea, the County, and neighboring cities. Compared to the County and neighboring

cities, Carmel-by-the-Sea's ratio of single-parent households is on par. Carmel-by-the-Sea's single-parent households are predominantly female-headed family households (75 percent). Male-headed family households makeup 25 percent.

Figure A-33 Single-Parent Households by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

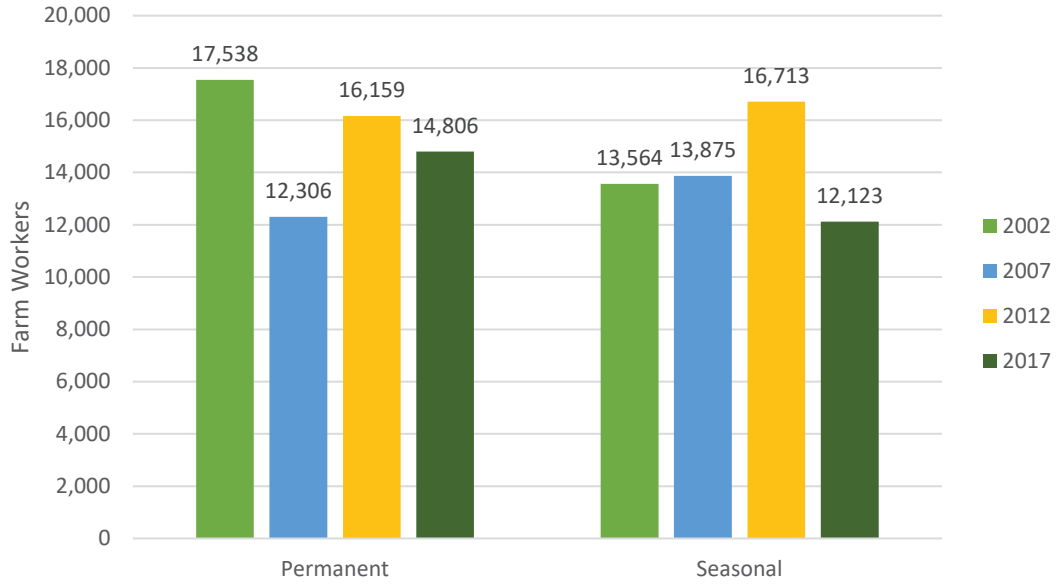
Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In 2019, there were no single-parent households that fell in the Below Poverty Level category in Carmel-by-the-Sea.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Monterey County has decreased since 2002, totaling 14,806 in 2017, and the number of seasonal farm workers has also decreased, totaling 12,123 in 2017. Figure A-34 shows hired farm labor in Monterey County between 2002-2017.

Figure A-34 Hired Farm Labor, Monterey County, 2002-2017



SOURCE: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.
NOTES: Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors). Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

There are no agriculture uses within the City of Carmel-by-the-Sea. However, Carmel-by-the-Sea shares the responsibility for farmworker housing as farmworkers may work within 75 miles of agricultural land uses (including dairy, vineyards and produce) and the City is within 75 miles of these uses.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

Table A-15 show changes in the homeless population between 2017-2022 in Carmel-by-the-Sea, the County and neighboring jurisdictions. According to the 2022 Monterey Homeless Count and Survey Comprehensive Report, Carmel-by-the-Sea has seen a decrease in homeless persons since 2017, totaling one person in 2019. Similarly, the Monterey Bay Area overall has seen a decrease in homeless populations with the exception of Seaside.

Table A-15 Homeless Population by Jurisdiction, 2017-2022

Jurisdiction	Unsheltered			Sheltered			Total			2019-2022 % Change
	2017	2019	2022	2017	2019	2022	2017	2019	2022	
Monterey (city)	292	167	74	46	37	27	338	204	101	-50%
Carmel-by-the-Sea	16	6	1	0	0	0	16	6	1	*
Del Rey Oaks	111	0	2	0	0	0	111	0	2	*
Seaside	40	126	90	58	56	62	98	182	152	-16%
Pacific Grove	35	14	29	0	0	0	35	14	29	*
Total	509	315	198	104	93	89	613	408	287	-66%

SOURCE: 2022 Monterey Homeless Count and Survey Comprehensive Report
NOTE: % change was not calculated when jurisdiction was below 25 individuals.

Table A-16, shows household type and shelter status in Monterey County in 2019. In Monterey County, the most common type of household experiencing homelessness are those without children in their care. Among households experiencing homelessness that do not have children, 83 percent are unsheltered. Similarly, the majority of homeless households with children are unsheltered (45 percent).

Table A-16 Homelessness by Household Type and Shelter Status, Monterey County, 2019

Jurisdiction	People in Households Composed Solely of Children Under 18		People in Households with Adults and Children		People in Households without Children Under 18		Total
	Count	Percent	Count	Percent	Count	Percent	
Sheltered – Emergency Shelter	0	0%	146	22%	218	11%	364
Sheltered – Transitional Housing	0	0%	218	33%	124	6%	342
Unsheltered	10	100%	303	45%	1,685	83%	2,340
Total	10	100%	667	100%	2,027	100%	2,704

SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.
NOTES: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area County is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

A.5 Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment. The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

Access to Opportunity

"Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions)."

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 34.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

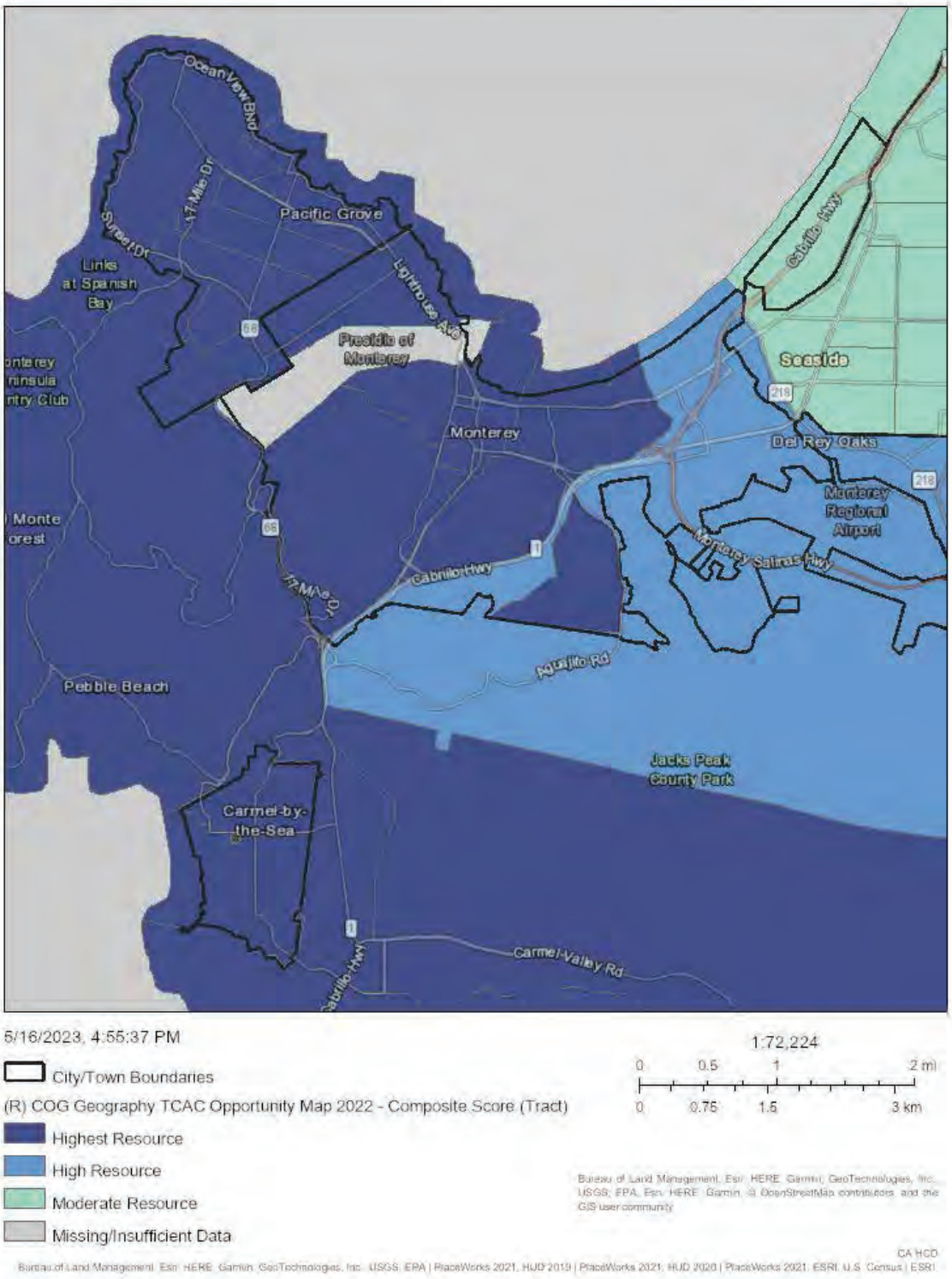
Disparities in Access to Opportunity

As can be seen in Figure A-35, TCAC Opportunity Composite Score, Carmel-by-the-Sea is considered a highest resource area as is much of western Monterey County. According to the HCD AFFH Data Viewer TCAC Opportunity Map, there are no areas of variation in access to opportunity across the City.

Economic

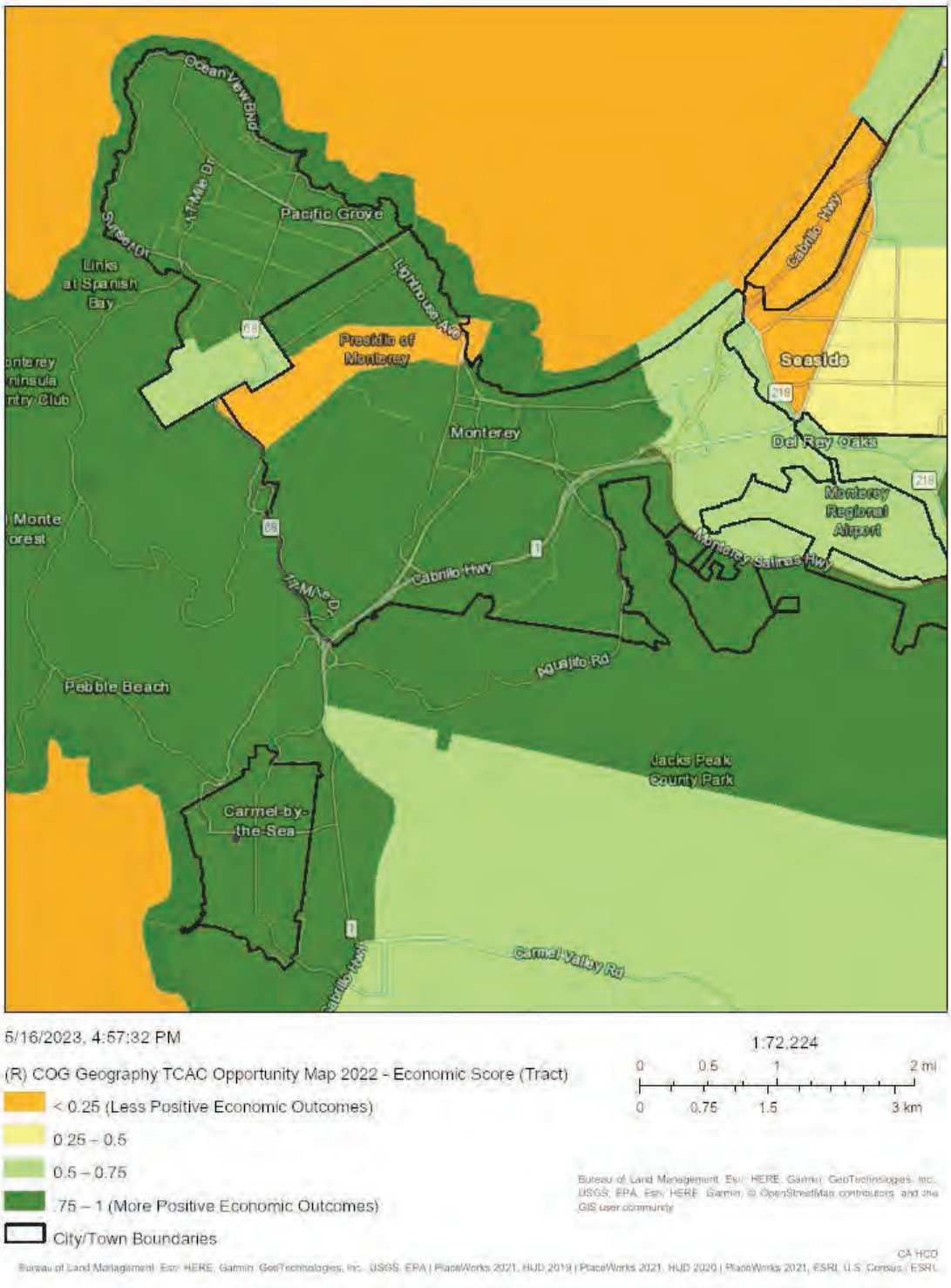
TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. Figure A-36 shows concentrations of economic outcomes in Carmel-by-the-Sea. According the HCD AFFH Data Viewer TCAC Economic Opportunity Map, all areas of Carmel-by-the-Sea have a high economic opportunity score of 0.75-1.0. This reflects a high level of opportunity for economic advancement for residents in Carmel-by-the-Sea.

Figure A-35 TCAC Opportunity Composite Score, Carmel-by-the-Sea, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-36 TCAC Opportunity Economic Score, Carmel-by-the-Sea, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Education

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Figure A-37 shows the level of TCAC educational opportunity across Carmel-by-the-Sea. According to TCAC's Educational Opportunity Map, Carmel-by-the-Sea scores between 0.75-1.0 indicating a high level of positive educational outcomes for residents in Carmel-by-the-Sea.

Carmel-by-the-Sea is served by the Carmel Unified School District (CUSD), along with elementary, middle, and high schools within the City and school district. As of 2022, the State of California School Dashboard highlights a 97.9 percent graduation rate among all students enrolled in Carmel High School, which is higher than the statewide average (87.4 percent) and county average (88.5 percent).

When broken down by race/ethnicity, Hispanic and White students graduated at a high rate (97.4 percent for both groups). There is no performance data available for the graduation rates of African American, Asian, Filipino, and American Indian students at Carmel High.

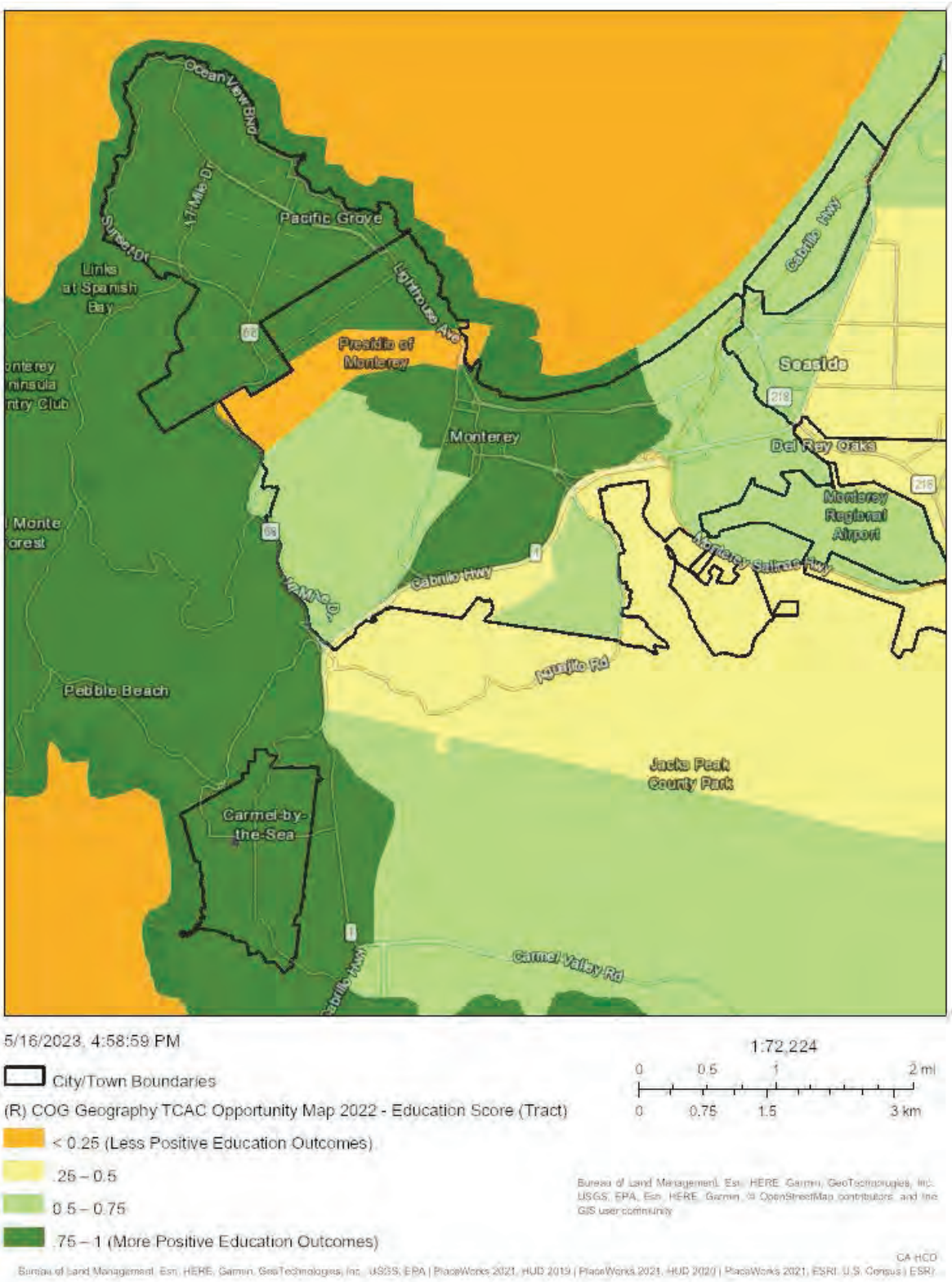
Additionally, there is no performance data available for the graduation rates of students with a disability within Carmel High.

Environment

TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 4.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

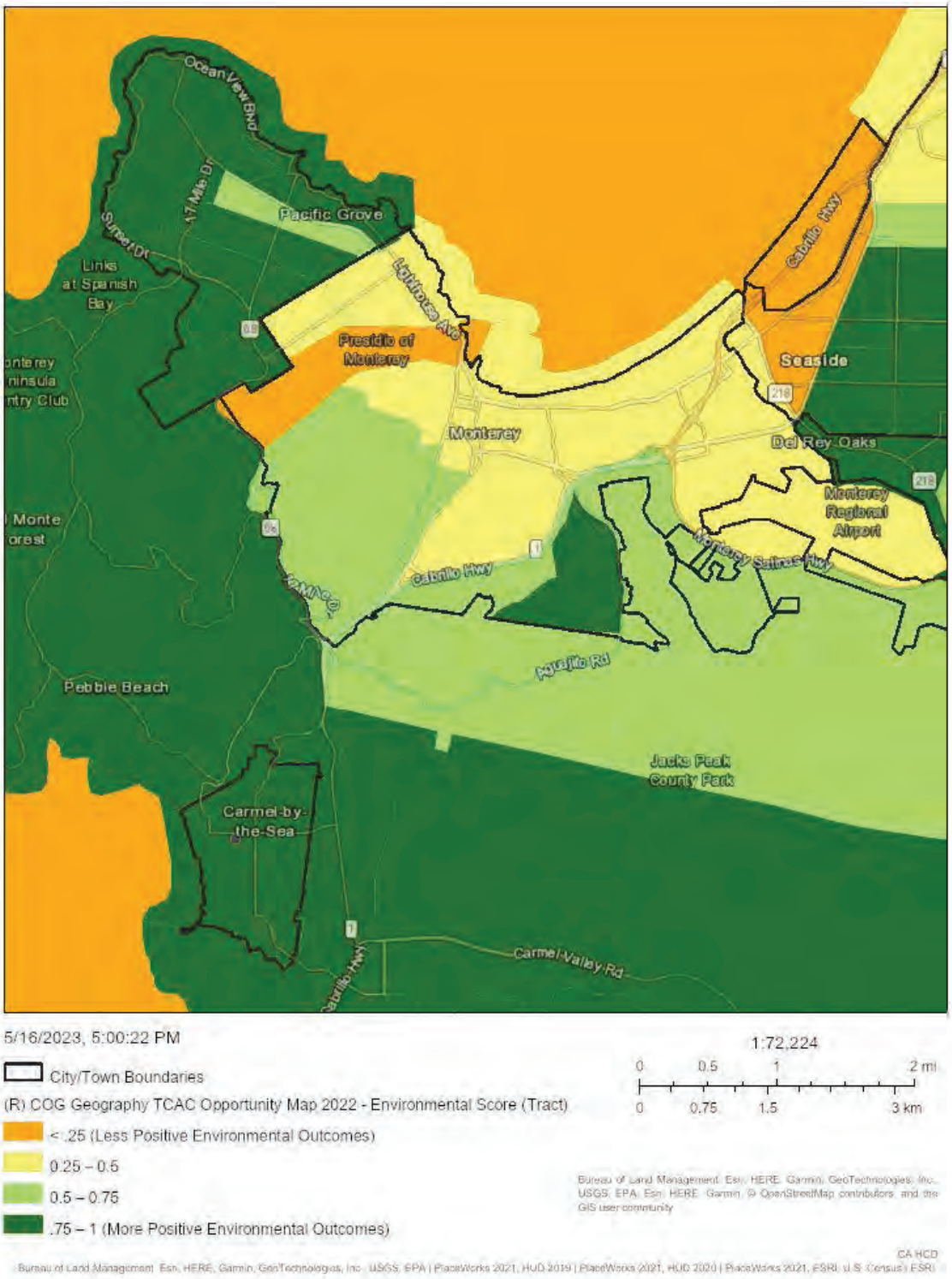
Figure A-38 shows TCAC environmental outcomes across Carmel-by-the-Sea. According to the HCD AFFH Data Viewer TCAC Environmental Opportunity Map, Carmel-by-the-Sea scores between 0.75-1.0 indicating a low level of environmental pollution burden and positive outcomes for residents in Carmel-by-the-Sea.

Figure A-37 TCAC Opportunity Education Score, Carmel-by-the-Sea, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-38 TCAC Opportunity Environmental Score, Carmel-by-the-Sea, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

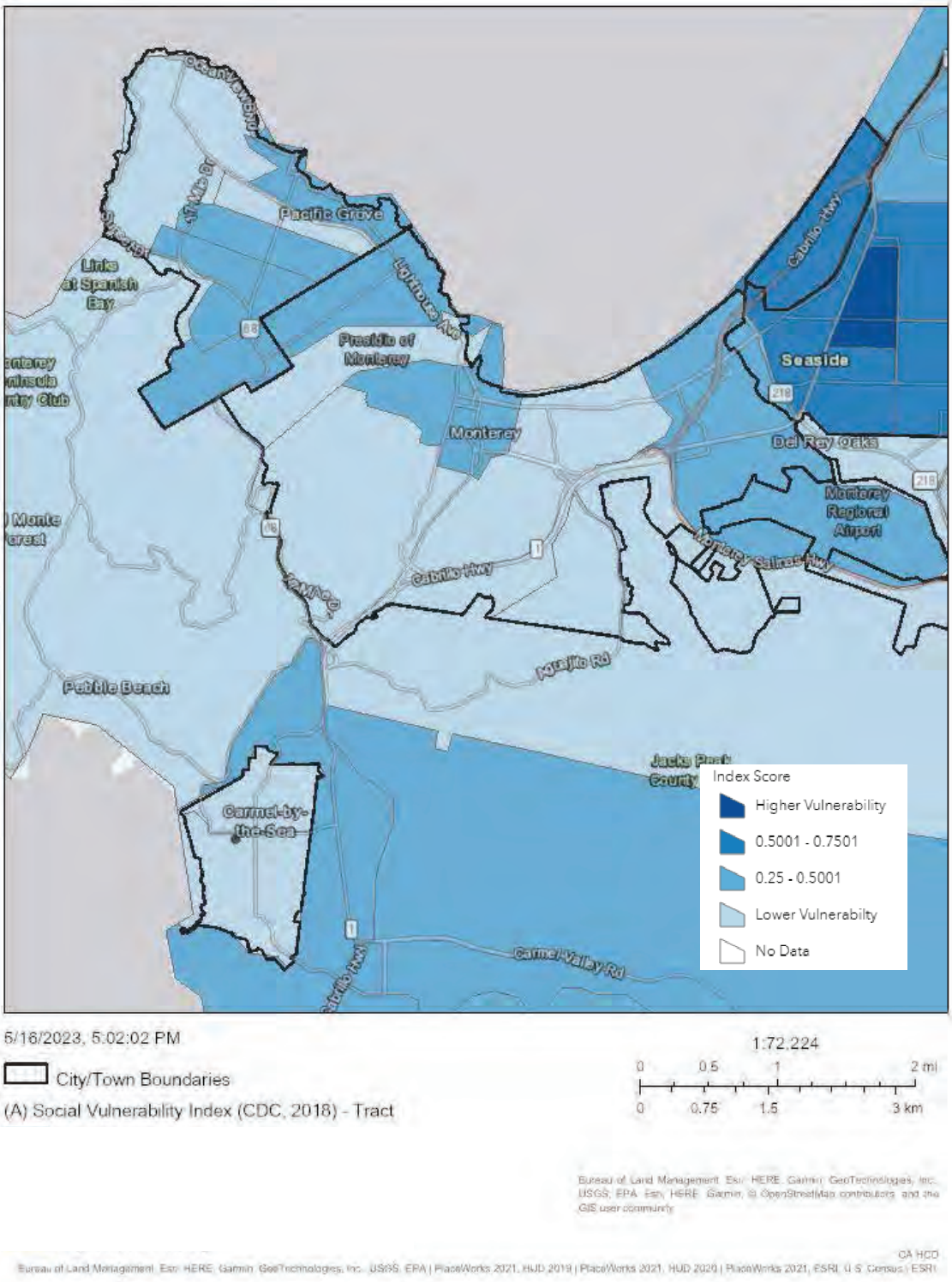
The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation.

Figure A-39 shows SVI levels across Carmel-by-the-Sea. Carmel-by-the-Sea scores low on the SVI (less than 0.25) indicating that the City is slightly vulnerable to disasters, but highly equipped to respond to them. Just outside of the City's borders however, vulnerability levels increase to 0.25-0.5. This is likely due to a difference in jurisdictional resources.

Disparities Specific to the Population Living with a Disability

In Carmel-by-the-Sea, 12.3 percent of the population is living with at least one disability, compared to 8.8 percent in Monterey County. The most common disabilities in the City are: hearing difficulty (9.9 percent), ambulatory difficulty (4.4 percent), and independent living difficulty (4.3 percent). For the population 65 and over, the share of the population with hearing difficulties increases to 19.3 percent.

Figure A-39 Social Vulnerability Index, Carmel-by-the-Sea, 2018



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

A.6 Housing Stock Characteristics

Carmel-by-the-Sea's housing stock is defined as all housing units within its jurisdiction. Characteristics of housing stock include housing type, age, condition, tenure, vacancy rates, costs, affordability, and growth. The following section provides an in-depth analysis of the housing stock in Carmel-by-the-Sea to determine how/if the current the housing stock meets the needs of existing and future residents.

Housing Growth

Table A-17 provides an overview of housing growth trends between 2010-2019 in Carmel-by-the-Sea, the County, and neighboring cities. Between 2010-2019, Carmel-by-the-Sea housing unit estimates grew approximately 6 percent, more than the County and Del Rey Oaks, but 2 percent less than Pacific Grove. These estimates show the majority of housing growth in Carmel-by-the-Sea occurred between 2015-2019 (8 percent).

Table A-17 Housing Unit Growth Trends by Jurisdiction, 2010-2019

Jurisdiction	2010	2015	2019	Percent Change 2010-2015	Percent Change 2015-2019
Monterey County	138,833	139,794	141,820	1%	1%
Carmel-by-the-Sea	3,606	3,532	3,832	-2%	8%
Del Rey Oaks	752	733	745	-3%	2%
Pacific Grove	7,723	8,411	8,347	9%	-1%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Housing Type

Table A-18 provides a comparison of housing unit types in Carmel-by-the-Sea, the County, and neighboring cities. In Carmel-by-the-Sea, single-family detached units are the most common housing type (87 percent). This aligns with the County (63 percent), Del Rey Oaks (76 percent) and Pacific Grove (60 percent) having majority single-family detached units. Overall, Carmel-by-the-Sea has the highest percentage of single-family detached units compared to the County and neighboring cities, but the lowest percentage of multifamily housing units (10 percent).

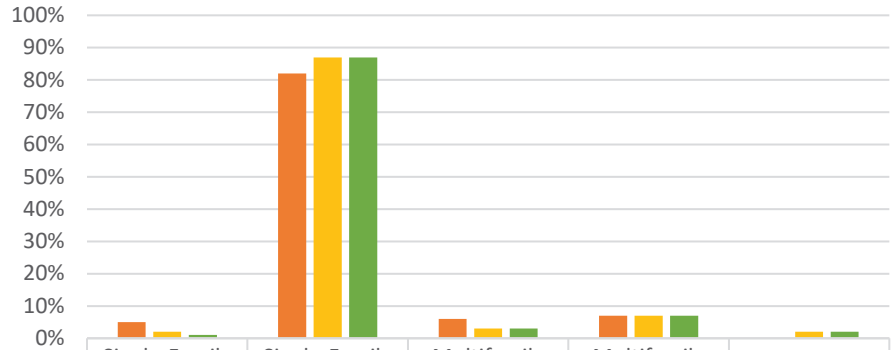
Figure A-40 illustrates housing type trends in Carmel-by-the-Sea between 2010-2019. In 2010, the majority of housing types were single-family detached homes (82 percent); this has since increased to 87 percent in 2019. Multifamily housing (2+ units) has decreased by 3 percent since 2010 accounting for only 10 percent of housing types in 2019. In 2010, mobile homes comprised the smallest percentage of housing type in Carmel-by-the-Sea, and have since slightly increased to 2 percent in 2019.

Table A-18 Housing Units by Type by Jurisdiction, 2019

Jurisdiction	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Monterey County	88,721	63%	8,796	6%	37,734	27%	6,529	5%	141,820
Carmel-by-the-Sea	3,319	87%	54	1%	367	10%	92	2%	3,832
Del Rey Oaks	567	76%	49	7%	118	16%	11	2%	745
Pacific Grove	5,023	60%	497	6%	2,668	32%	159	2%	8,347

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Table indicates total housing units.

Figure A-40 Housing by Type in Carmel-by-the-Sea, 2010-2019



	Single-Family Home: Attached	Single-Family Home: Detached	Multifamily Housing: Two to Four Units	Multifamily Housing: Five-plus Units	Mobile Homes
2010	5%	82%	6%	7%	0%
2015	2%	87%	3%	7%	2%
2019	1%	87%	3%	7%	2%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Housing Availability and Tenure

Housing tenure refers to individuals who own or rent a housing unit. The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase. Additionally, housing tenure may be an indicator of housing affordability (i.e., if the local housing market has high barriers to entry, there may be more renter households than owner households).

In Carmel-by-the-Sea, the housing stock includes 828 renter-occupied housing units and 1,099 owner-occupied housing units (Table A-19). When analyzing housing unit type in tandem with tenure, the majority of all housing units are single-family detached (87 percent), of which 17 percent are renter-occupied and 32 percent are owner-occupied (Figure A-17; Table A-19).

Table A-19 Housing Units by Type and Tenure, Carmel-by-the-Sea, 2019

Tenure	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Renter-Occupied	568	69%	19	2%	221	27%	20	2%	828
Owner-Occupied	1,076	98%	0	0%	23	2%	0	0%	1,099

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Table indicates total occupied housing units.

Table A-20 provides an overview of household size by tenure for Carmel-by-the-Sea, the County, and neighboring cities. In Carmel-by-the-Sea, the average household size is 2.04, of which the majority of larger households are comprised of renter-occupied units (2.13 persons/unit). An average household size of 2.04 suggests a need for more smaller housing units. This aligns with 82 percent of Carmel-by-the-Sea's population being comprised of 1-2 person households (Figure A-13). Compared to the County and neighboring cities, Carmel-by-the-Sea has the lowest average household size (2.04 persons/unit). The County has a high average household size of 3.27 suggesting a need for large housing units and even a need for smaller independent units such as ADUs/JADUs for extended family, etc.

Table A-20 Household Size by Tenure by Jurisdiction, 2019

Jurisdiction	Owner-Occupied	Renter-Occupied	Average Household Size
Monterey County	3.13	3.41	3.27
Carmel-by-the-Sea	1.97	2.13	2.04
Del Rey Oaks	2.29	2.49	2.35
Pacific Grove	2.34	2.15	2.23

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-41 illustrates 2019 household tenure by race in Carmel-by-the-Sea. Tenure by race varies some in Carmel-by-the-Sea as the majority of all households are non-Hispanic White (87 percent), of which 58 percent are owner-households and 42 percent are renter-households (Figure A-4; Figure

A-41). Hispanic or Latino households (8 percent) makeup the second largest population in Carmel-by-the-Sea, of which 72 percent are owner-households and 28 percent are renter-households. Less than 1 percent of Black or African American, Native Hawaiian or Other Pacific Islander, and American Indian or Alaska Native households are represented in the City's housing market.

Figure A-41 Household Tenure by Race, Carmel-by-the-Sea, 2019

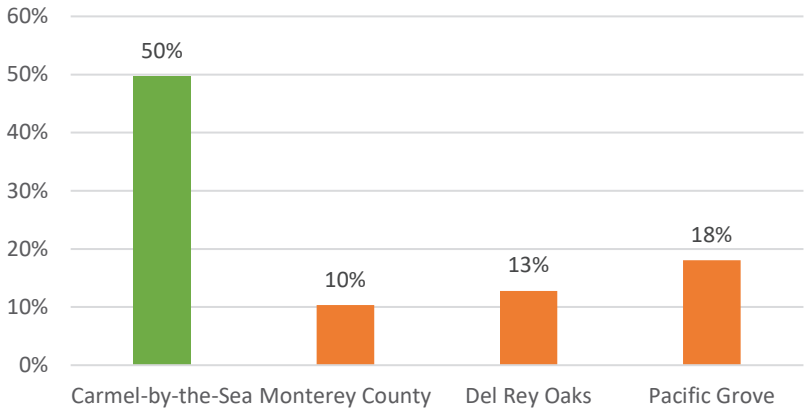


	American Indian or Alaska Native (Hispanic and Non-Hispanic)	Asian alone	Native Hawaiian and Other Pacific Islander	Black or African American (Hispanic and Non-Hispanic)	Hispanic or Latinx	Some Other Race/Multiple Races	White (Hispanic and Non-Hispanic)	White, Non-Hispanic
Renter Occupied	0%	51%	0%	0%	28%	100%	42%	42%
Owner Occupied	0%	49%	0%	0%	72%	0%	58%	58%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-42 illustrates vacancy rates in Carmel-by-the-Sea, the County neighboring cities. Carmel-by-the-Sea has a vacancy rate of 50 percent. This reflects a 40 percent higher vacancy rate than the County (10 percent) and 32 percent higher than Pacific Grove (18 percent). The City of Seaside has the lowest vacancy rate at 8 percent (9 percent below Sand City).

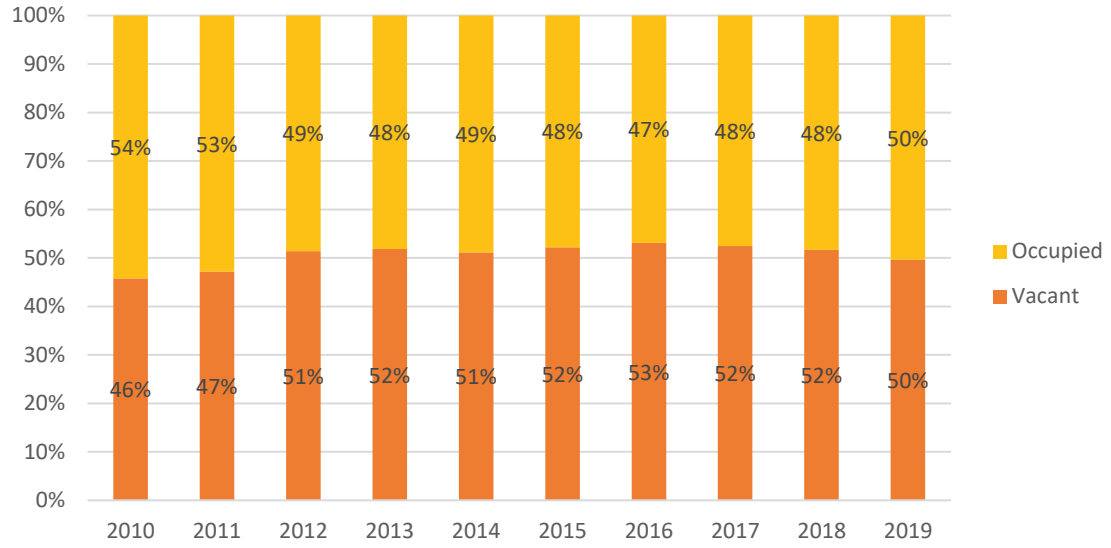
Figure A-42 Vacancy Rates by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-43 illustrates vacancy trends in Carmel-by-the-Sea from 2010-2019. Over the course of nearly a decade, the City has experienced a stable vacancy average of 51 percent. This is staggeringly high considering the current housing crisis. Additionally, this affects the accuracy of data reporting for the city, as the majority of homeowners do not live in Carmel-by-the-Sea full time, thus resulting in skewed data collection.

Figure A-43 Vacancy Trends, Carmel-by-the-Sea, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-21 shows vacant housing units by type, revealing 80 percent of Carmel-by-the-Sea's vacant units are for seasonal, recreational, or occasional use, aligning with the 51 percent average vacancy trends (Figure A-43). The high percentage of vacant housing units is largely impacted by tourism and second-home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and squanders opportunities to correct the housing crisis, address diversity, and provide inclusive housing options to promote a vibrant and active community.

Table A-22 shows housing permits issued by the City of Carmel-by-the-Sea by income group. Between 2015 and 2022, 18 housing units were issued permits in Carmel-by-the-Sea which represents 58 percent of the RHNA number of 31 units assigned in the 5th Cycle Housing Element. Table 3-9 shows housing permits by income group in Carmel-by-the-Sea. Of the 18 housing units permitted, all were for above moderate-income.

Table A-21 Vacant Housing Units by Type, Carmel-by-the-Sea, 2019

Housing Unit Type	Estimate	Percentage
For rent	96	5%
Rented, not occupied	12	1%
For sale only	11	1%
Sold, not occupied	49	3%
For seasonal, recreational, or occasional use	1,522	80%
For migrant workers	0	0%
Other vacant	215	11%
Total	1,905	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-22 Housing Permits by Income Group, Carmel-by-the-Sea, 2015-2021

Income Group	Number	Percent
Very Low-Income Permits	0	0.0%
Low-Income Permits	0	0.0%
Moderate-Income Permits	0	0.0%
Above Moderate-Income Permits	18	58.0%
Total	18	58.0%

SOURCE: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2022).
NOTE: Universe: Housing permits issued between 2015 and 2021. Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50 percent of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50 percent and 80 percent of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80 percent and 120 percent of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120 percent of the Area Median Income for the county in which the jurisdiction is located.

Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The California Housing Partnership Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.[14] According to the database, there are no federal or state assisted units in Carmel-by-the-Sea. Currently, there are no affordable housing units at risk of conversion to market rate.

[14] This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured.

Displacement

Because of increasing housing prices, displacement is a major concern in the Monterey Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

According to the California Department of Housing and Community Development (HCD) AFFH Data Viewer and the Urban Displacement Project 2022 estimates, Carmel-by-the-Sea renter-occupied households earning between 0-80 percent AMI are at low risk of potential displacement or gentrification in the northern region of the City. Mapping of the central and southern regions of the City show sufficient data was not captured to definitively report displacement risk. Figure A-44 illustrates displacement risk in Carmel-by-the-Sea.

Housing Age and Condition

Housing age and condition are factors considered in overall housing quality as they may affect the structural integrity and ability to adequately function for a household. Thus, the age and condition of a house may indicate the need for major repairs to the foundation, plumbing, or roof.

Figure A-45 illustrates housing stock by age in Carmel-by-the-Sea. In Carmel-by-the-Sea, 95 percent of the housing stock was built prior to 1999 and is over 20 years old. Thirty-seven (37) percent of the housing stock was built between 1940-1959 and 2 percent was built in 2010 or later.

According to historical data from Carmel-by-the-Sea's Code Enforcement Office and Housing Authority, the City estimates that there are approximately five (5) units in need of rehabilitation. This 6th Cycle Housing Element proposes the following policies and programs to address and facilitate the rehabilitation of these units.

- Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Commercial, R-1, and R-4 Districts;
- Policy 2.2: Preserve and protect the scale and character of established neighborhoods while encouraging property improvement;
- Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work; and
- Policy 2.4: Preserve the existing housing stock.

All programs and policies can be found in Chapter 2 of the Housing Element.

Figure A-44 Displacement Risk, Carmel-by-the-Sea, 2022

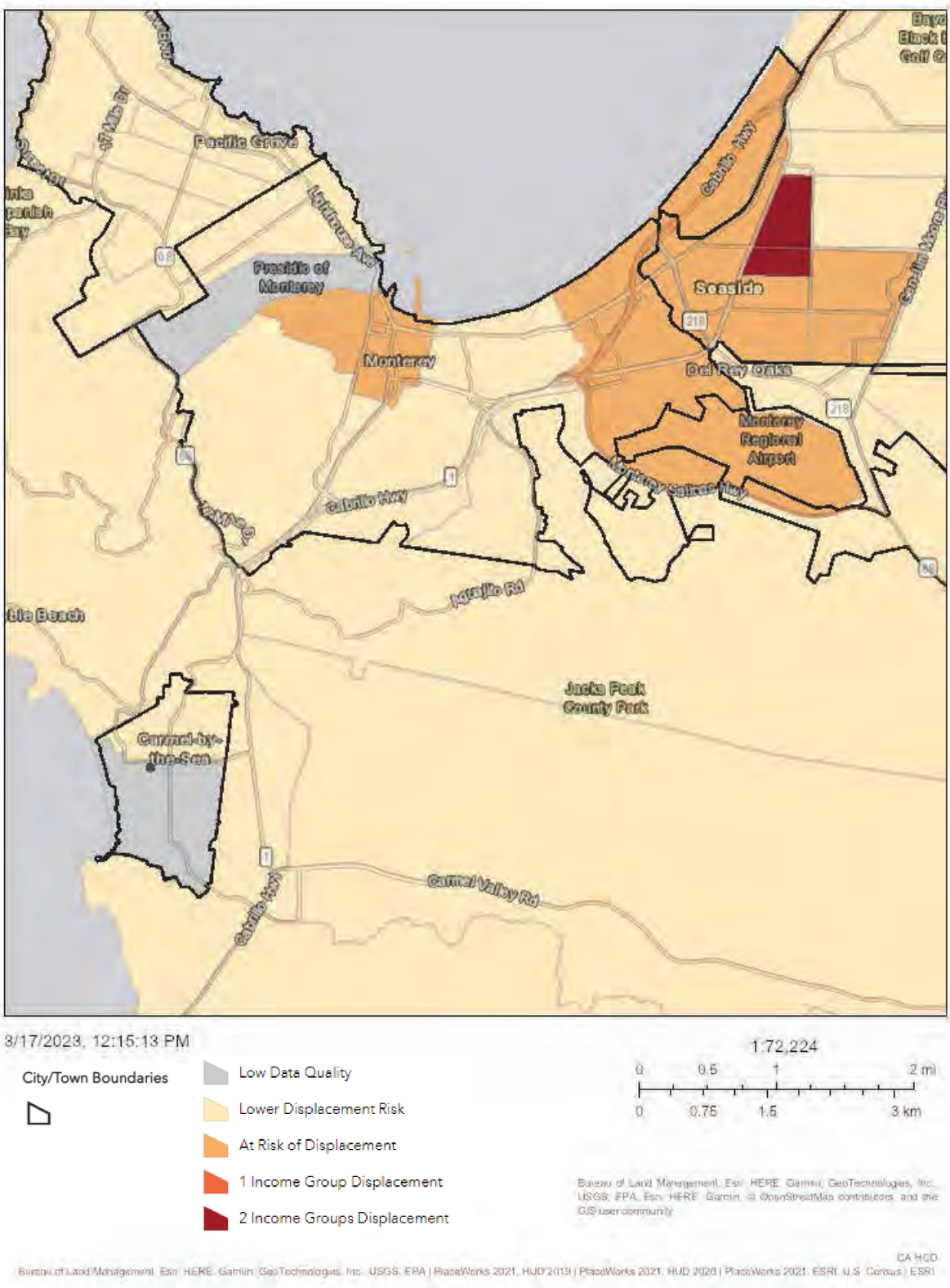
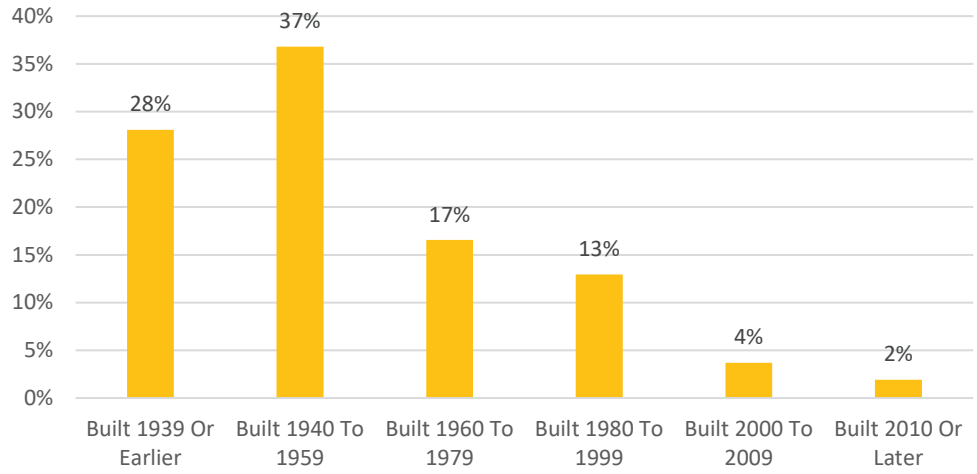


Figure A-45 Housing Stock by Age, Carmel-by-the-Sea, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Housing Costs and Affordability

Identifying the cost of owning or renting a home in a city helps determine the affordability of housing at different income levels. Understanding housing affordability also informs what types and sizes of housing are needed by the community's households.

Home Prices and Rental Costs

Table A-23 show changes in median home values between 2019-2022 in Carmel-by-the-Sea, the County and neighboring cities. According to Zillow Home Value Index data, the median home value in Carmel-by-the-Sea was estimated at $1,299,387 in December 2019. By 2022, the median home value in Carmel-by-the-Sea increased approximately 59 percent due to market demand. By comparison, the median home value in the County was valued at $561,490 in December 2019 and experienced a 39 percent increase by 2022.

Table A-233 Median Home Value by Jurisdiction, 2019-2022

Jurisdiction	Median Home Value				Percent Change 2019-2022
	2019	2020	2021	2022	
Monterey County	$561,490	$632,834	$735,469	$778,164	39%
Carmel-by-the-Sea	$1,299,387	$1,450,127	$1,912,421	$2,070,835	59%
Del Rey Oaks	$630,204	$701,060	$779,099	$840,663	33%
Seaside	$550,015	$616,786	$690,126	$729,055	33%
Pacific Grove	$943,900	$1,032,675	$1,237,054	$1,294,881	37%

SOURCE: Zillow Home Value Index, 2019-2022
NOTE: Housing value estimates were taken from December for years 2019-2022.

Rental Affordability

Similar to home value prices, rental prices have also increased over the last decade. This significantly affects lower-income households as they are typically majority renters. High rental prices can exacerbate housing challenges such as overcrowding and cost burden if adequate rental stock is not available to suit household needs.

Table A-24 shows average rent estimates by unit size in Carmel-by-the-Sea based on 2023 Zillow rental market data. Included in the table is Housing and Urban Development's (HUD) Fair Market Rents (FMR) for 2023, which establishes rental subsidy limits for Section 8 housing voucher recipients.

Table A-24 Average Rent by Number of Bedrooms, Carmel-by-the-Sea, 2023

Unit Type	Average Rents	Fair Market Rents (HUD)
Studio	$2,200	$2,112
One bedroom	$2,500	$2,194
Two bedrooms	$4,000	$2,675
Three bedrooms	$5,459	$3,790
Four+ bedrooms	n/a	$4,144

SOURCE: Zillow, 2023; HUD, Fair Market Rent Documentation System, 2023
NOTES: Zillow rental value estimates were taken from March 2023. No rental units with four + bedrooms are listed as available within the Carmel-by-the-Sea City boundary. Fair Market Rent values are based on Salinas, CA MSA

Table A-25 reports the maximum monthly housing costs affordable to households according to income group in Monterey County. Income groups are based on the HCD 2022 State Income Limits Report, which considers housing affordable assuming a household can pay up to 30 percent of its monthly income toward housing. In Table A-25, maximum affordable sales prices are based on the following assumptions: 6.42 percent interest rate,[15] 30-year fixed loan, and a 5 percent down payment.

As mentioned in Table A-23, the median home price in Carmel-by-the-Sea in December 2022 was $2,070,835 which is only affordable to above moderate-income households earning approximately $495,000 or more annually (62 percent of Carmel-by-the-Sea households are categorized as above moderate-income).

[15] Interest rate based on December 29, 2022 interest rate according to Freddie Mac Primary Mortgage Market Survey

Table A-255 Housing Affordability, Carmel-by-the-Sea, 2022

Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Extremely Low (0-30% AMI)			
One Person	$23,900	$598	$100,340
Two Person	$27,300	$683	$114,614
Three Person	$30,700	$768	$128,889
Four Person	$34,100	$853	$143,163
Very Low (30-50% AMI)			
One Person	$39,800	$995	$167,093
Two Person	$45,500	$1,138	$191,024
Three Person	$51,200	$1,280	$214,954
Four Person	$56,850	$1,421	$238,675
Low (50-80% AMI)			
One Person	$63,700	$1,593	$267,433
Two Person	$72,800	$1,820	$305,638
Three Person	$81,900	$2,048	$343,843
Four Person	$91,000	$2,275	$382,048
Moderate (80-120% AMI)			
One Person	$75,650	$1,891	$317,603
Two Person	$86,500	$2,163	$363,155
Three Person	$97,300	$2,433	$408,497
Four Person	$108,100	$2,700	$453,839

SOURCE: California Department of Housing and Community Development, State Income Limits, 2022, Monterey County

A.7 Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH's mission is, "to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act".[16]

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.[17] Fair housing complaints can also be submitted to HUD for investigation.

Additionally, Monterey County has a number of local resource and enforcement organizations:

- **The Housing Authority of the County of Monterey**: A public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County, California;
- **South County Housing:** A non-profit community development corporation. The organization's mission is to promote viable neighborhoods that enhance healthy, sustainable communities by collaboratively providing affordable housing and promoting neighborhood services;
- **Public Interest Law Project:** a nonprofit support center for California legal services and other public interest law programs. The California Affordable Housing Law Project (CAHLP) is a project of the Public Interest Law Project. CAHLP concentrates primarily on the enforcement of California's housing element and redevelopment statutes and of state and federal relocation assistance and fair housing laws;
- **Coalition of Homeless Service Providers:** Advocate on the subject of homelessness with policy makers, public funders, and those with lived experience; and
- **California Rural Legal Assistance (CRLA):** a nonprofit legal service program created to help California's low-income individuals and communities. CRLA provides low-income rural Californians with free legal assistance and a variety of community education and outreach programs. Half of its resources are committed to multi-client cases that grapple with the root causes of poverty, with the goal of improving conditions for farmworkers, single parents, school children, the elderly, people with disabilities, and entire communities.

[16] https://www.dfeh.ca.gov/aboutdfeh/
[17] https://www.dfeh.ca.gov/complaintprocess/

Between 2012 and 2017, 53 fair housing complaints in Monterey County had been filed with the California Department of Fair Employment and Housing (DFEH). Among the complaints countywide, most were related to physical disabilities (23 instances) and familial/marital status (ten instances). Discrimination based on race was also common (seven instances). A complaint may involve multiple acts of discrimination and vice versa. A total of 57 acts of discrimination were recorded in Monterey County. Refusal to rent (17 instances), discriminatory statements (12 instances), and denial of reasonable accommodation/modifications (12 instances) were the most common discriminatory acts in the County.[18]

In 2020, a total of six (6) discrimination cases were found with the Office of Fair Housing and Equal Opportunity. Fifty percent of the cases were filed on the basis of disability bias. None of the complaints alleged racial bias. Figure A-46 illustrates that out of all of the FHEO cases filed in the state of California in 2020 (398), only between 1 and 2.5 percent of the cases were filed in Monterey County. None of the discrimination cases filed in Monterey County in 2020 took place in Carmel-by-the-Sea.[19]

A total of six discrimination complaints were filed within Monterey County during 2020. Of those cases, three of them alleged discrimination based on disability. Figure A-47 illustrates this statistic by showing that 40.01 to 65 percent of the cases filed in Monterey County during 2020 reflected disability bias. None of the FHEO complaints occurred in the City of Carmel-by-the-Sea.

NFHA identifies three significant trends in 2020 that are relevant for this AFFH:

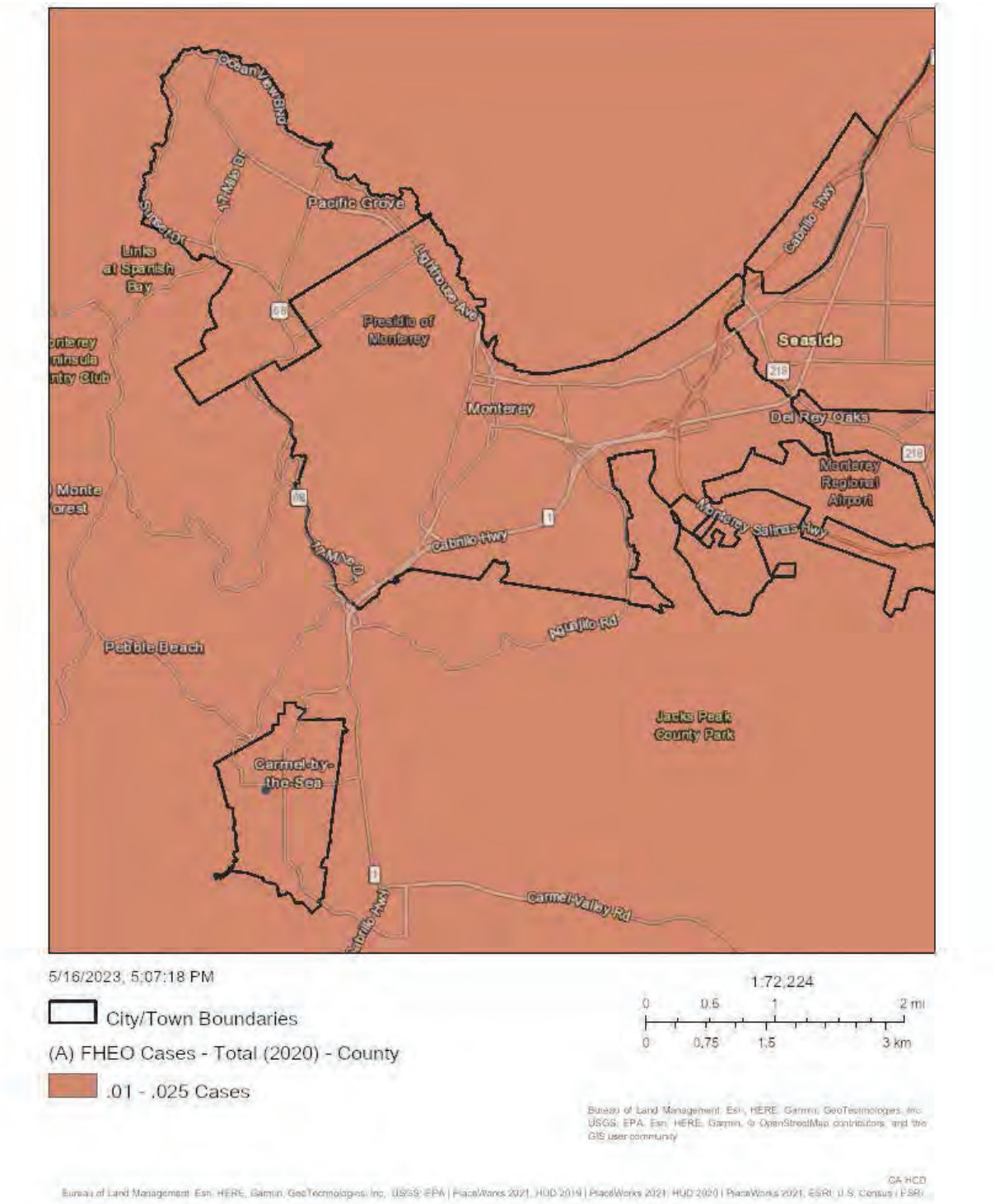
- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership;
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019; and
- Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.[20]

[18] Source: California Department of Fair Employment & Housing, 2018; Monterey County Regional Analysis of Impediments to Fair Housing Choice, 2019

[19] City of Carmel-by-the-Sea, 2023

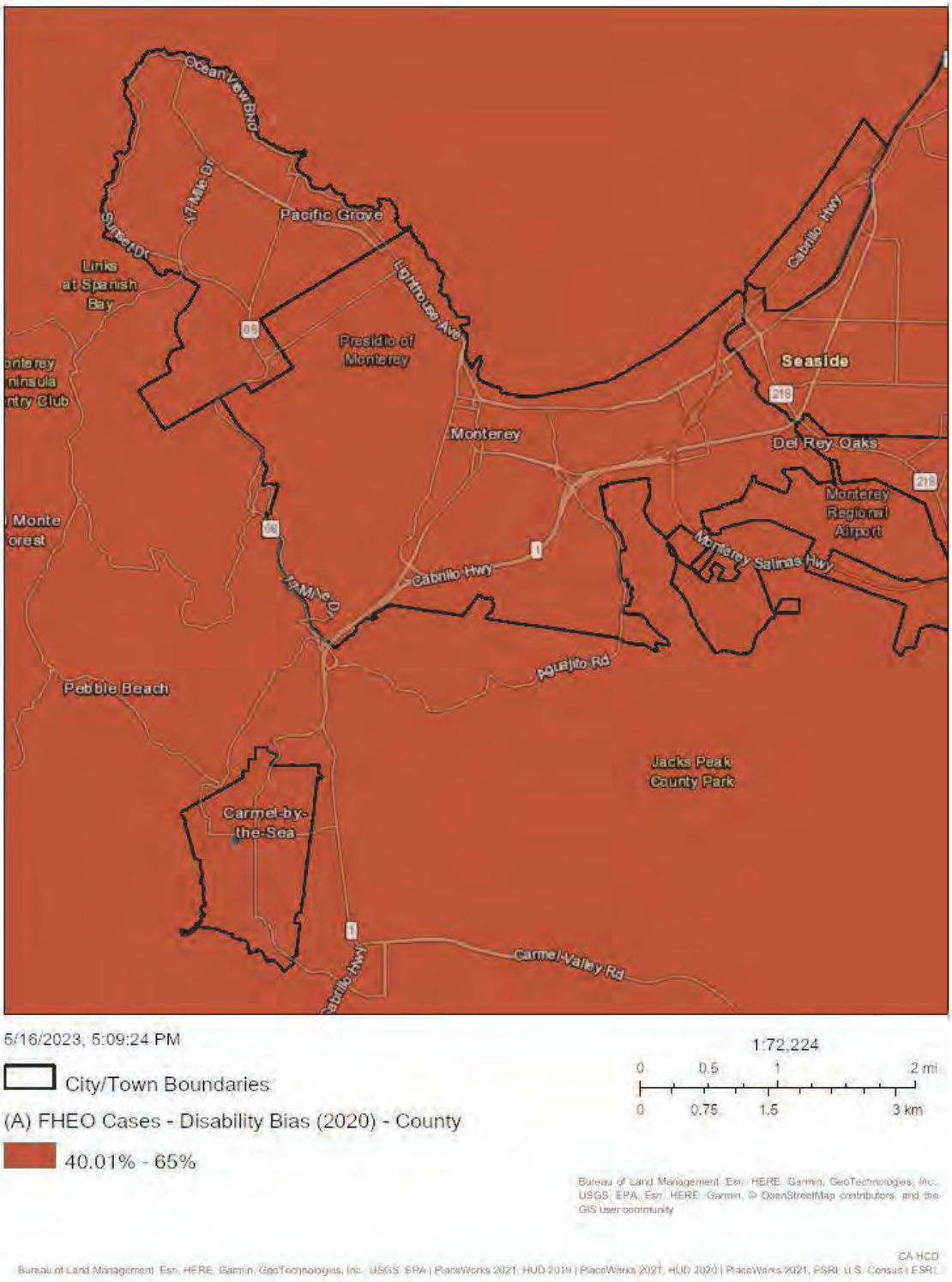
[20] https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/

Figure A-46 FHEO Cases Total, Monterey County, 2020



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-47 FHEO Cases, Disability Bias, Monterey County, 2020



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Outreach and Capacity

Currently, Carmel-by-the-Sea's website is being updated to contain outright information about local fair housing ordinances. The website will transparently describe the steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints (e.g., link to HUD's and State of California fair housing pages). The site will also reference the organizations that provide fair housing services and assistance to City residents.

The following organizations offer fair housing services and assistance to the residents of Carmel-by-the-Sea:

- Conflict Resolution and Mediation Center;
- Legal Services for Seniors;
- California Rural Legal Assistance;
- ECHO Fair Housing Services
- HUD Housing Assistance;
- Central Coast Center for Independent Living; and
- Center for Community Advocacy.

Compliance with state law. Carmel-by-the-Sea is compliant with the following state laws that promote fair and affordable housing. The city has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations;
- Least Cost Zoning Law (Gov. Code. Section 65913.1);
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2); and
- Limits on Growth Controls Law (Gov. Code. Section 65302.8).

Housing Specific Policies Enacted Locally

The City of Carmel-by-the-Sea identified the following local policies that contribute to the regulatory environment for affordable housing development in the City:

Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Policy 2.4: Preserve the existing housing stock.

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

A.8 Fair Housing Recommendations

Contributing Factors and Fair Housing Action Plan

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, barriers to open housing choice, and until recently, very limited resources to respond to needs.

FAIR HOUSING ISSUE: Household Characteristics

Carmel-by-the-Sea has significantly lower proportions of racial and ethnic minorities compared to Monterey County and the AMBAG region. The absences of protected classes and housing options suitable to them may indicate exclusionary behavior.

CONTRIBUTING FACTORS

- Lack of racial and ethnic diversity within the City;
- Lack of adequate affordable housing options.

FAIR HOUSING ISSUE: Disproportionate Housing Needs

Forty-six (46) percent of Carmel-by-the-Sea households are cost burdened households, of which 24 percent are renter-occupied households and 23 percent are owner-occupied.

CONTRIBUTING FACTORS

- Lack of affordable housing;
- Lack of adequate housing stock that meets the needs of residents; and
- Jobs-worker imbalance.

FAIR HOUSING ISSUE: Special Needs Groups

In Carmel-by-the-Sea, extremely low-income and special needs groups experience disproportionate impacts of poverty, increasing the challenge of obtaining adequate housing in the City.

CONTRIBUTING FACTORS

- Lack of affordable housing;
- Jobs-worker imbalance;
- Lack of accessible units for individuals with disabilities; and
- Lack of Transitional and Supportive Housing/Emergency Shelters.

FAIR HOUSING ISSUE: Housing Stock

Carmel-by-the-Sea's lack of affordable housing production, limited variety of housing types, and increasing housing costs create barriers to enter the local housing market.

CONTRIBUTING FACTORS

- Since 2015, there have been 18 housing permits in the City for only above moderate-income households; and
- Lack of developable land, due to coastal zoning ordinances.

FAIR HOUSING ISSUE: Access to Opportunity

Low production of affordable housing in Carmel-by-the-Sea limits housing choices for low-income households, and has a disproportionate impact on Hispanic or Latino, Asian, and Black/African American households.

CONTRIBUTING FACTORS

- Of the 18 housing permits issued in Carmel-by-the-Sea since 2015, zero were issued for lower-income households; and
- Costs of land, materials, and labor which limit profitability of affordable housing.

FAIR HOUSING ISSUE: Fair Housing Enforcement

No residents filed fair housing complaints in Carmel-by-the-Sea, indicating a potential lack of awareness about fair housing rights.

CONTRIBUTING FACTORS

- Lack of access to information about fair housing rights; and
- Limited knowledge of fair housing by residents.

Local Knowledge of Contributing Factors to Fair Housing

In order to better inform this Housing Element to meet the needs of residents of Carmel-by-the-Sea, the City prompts the input of the public. All responses will be taken into consideration for incorporation into the Housing Element to guide policies and programs that address the housing needs of existing and future residents.

In your experience in Carmel-by-the-Sea, what has contributed to the fair housing issues? What solutions do you envision to address these issues?

Priority Contributing Factors

The City of Carmel-by-the-Sea has prioritized the following contributing factors to the Fair Housing issues mentioned above:

- Lack of diverse housing stock;
- Lack of affordable housing overall;
- Lack of access to information about Fair Housing rights;
- Lack of Transitional and Supportive Housing/Emergency Shelters; and
- Lack of accessible units for individuals with disabilities.

Recommended Fair Housing Programs and Policies

The following are recommended policies that are intended to address the City's fair housing issues and contributing factors:

- Lack of diverse housing stock
  - Program 1.3.A: Condominium Conversions;
  - Program 1.3.B: R-1 Motel Development Rights Transfer;
  - Program 1.3.C: Accessory Dwelling Units; and
  - Program 1.3.E: Amend the A-2 Zoning District.

- Lack of Affordable Housing overall
  - Program 3.1.B: Housing for Extremely-Low Income Households;
  - Program 3.1.C: Density Bonus; and
  - Program 3.1.G: Affordable Housing Overlay Zoning District.
- Lack of accessible units for individuals with disabilities
  - Program 3.2.A: Reasonable Accommodation Procedures.
- Lack of Transitional and Supportive Housing/Emergency Shelters
  - Program 3.3.A: Zoning for Transitional and Supportive Housing; and
  - Program 3.3.B: Low-Barrier Navigation Centers.
- Lack of access to information about Fair Housing rights
  - Program 5.1.A: Fair Housing Services;
  - Program 5.1.B: Section 8 Rental Assistance; and
  - Program 5.2.A: Shared Housing Information.

A.9 Conclusion

To address the fair housing issues identified in this Housing Needs and Fair Housing report, the programs listed in the above section are included in Chapter 2 of this Housing Element.

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Housing Constraints

APPENDIX B

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Appendix B
Housing Constraints

B.1 Introduction

Housing development is affected by public regulations and other forces. This chapter discusses both governmental and non-governmental constraints that affect housing in the City of Carmel-by-the-Sea. Governmental constraints consist of policies, requirements, or other actions imposed by various levels of government on land and housing ownership and development. In addition to local standards, the City follows building and design requirements put forth by State laws, the Uniform Building Code, Subdivision Map Act, energy conservation requirements, as well as other regulatory standards. However, Federal and State agency regulations that may constrain development are beyond the City's control and are therefore not addressed in this document. Non-governmental constraints are other conditions that impact housing development such as market factors, environmental setting, land availability, and construction costs.

B.2 Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. As appropriate, the City will monitor federal and State legislation that could impact housing and support, or change additions to existing legislation. The City will update the Planning Regulations, as needed, to comply with any new housing related planning or zoning laws enacted by the State during the 6th Cycle Planning Period (2023-2031)

General Plan and Land Use Controls

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element.

The City's development policies, standards and requirements were established with the intent of maintaining the long-term health, safety, and welfare of the community. To achieve this, the City has implemented a range of procedures, regulations, and fees associated with all local development. Specific land use and development constraints, such as zoning regulations, governmental fees, building code standards, design review, and processing and permitting time can greatly influence the type and cost of construction that occurs.

The City of Carmel-by-the-Sea General Plan/Coastal Land Use Plan (General Plan) was adopted in 2003 and most recently amended in 2015. The General Plan Housing Element identifies permitted land uses and development intensities for all land within City boundaries. Permitted uses within the City include "Single-Family Residential" and "Multi-Family Residential." The "Commercial/Residential" designation also permits mixed use building designations under Commercial Zoning and is intended to provide for a mix of residential dwellings and a limited range of office and service uses in scale with the character of the community. Table B-1, Residential Land Use Designations, identifies the residential land use designations and their maximum permitted densities.

Table B-1 Residential Land Use Designations

Designation	Maximum Density
Single-Family Residential	11 du/ac
Multi-Family Residential	33 du/ac 44 du/ac (with affordable housing)
Commercial/Residential	33 du/ac

SOURCE: Carmel-by-the-Sea 2003 General Plan

The range of residential densities provided by Carmel-by-the-Sea's General Plan is sufficient to accommodate a range of housing types and affordability levels. It does not, therefore, pose an undue governmental constraint the development of housing for the community.

Local Coastal Program and Coastal Land Use Plan

The California Coastal Act was established to balance landowners' rights to develop and the public's right to enjoy the coastline. This resulted in an area defined as the Coastal Zone and it is regulated to ensure orderly, long-range conservation, use, and management of the natural, scenic, cultural, recreational, and manmade resources of the coast. All of the Carmel-by-the-Sea is located within the coastal zone, which in this area extends from the coast east to California State Route 1.

Carmel-by-the-Sea's Local Coastal Program (LCP) was certified by the Coastal Commission in 2004, enabling the City to issue Coastal Development Permits (CDPs). This allows the City to process development applications more quickly than would occur without this certification and direct

permitting authority and oversight from the Coastal Commission. The LCP includes the following General Plan Elements: Land Use, Circulation, Coastal Access and Recreation, and Coastal Resource Management; Carmel Municipal Code Chapter 17 (Implementation Plan); and, the General Plan and Zoning Code.

The presence of land use regulation via the LCP, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed. Most of the recent remedies brought forward by the California legislature to facilitate housing development are either outright inapplicable in the Coastal Zone (SB 35) or are secondary to California Coastal Commission policies that protect habitat resources (SB 9).

Zoning Code

The City of Carmel-by-the-Sea Zoning Code (City Municipal Code Title 17, Chapter 17.08-Residential Zoning Districts) establishes regulatory standards that dictate the type, location, density, and scale of residential development within the City's boundaries. Below are the two primary zoning districts within the city that allow for residential uses:

- R-1 Single-Family Residential District; and
- R-4 Multifamily Residential District.

In addition, the following zoning districts provide for some residential uses above commercial uses or on ground floor after review and approval of a conditional uses permit.

- CC Central Commercial District;
- SC Service Commercial; and
- RC Residential and Limited Commercial.

The following public and quasi-public zoning districts also permit limited residential uses:

- P-2 Improved Parklands (Park and Recreation District);
- A-2 Community and Cultural (Other Public District); and
- A-3 Senior Citizen Facility (Other Public District).

The City of Carmel-by-the-Sea Municipal Code (CMC) provides zoning regulations that are more specific than the General Plan Land Use designations. The R-1 (Single-Family Residential) district provides an appropriate land area for permanent single-family residential uses and structures and to enhance and maintain the residential character of the City. The R-4 (Multifamily Residential) district is intended to serve two purposes: 1) to provide an appropriate location for a mix of multifamily residential dwelling units convenient to the commercial area; and 2) to serve as a buffer or transitional zone between the commercial area and the single-family residential district.

Commercial zoning districts that permit some residential uses include: Central Commercial District (CC), which is intended to provide an appropriate location for a broad range of retail, residential and service uses. Uses which generate high pedestrian traffic and which do not have large space requirements are appropriate in this district. Residential uses are appropriate on the second floor of structures. Service Commercial (SC) is intended to provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district. The Residential and Limited Commercial (RC) district seeks to provide an appropriate location for permanent and transient residential uses, service and office uses, and limited retail uses that do not adversely impact the residential neighborhood. This district is intended to provide a transition and buffer between the more intense activities in the CC and SC districts and the less intense activities in the R-1 and R-4 districts.

Certain public and quasi-public zoning districts also permit limited residential uses. "Improved Parklands" (P-2) zoned areas permit single-family, senior citizen, and family day care uses which are limited to the use and maintenance of existing buildings for nonprofit organizations, governmental buildings and uses, and residential use. Sites located in the "Community and Cultural Center" (A-2) and "Senior Citizen Facility" (A-3) districts permit senior citizen housing outright.

Table B-2, Residential Uses Permitted by Zone, shows residential uses, the zoning districts in which they are permitted, and whether they are permitted by right (without discretionary action) or with a conditional use permit (CUP). The City's Municipal Code is available online: (https://www.codepublishing.com/CA/CarmelbytheSea/).

Zoning regulations do not appear to pose any serious problems to the development of the remaining undeveloped residential sites. Rather, the challenges to developing the remaining sites have more to do with the design review and non-governmental constraints such as: site topography, available land, and construction costs. Regulations concerning building setbacks and open space are not unusually restrictive, and on-site parking is not required to be covered by a carport or garage. The City's zoning standards have been written with the unique aspects of the community in mind and have attempted to mitigate the issues of topographic and other environmental constraints.

Table B-2 Residential Uses Permitted by Zone

Residential Use	Residential Zoning Districts		Commercial Zoning Districts			Public and Quasi-Public Districts (Park and Recreation & Other Public Districts)		
	R-1	R-4	CC	SC	RC	P-2	A-2	A-3
Single-Family	P	P	C-L-5	C	C	P-L-1	-	-
Accessory Dwelling Units								
Accessory Dwelling Unit (Interior)	P	P	-	-	-	-	-	-
Accessory Dwelling Unit (New Structure)	P	P	-	-	-	-	-	-
Class I Accessory Dwelling Unit	P	-	-	-	-	-	-	-
Class II Accessory Dwelling Unit	P	-	-	-	-	-	-	-
Studio	P	P	-	-	-	-	-	-
Guesthouse (Noncommercial)	C	-	-	-	-	-	-	-
Multifamily Dwellings								
0-22 dwelling units/acre	-	P	P	P	P	-	-	-
22 dwelling units/acre	-	C				-	-	-
23-33 dwelling units/acre	-	-	C	C	C	-	-	-
34-44 dwelling units/acre	-	-	C	C	C	-	-	-
45-88 dwelling units/acre	-	-	C	C	C	-	-	-
Senior Citizen Housing	R-L-5	P	P	P	P	P-L-1	P	P
Family Day Care								
Small Family	R-L-5	P	-		P	P-L-1	-	-
Large Family	-	C-4	-	C	C	P-L-1	-	-
Group Residential	-	C	-	-	-	-	-	-

Attachment 5

Residential Use	Residential Zoning Districts		Commercial Zoning Districts			Public and Quasi-Public Districts (Park and Recreation & Other Public Districts)		
	R-1	R-4	CC	SC	RC	P-2	A-2	A-3
Transient Rental, Legal Nonconforming	-	R-L-6	C-L-7	C-L-7	C-L-7	-	-	-
Transient Rental, Housing Incentive	-	R-L-7	C-L-8	C-L-8	C-L-8	-	-	-

SOURCE: CMC Title 17 Zoning 2023

NOTE: Key:

(P) permitted use classifications.

(L) use classifications that are permitted, subject to certain specific limitations noted by the number designations and listed at the end of Schedule II-1 (CMC Section 17.08.040) and Schedule II-B (CMC Section 17.14.030).

(C) use classifications permitted after review and approval of a conditional use permit by the Planning Commission. Conditions or standards may apply to these uses, noted by the number designations and listed at the end of Schedule II-1.

(—) prohibited

Residential Districts Specific Limitations and Conditions

R-L-1. Limited to advertising, consumer credit reporting, secretarial and court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.

R-L-2. Allowed only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses.

R-L-3. Limited to existing units established prior to January 1, 1967, and/or authorized by a use permit issued between 1967 and 1990. *Note: These provisions approved by voter referendum.

R-L-4. Limited to existing commercial spaces established prior to 1993 and occupied by commercial uses continuously since that time.

R-L-5. Limited to occupancy within a single-family residence.

R-L-6. Limited to permits approved prior to the adoption of Ordinance 2019-03.

R-L-7. Limited to transient rental units approved through the issuance of a conditional use permit as an incentive for the creation of new housing units. See CMC 17.14.040(W)(2)(b).

Commercial Districts Specific Limitations and Conditions

C-L-1. Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.

C-L-2. Allowed only as accessory use to gasoline stations and limited to a maximum of 300 square feet. No sales of alcohol are permitted. See CMC 17.14.040(D)(2) and (J)(2).

C-L-3. Any establishments with activities generating noise, odors, deliveries by large vehicles, high traffic by customers, or requiring large storage needs are not permitted.

C-L-4. Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies.

C-L-5. Limited to sites that are already developed with a single-family dwelling, or that were originally developed as, or used as, a single-family dwelling but have since been converted to another use. Existing single-family dwellings can be maintained, altered, repaired and/or redeveloped. R-1 district floor area ratio standards shall apply to these sites.

C-L-6. Subject to the same regulations as apply to other family residential dwellings in the same zone.

C-L-7. Limited to permits approved prior to the adoption of Ordinance 2019-03.

C-L-8. Limited to transient rental units approved through the issuance of a conditional use permit as an incentive for the creation of new housing units. See CMC 17.14.040(W)(2)(b).

Public and Quasi-Public Districts Specific Limitations and Conditions

P-L-1: Limited to the use and maintenance of existing buildings for nonprofit organizations, governmental buildings and uses, and residential use.

P-L-2: Limited to facilities serving only park visitors and/or tenants of park buildings.

P-L-3: Limited to schools for theater arts.

P-L-4: Limited to workshops and classes connected with the arts.

P-L-5: Only as an accessory use, when in connection with any other authorized use.

Attachment 5

Commercial Motel Uses in R-1 Residential Areas

Pursuant to coastal zone requirements, the City has recognized existing R-1 motels as an important coastal visitor asset and economic base in the community and there are a number of older non-conforming motels in the R-1 residential zoning district. These commercial establishments can be targeted to transition out of residential areas and be rehabilitated as multi-family residences. The properties are located in key prime residential areas. Enabling commercial uses to relocate to commercial zoning districts would diversify the housing stock by allowing the existing motels and hotels to be rehabilitated and refurbished into multi-family units. In order to encourage these properties to transition into permanent multi-family residences, and to retain the same number of hotel and motel rooms for the current businesses, the City will develop a program to allow the transfer of development rights of hotels and motels located in the R-1 zoning district to the commercial zoning district.

Overlay Zoning Districts

Overlay districts are zoning districts established by the City to carry out specific purposes. They are governed by a set of regulations that address specific subjects such as archaeological significant resources or environmentally sensitive habitat areas. The City current has overlay districts that address the following:

- Archeological significance;
- Parks;
- Beach and Riparian areas;
- Environmentally Sensitive Habitats;
- Annexed County Lots; and
- Downtown Conservation District.

Overlay districts can be constraints to development, or they can be used as a tool to encourage certain types of development. Currently, the city does not have an overlay district to encourage affordable housing. An overlay district crafted to require a minimum density of 33 du/ac for specific sites identified in the Site Inventory would be another tool to encourage efficient use of property by requiring a minimum density that a project would need to achieve if in the affordable housing overlay zone. The City will craft an affordable housing overlay zone with a minimum density of 33 du/ac.

Development Standards

With the exception of building heights, development standards in Carmel-by-the-Sea are typical for a small residential community. As for building heights, the City limits building heights to two stories and 30 feet or less, which can render higher allowable densities (up to 44 du/ac with affordable

housing) unachievable. The City has discussed the possibility of increasing height limits, but community resistance to increasing the height limit has been consistent (e.g., damaging to the character of the downtown). Some community members have supported the allowance of mezzanines as a third interior story, if it could be accomplished without appearing as a three-story building. The Zoning Code permits multi-family dwellings in all commercial districts and existing underutilized commercial spaces can be repurposed for residential uses.

The Community and Cultural Center Zoning District, A-2, allows senior citizen housing (55+) as a permitted use in addition to uses that provide cultural and community activities associated with the arts, education and recreation; however, development standards are not specified for the A-2 district and design review is required. The lack of development standards adds uncertainty to the development process. Amending the A-2 zoning district with clear setbacks, height, and landscaping requirements will add clarity and remove a development constraint. The City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element to amend the A-2 Zoning District to include clear development standards as a means to encourage affordable senior citizen housing.

Table B-3, Residential Development Standards, summarizes residential development standards in Carmel-by-the-Sea.

Density Bonus

Floor area bonuses are available for projects in the commercial zones that include an intra-block walkway and/or a courtyard (see CMC 17.14.140.D.2). The same floor area bonus is available for projects that include affordable units. This indicates that the City equally values walkways or courtyards and affordable units. The City may consider making walkways and/or courtyards a requirement, and keep or increase the bonus for affordable units. Additionally, the existing floor area bonus for affordable units really only incentivizes creation of moderate units, not low or very low (see CMC 17.14.140.D.1).

Table B-3 Residential Development Standards

Zoning	Minimum Lot Area (sq ft)	Setbacks				Maximum Height[1,2,3]	Maximum Floor Area (sq ft)	Maximum Lot Coverage or Density (R-4)
		Front (in feet)	Minimum Side Yard (in feet)		Rear			
Residential Districts								
R-1	2,500[1] 4,000	15	Interior 3	Street Side 5	15	24 feet 2 stories	Less than 45 percent of the area of the building site[2] 2,400[3]	22% of the base floor area
R-4	4,000	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4, 5]	N/A	No setback. 10 – if abutting R-1 or R-4	26 feet 2 stories	N/A	33 units/acre 44 units/acre with density bonus
Commercial Districts								
CC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	30 feet 2 stories	N/A1	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus
SC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	30 feet 2 stories	N/A	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus
RC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	26 feet 2 stories	N/A	One story – 70% of the site area Two story – 80% of the site area 95% with 15% bonus

SOURCE: CMC Title 17 2023

NOTE: 1. Lots of record in existence on February 4, 1948.
2. Applies to sites less than 4,000 square feet.
3. The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The City uses a sliding scale to determine maximum floor area and site coverage.
4. If abutting R-4 or RC district a side yard setback of at least 5 feet along at least 50% of each side property line. The remaining 50% requires no setback unless the faces a public street. Any site abutting R-1 district requires a setback of five feet along entire side yard.
5. Buildings shall not be less than six feet from any other buildings on the same site.

Attachment 5

Site Plan and Design Review

Architectural design is important to Carmel-by-the-Sea. The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color pallets, window treatments, tree placement and landscaping. This attention to detail has resulted in a beautiful, forested village atmosphere that continues to capture the imagination of people from around the world who visit and even choose to make Carmel their home.

The same design review process that has contributed to Carmel becoming a world-famous destination, however, has also impacted it ability to provide housing for lower-income households and by extension housing for a less affluent and racially diverse population. In this way, Carmel has in some ways become a victim of its own success. Many of the actors, artists, and writers who have made Carmel their home over the decades came from modest beginnings and travelled to the area not to live in multi-million-dollar homes, but to experience and become part of a "rich" artistic community. They came for inspiration not exclusivity.

Part of the challenge, then, is for Carmel to find a way back to its roots—to provide space again for the next generation of the artistically gifted who have yet to make their mark on the world, a space that contains a full mix of incomes and backgrounds within which the artist can find meaning and inspiration. All of which leads back, in this instance, to the City's design study process, which involves multiple layers of overly exhaustive, and depending on the scale and size of the project, prohibitively time-consuming and expensive review components.

The following subsection provides a detailed description of Carmel's design review process.

Residential Design Review Process

The typical residential development review process for Carmel-by-the-Sea generally falls under two design study "tracks" – Track 1 and Track 2.

Residential Track 1 Design Study

Track 1 Major Design Study Applications are projects that can be approved at the staff level and typically do not require a public hearing. "Track 1 Major" projects are projects involving additions of less than 10% of the existing floor area, or projects with multiple minor components (Track 1 Minor) that together add complexity and require a more detailed review.

The Track 1 Major review is also limited to projects that: 1) do not require significant cuts to the roots/limbs of any "significant" or "moderately significant" trees; 2) do not require the demolition of substantial alteration of any dwelling unit; and 3) are sited and designed to protect public views to and along the ocean and scenic coastal access.

The major steps involved with a Track 1 Design Study Application are as follows:

1. Submit a Design Study Application – This is the formal project application. Planning staff will review the application for completeness and provide early feedback.
2. Staff Review and Decision – Staff will review the application for completeness and consistency with the Residential Design Guidelines. If the application is incomplete or inconsistent with the Design Guidelines, staff will notify the project applicant of the changes that are required. If the application is complete and approvable, staff will notify the applicant has been approved. If approved, an approval packet is completed and issued. The approval packet consists of (1) an Approval Letter, (2) Conditions of Approval, (3) a Notice of Approval, and (4) an Affidavit of Posting of the Notice of Approval.
3. Noticing/Appeal Period - The Notice of Approval is required to be posted on-site by the applicant for a 10-calendar day appeal period. For Track 1 Major projects, the approval notice will also be mailed to neighbors within 100 feet of the property.
4. Building Permit/Notice of Authorized Work – Following the end of the appeal period, and assuming no appeals are filed, the applicant may apply for either a Building Permit or Notice of Authorized Work. The approval packet will inform the applicant if a Building Permit or Notice of Authorized Work is required.

Residential Track 2 Design Study

Track 2 Design Study Applications are for new residential construction, large additions and substantial alterations that require Planning Commission approval. The purpose of the Track 2 Design Study is to promote orderly development, to ensure high quality neighborhood design that is harmonious with its surroundings, to implement the General Plan, and to preserve and promote the visual character of the City. The major steps involved with a Track 2 Design Study Application are as follows:

1. Submit a Preliminary Site Assessment Application – This is required for all Track 2 Projects. After the assessment is completed by staff, the applicant will move on to submitting their project application.
2. Submit a Design Study Application – This is the formal project application. Planning staff will review it for completeness and provide early feedback.
3. Participate in a Forest and Beach Commission Hearing (if tree removal is proposed): A request to remove or prune a significant tree must be approved by the Forest and Beach Commission (FBC) prior to determining completeness of the application. The removal or pruning of any tree will require a separate tree removal application be submitted (Permit Type: Tree with Construction).
4. Install Staking and Flagging (story poles) – "Story poles" provide a visual representation of the proposed project for the public and the Planning Commission. Story poles must be installed and

heights certified by a California licensed surveyor or civil engineer at least 10 days prior to the scheduled Concept Hearing. To avoid having to relocate or reposition the story poles, it is recommended story poles be installed after the application has been deemed complete.

5. Participate in a Historic Resource Board Hearing (properties located on the City's Inventory of Historic Resources Database) – Projects on historic sites are subject to additional review from a city-retained historical consultant and review by the Historic Resources Board (HRB) prior to consideration by the Planning Commission. The historic status of a property will be determined during the Preliminary Site Assessment.
6. Participate in a Concept Hearing – The Concept Review phase by the Planning Commission (PC) will address site planning, access, building massing and neighborhood design issues, such as privacy and view impacts. Projects are evaluated using both the development standards in the Zoning Code and the *Residential Design Guidelines – Introduction and Design Concept Review*.
7. Obtain a Volume Study – Each site is permitted a certain amount of exterior volume. Volume is defined as the total space occupied by all structures located above average grade. The Planning Division will send the architectural design plans to a City-retained architect/engineer to calculate the volume. A deposit will be collected at the time of application submittal and the unused balance will be returned to the applicant.
8. Participate in a Final Details Hearing – In this review by the Planning Commission (PC), the project is reviewed for compliance with the City's *Residential Design Guidelines – Final Details Review*. Issues such as landscaping, architectural character, and exterior materials are evaluated.
9. Final Approval and Appeal Period – The Planning Commission's approval is subject to a 10-working day appeal period. Story poles must remain until the appeal period has expired. At the conclusion of the appeal period, and assuming no appeals are filed, the applicant may proceed with submitting an application for a Building Permit. If an appeal is filed, the appeal will be considered by the City Council at the next available council meeting.

Commercial Design Review Process

In addition, the City has established two tracks for design review of projects proposing new construction, alterations, rebuilds, additions, demolitions, and other exterior design changes in the central commercial (CC), service commercial (SC) and residential and limited commercial (RC) districts and the multifamily residential (R-4) district. Commercial development is subject to the City's *Commercial Design Guidelines* (2000) and *Carmel Plaza Storefront Design Guidelines* (2001) as applicable.

Commercial Track One Design Review

The Director may approve Track One applications for design changes in all commercial zoning districts and the R-4 district based on a determination that such projects comply with the Zoning Code and all applicable commercial design guidelines.

Commercial Track Two Design Review

The Planning Commission shall review and approve Track Two applications. This is a discretionary process for reviewing substantial design changes in commercial zoning districts and the R-4 district.

Historic Resources

Upon submittal of a design study, building permit or other application for alteration of a property, the City shall determine if the subject property contains historic resources and is therefore eligible for the Carmel Inventory of Historic Resources (last updated in 2022). If it is determined that the property contains historic resources, the applicant shall be required to obtain a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties as part of the project review process.

Minor Alterations

Determinations of consistency for minor alterations shall be reviewed by City staff for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Minor alterations that are found not to comply with the Secretary's Standards shall be considered and processed as major alterations requiring an evaluation by a qualified professional and final action by the Historic Resources Board.

Major Alterations

Determinations of consistency for major alterations shall require an evaluation by a qualified professional and shall be reviewed and approved by the Historic Resources Board.

The City's current approach to conserving historic resources does not present a constraint to constructing new residential units.

Building and Fire Code

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance. The City's Building Code is currently based on the latest, 2022 version of the California Building Code, along with all required updates (City Ordinance No. 2022-004). The City has not made any amendments to the Code that might diminish the ability to accommodate persons with disabilities or other special-needs groups.

The 2022 California Fire Code as adopted by the City and effective January 1, 2023 (found in Chapter 15.55 of the CMC), prescribes the issuance of Fire Code Operational Permits for operations, processes, and/or activities that present higher levels of risk to life and property. Operational permits allow the City to better track specific hazards and to assure that safeguards for hazardous operations, processes, and activities are maintained in accordance with local, State and Federal Regulations.

Carmel Municipal Code Title 8.32.100, Section 102.1(5) requires new structures, or existing structures to which additions, alterations or repairs are made that involve the addition, removal or replacement of fifty percent (50%) or greater of the linear length of the walls of the existing building (exterior plus interior) within a five-year period, are required to be outfitted with an automatic fire sprinkler system. Fire sprinklers shall be addressed as part of the building permit review. It is recognized that the costs of an automatic fire sprinkler system can vary considerably, based on various factors, including water service capabilities, whether a new meter is required, and the type of fire suppression system required for the application in question. However, it is generally recognized by City staff that installing fire sprinklers can be expensive fire sprinklers and presents challenges from a water flow standpoint. Parts of Carmel have low water pressure affecting the ability to install sprinklers, which in-turn significantly increases construction costs if additional on-site infrastructure is needed (water holding tanks, pumps, etc.) to serve the sprinkler system.

Additionally, vehicular access within the community is affected by steep, hilly terrain and many secondary ridge lines. Many streets are narrow and winding, restricting the speed at which a fire apparatus may safely respond and also increasing the time lapse between fire detection and apparatus arrival, during which a household will face the fire or other emergency on their own.

The State Fire Marshal's Office, and the City of Carmel-by-the-Sea, have adopted regulations for protection of structures built in areas susceptible to wildland fires under California Building Code Chapter 7A (2019 edition). Exterior wildfire exposure protection within the City of Carmel-by-the-Sea is prescribed in Municipal Code Title 15, Buildings and Construction. Protective features include such active measures as combustible vegetation management and sprinkler systems; and passive protection features such as fire resistive roofing and building opening protection. The extent of protection is determined by the location of the property. The currently adopted (October 2008) California Department of Forestry and Fire Protection (CAL FIRE) *Very High Fire Hazard Severity Zones in Local Responsibility Areas* (LRA) map for Carmel-by-the-Sea, identifies a large area encompassing northern and eastern portions of the City as a "Very High Fire Hazard Severity Zone." It should be noted that all LRA maps across the state of California are undergoing updates and according to CAL FIRE are anticipated to be released sometime in 2024. Within the areas identified in the "Very High Fire Hazard Severity Zone," additional construction features are mandated. These typically include ignition resistant materials, spark protection for ventilation openings, and exterior window and door protection. Detailed requirements are contained in Chapter 7A of the California Building Code and in Carmel Municipal Code Titles 8 and 15.

The City finds that the adopted Building Code and Zoning Code enforcement activities are not constraints to the development, maintenance or preservation of housing.

Special Housing Topics

This section discusses several special housing topics that have been the subject of recent attention in the California Legislature.

Accessory Dwelling Units (ADUs)

An accessory dwelling unit (or ADU) is defined as an attached or detached residential dwelling which provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, which is located on the same parcel as a single-family dwelling (CMC 17.68.030). Based on their relatively small size, and because they do not require paying for land or major new infrastructure, ADUs and Junior ADUs (JADU) are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. Additionally, the City has a high rate of second home (vacation) ownership. Encouraging ADUs and JADUs may be appealing to second home owners because ADUs will provide a higher level of security to the property if there is a full-time resident, add an income stream to a property that lies vacant for a high proportion of the year and will provide much needed affordable smaller housing units.

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 § 1 (Exh. A), 2017). Carmel-by-the-Sea is following the requirement of the state law which can add to confusion and lack of clarity to property owners interested in construction ADUs and is in the process of updating the ADU Ordinance to incorporate state laws that have expanded since 2017.

In recent years, the California Legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017, 2019, 2020, and 2021 to further assist and support the development of ADUs, including "by right" approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. ADUs are also permitted in commercial structures per State law.

The City permits one guesthouse on sites of 6,000 square feet or greater upon approval of a use permit. Guesthouses shall contain no food preparation facilities of any kind, but are permitted to have a bathroom with a toilet, sink and bathing facility. A guesthouse on any building site may be converted to an accessory dwelling unit, generally requiring the permitting of kitchen sink and facilities. Converting existing guesthouses to fully functional ADUs, or JADUs represent a cost-effective method requiring a building permit to increase the City's housing stock. These opportunities could be strong candidates for prioritization of the City's limited water distribution.

The City has number of hotel and motel units that would greatly benefit from having an affordable on-site manager's unit. These units would alleviate the current lack of housing that many employees in Carmel face. As an incentive, the City can offer an additional bonus hotel room to offset loss of revenues for the business owners.

The City is also exploring the development of standardized pre-approved ADU plans. Standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard sizes.

The City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element to revise its Zoning Code to be consistent with ADU and JADU state law, incentivize manager's units in existing hotels and motels and develop standardized ADU plans.

Manufactured Housing / Mobile Homes

There are no mobile home parks located in Carmel-by-the-Sea. The City permits mobile homes on a permanent foundation as a single-family residential use, subject only to the design review requirements as any other single-family residential use in the same zone pursuant to State law California Government Code 65852.3. Such housing is subject to the same development standards and design review criteria as wood-frame housing. A new program to amend the Municipal Code to clarify this type of housing as a permitted use in the R-1 zoning district is included in the Housing Element.

Multi-Family Rental Housing

Multi-family and duplex housing units constituted approximately 13 percent of Carmel's housing stock. Multi-family housing up to 22 du/ac is a permitted use in the R-4, CC, SC, and RC Districts. Multi-family housing greater than 22 du/ac is a conditionally allowed use in all those same districts. Senior Housing is allowed in all districts.

The Conditional Use Permit (CUP) for residential developments greater than 22 du/ac is a development constraint to higher density development. Site design review is required for multi-family projects and the CUP process adds very limited value to the review process for projects of this size and scale. In order to lessen this regulatory constraint, the City will amend the Code to remove the CUP for multi-family developments up to 33 du/ac.

Objective Design and Development Standards

The City currently lacks any adopted objective design guidelines. Detailed subjective design guidelines for R-1 and high-level subjective design guidelines for commercial zones are in place. While the City's single-family design guidelines are being updated this year, the City is not incorporating objective standards for multi-family affordable projects.

The lack of Objective Design Standards could pose a constraint to residential development. Guidelines that are subjective, or zoning districts that lack clear development standards increase uncertainty and risk for housing developers. Objective Design Standards would provide a measure of clarity that proposed developments will be measured against and provides the community with assurance that developments will conform with measurable objective standards.

Community Care Facilities

To maintain compliance with the Lanterman Developmental Disabilities Services Act (Lanterman Act), the City currently permits small residential or community care facilities serving six or fewer individuals in all residential zoning districts by-right and facilities serving seven or more individuals in all residential zoning districts with approval of a Conditional Use Permit (CUP). Larger community care facilities (greater than six (6) persons) may be required to meet certain conditions, including restrictions on hours of operation, security, loading requirements, and management. These conditions are comparable to all similar uses within the designated zoning district and would not impose constraints to the development of care facilities.

Transitional and Supportive Housing

Transitional housing is generally defined as a facility that provides shelter for homeless individuals, and generally involves integration with other social services and counseling programs to assist in the transition of self-sufficiency through the acquisition of permanent income and housing. Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. There are no known transitional housing facilities in the City.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc.

The City's Zoning Ordinance permits transitional and supportive housing by right in all residential zoning districts, regardless of the number of persons the facility serves compliant with SB 2 passed in 2007. The 6th cycle Housing Element includes a program to update the Municipal Code to further clarify transitional and supportive housing in the R-1 and R-4 zoning district as permitted uses.

Emergency Shelters

Emergency shelters are generally defined as a facility which provides immediate short-term housing for homeless individuals.

Emergency shelters for the homeless is defined as a residential facility, lodging house, or dwelling, where no rent is paid, that provides temporary accommodation to homeless persons and/or

families. Pursuant to State law (Senate Bill 2), jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As described in Appendix A – Housing Needs & Fair Housing Report, the 2022 *Monterey Homeless Count and Survey Comprehensive Report* prepared by Applied Survey Research estimated there was only one transient resident in the City as of 2022. There are no emergency shelters located in the City. However, the Zoning Code allows siting of emergency shelters as community social service facilities, which are defined as "Any noncommercial housing facility, such as homeless shelters or emergency shelters, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide long-term living accommodations." Community social service facilities are permitted by-right in the CC, SC, and RC districts as well as with a CUP in the R-1 and R-4 districts. In addition, shelters for families and single women with children are permitted at all churches in the community as a part of their social outreach functions. Religious facilities are conditionally permitted in the R-1 district (only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses) and allowed with a conditional use permit (CUP) in the RC district.

Low Barrier Navigation Centers

Assembly Bill (AB) 101, adopted in 2019, requires approval "by right" of low barrier navigation centers that meet the requirements of State law. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by State law. A program has been included in the element to develop by-right procedures for processing low-barrier navigation centers.

Senior Citizen Housing

As previously noted, several zoning districts within the City already permit and accommodate for senior citizen housing. The A-2 zoning district (Cultural and Community Center, i.e., the Sunset Center) and the A-3 zoning district (Senior Citizen Housing) permits by-right housing for senior citizens. A program is included to address the lack of development standards in the A-2 zone in order to provide greater clarity and certainty to guide and future development design.

Constraints for People with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City adopted a reasonable accommodation policy (City Council Policy C11-01) in July 2011. This policy provides a reasonable accommodation in the land use and zoning context to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. The policy provides individuals with disabilities or developers of housing for people with disabilities flexibility in the application of land use, zoning and building regulations, policies, practices, and procedures.

Community Care Facilities

The City currently permit community care facilities in several zoning districts. Community care facilities refers to facilities providing non-medical care and supervision under license from the California Department of Social Services. This classification excludes hospitals, residential care facilities, family day care homes, day care centers, and transitional housing. Community care facilities are permitted in the CC, SC, and RC districts as well as by conditional use permit in the R-4 district.

Residential Care Facilities

The City also permit residential care facilities within certain zoning districts. Residential care facilities include facilities that are licensed by the State of California to provide living accommodations and 24-hour, primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance. Living accommodations are shared living quarters with or without separate kitchens or bathrooms for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or nonprofit institutions.

Group Homes

The Zoning Code defines group residential as "Shared living quarters without separate kitchens or bathrooms for each room or unit, including boardinghouses, dormitories, and private residential clubs, but excluding guesthouses." As described above, state-licensed group homes are permitted under the regulations for Community Care Facilities and Residential Care Facilities. Unlicensed group homes are not currently identified as a permitted use in any zoning district.

The City has not identified any zoning or other land-use regulations that could discriminate against persons with disabilities or impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- As discussed above, the City Zoning Code allows residential care facilities for six or fewer persons subject to the same standards and procedures as apply to other residential dwellings of the same type in the same zone.
- The City has also adopted reduced parking requirements (0.33-space per unit or bed) for Senior Housing, Cooperative Housing, Group Care Facilities, Nursing Homes and Other Residential Care Facilities. Retrofitting of dwellings to meet the needs of persons with disabilities is also an eligible activity under the City's Housing Rehabilitation Program. Construction and rehabilitation activities are also subject to the Federal Americans with Disabilities Act requirements and the City is active in promoting ADA compliance.
- The City defines family as "an individual or two or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities," which is consistent with State law.

Single-Room Occupancy (SRO)

Single room occupancy (SRO) hotels are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The City's Zoning Code does not explicitly define single room occupancy housing, although CMC 17.08.050(F) allows guesthouses, studios, and multi-family units as small as 400 square feet. The Code also requires that all multi-family projects of three or more units include a mix of unit sizes, and at least 25 percent of all units are required to be 400 to 650 square feet in size.

Short-Term Rentals

In order to preserve Carmel-by-the-Sea's residential character, no home or subordinate unit may be rented for less than 30 consecutive days in a residential zoning district. This current restriction is intended to ensure that residential units are available for full-time residential use. The City has a high number of motels and hotels to service the tourism industry and transient guests.

Community Planning and Building Fees

The City charges fees and assessments to cover the costs of processing permits. Processing fees are commensurate with the fees for the rest of the County of Monterey. Compared to the high costs of undeveloped, unimproved land and high site development costs in the City, processing and connection fees are negligible and, therefore, do not present a constraint to development. However, the partial waiving of such fees would help reduce the cost of any proposed affordable housing. The City's current fee schedule is shown below in Table B-4, Summary of Community Planning & Building Fees (2022-2023).

Table B-4 Summary of Community Planning & Building Fees (2022-2023)

Application/Permit Type	Fee
Design Study and Review	
Track 1 Design Review/Study - Minor	$448 per application
Track 1 Design Review/Study - Major	$813 per application
Track 1 Design Rev/Study-Streamline	$203 per application
Track 1 Design Rev/Study - Referral to Planning Commission	$1,120 per application in addition to the base Track 1 fee
Track 1 Design Rev/Study-Referral to Historic Resources Board	$1,120 per application in addition to the base Track 1 fee
Track 2 Design Review - Minor	$2,360 per application
Track 2 Design Review - Major	$5,392 per application
Track 2 Design Rev - Major New Commercial Building	$2,438 per application plus a deposit determined by staff with charges at the fully allocated hourly rates for Project Planner
Preliminary Site Assessment	$1,183 per application
Volumetric Analysis	$135 per application plus $1,500 deposit with charges at the fully allocated hourly rates plus any outside costs.
Use Permit and Other Services	
Use Permit	$2,730 per application
Use Permit Amendment	$1,818 per application
Temporary Use Permit	$365 per application
Restricted Comm Use Transfer Request	$521 per application
Water Credit Transfer Request	$3,663 per application
Variance	$2,235 per application
Pre-Application Review - Staff	$1,683 per application with 50% of this fee credited towards future planning fees for this project.
Preliminary Review - Planning Commission	$3,485 per application with 50% of this fee credited towards future planning fees for this project.
Coastal Dev. Permit - Development	$135 per application - Added to other Planning fees
Coastal Dev. Permit - Event	$1,417 per application
Tobacco Retail License	Current fee as adopted by the Monterey County Board of Supervisors
Amendments, Annexations, and Agreements	
Specific Plan/Specific Plan Amendment General Plan Amendment Sphere Of Influence Amendment Zoning Code Amendment	$5,210 deposit with charges at the fully allocated hourly rates plus outside costs
Annexation Development Agreement	$10,420 deposit with charges at the fully allocated hourly rates plus outside costs
Environmental Review, Maps, and Lot Lines	
Environmental Review (IS/ND/EIR)	Contract cost plus 10%
Environmental Notice of Exemption	$156 per application plus County fees

Application/Permit Type	Fee
Mitigation Monitoring	$3,126 deposit with charges at the fully allocated hourly rates plus outside costs.
Tentative/Final Map	$4,168 deposit with charges at the fully allocated hourly rates plus any outside costs.
Amended Final Map	$1,042 deposit with charges at the fully allocated hourly rates plus any outside costs.
Certificate Of Compliance	$610 per application plus actual contract cost
Lot Line Adjustment/Subdivision - Planning Commission	$542 per application plus actual contract cost
Lot Merger - Staff Review	$938 per application plus actual contract cost
Historic Evaluation	
Prelim (Phase 1) Historical Evaluation - Staff	$474 per application
Phase 1 Historic Evaluation - Qualified Professional	$271 per application plus actual cost for Historian review with $1,500 deposit
Phase 2 Historic Evaluation-Historic Resources Board Review	$1,579 per application plus actual cost for Historian review with $1,500 deposit
Appeal To Historic Resources Board	$2,120 per application plus actual cost for Historian review with $1,500 deposit
Mills Act Contract Processing	$3,584 per application
Determinations, Extensions, and Appeals	
Planning Commission Code Determination	$1,214 per application
Zoning Compliance Determination	$573 per application
Time Extension - Staff	$313 per application
Time Extension - Planning Commission	$907 per application
Time Extension - City Council	$1,099 per application
Public Hearing Continuance - Planning Commission	$886 per continuance
Public Hearing Continuance - Council	$938 per continuance
Appeal To Planning Commission	$2,084 per appeal - Appeal in the Coastal Zone
Appeal To City Council	$2,084 per appeal - Appeal in the Coastal Zone
Building Services	
Building Relocation	$1,938 per application
Large Family Day Care (Residential)	$761 per application
General Plan Update	3.5% of all Building & Safety permits
Planning Technical Assistance	Charge the fully allocated hourly rate for all personnel involved after 15 minutes.
Building Plan Check	Based on Building and Safety Construction Valuation
Building Inspection	Based on Building and Safety Construction Valuation
Building Re-Inspection	$146 per re-inspection

Application/Permit Type	Fee
Permit Application Extension	$94 per extension (maximum of 4)
Permit Extension	$146 per extension (maximum of 2)
Building Permit Pre-Applic. Confer.	$318 per application
Building Single Trade Permit	$167 per permit
On-Site Driveway Permit	$271 per permit
Solar Plan Check/Inspection Permit	Plan Check - $318 Inspection - $135
Re-Roof Permit	$255 per permit
Building Board Appeal	$1,052 per appeal
Duplicate Inspection Card	$63 per card
Building Technical Assistance	Charge the fully allocated hourly rate for all personnel involved after 15 minutes.
Stop Work Investigation	$568 per investigation plus double the permit fee
Temporary Certificate Of Occupancy	$224 per application
Alternate Materials/Methods Review	$214 per application plus actual cost of City Staff for all time over one hour.
Building Phased Work Request	$302 per application
Landscape Plan Check/Inspection	$281 per plan/inspection
Building Technology Surcharge	$8 per permit
Encroachment Permit	
Temporary Encroachment Permit	$219 per permit
Permanent Encroachment Permit	Street Excavation - $766 per permit and $4.25/lineal foot Other - $432 per permit and $4.25/lineal foot or $432 per permit and $2.13/lineal foot (aerial installation) Plus cost of damage to public right-of-way or street as determined by the Public Works Director.
Traffic control plan review/inspection	$370 per review plus $210 per each additional review
Use of credit card/ debit card	2.5% of charged amount

SOURCE: City of Carmel-by-the-Sea Fee Schedule Effective July 3, 2022 – June 30, 2023

In comparison with other jurisdictions in the County of Monterey, the fees in Carmel-by-the-Sea for new residential projects – both single-family and multi-family units – are generally in line. Table B-5, provides a comparison between the cities of Carmel-by-the-Sea and Pacific Grove, which are geographically, socioeconomically and demographically similar in size and types of residential development.

Table B-5 Comparison of the City of Carmel-by-the-Sea and the City of Pacific Grove Average Design Review Fees

Application Type(s)	Carmel-by-the-Sea	Pacific Grove
Staff Level Design/Counter Review	$448[1]/$813[2]	$230[3]/932[4]
Design Review/Architectural Permit – Single Family & Multi-Family	$2,360[5]/5,392[6]	$3,318[7]/$4,060[8]
Planning Commission/Historic Resources Board Referral or Appeal	$1,120 in addition to the base Track 1 fee	25 percent of base permit fee or $1,136 (whichever is greater)

SOURCE: City of Carmel-by-the-Sea Fee Schedule Effective July 3, 2022 – June 30, 2023; City of Pacific Grove Master Fee Schedule Fiscal Year 2022-23
NOTE:

1. Track 1 Design Review/Study - Minor
2. Track 1 Design Review/Study – Major
3. Counter Review & Determination – no new square footage
4. Counter Review & Determination - new square footage
5. Track 2 Design Review – Minor
6. Track 2 Design Review - Minor
7. Architectural Permit – Single Family
8. Architectural Permit – Multifamily four units or less
6. Architectural Permit – Single Family

The City is not a full-service municipality; several agencies and special districts levy fees on new development for the provision of basic urban services. These agencies and special districts include the following:

- Carmel Unified School District;
- California American Water (Cal-Am);
- Carmel Area Wastewater District;
- Monterey Peninsula Water Management District; and
- Carmel Fire Department.

Special district fees add to development costs in the City. Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (water district) and receives its water from the California-American Water Company (Cal-Am). The water district has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and County areas within its jurisdiction. According to the water district, the City, as of March 2023, has a total available water allocation of 2.661-acre feet, which represents only three (3) percent of the water district's total available allocation across the district, which includes all of the Monterey Peninsula south to Carmel Valley and portions of the Santa Lucia Range. The current MPWMD permit fees are governed by the Fees and Charges Table (effective August 16, 2021) and start at $1,800 plus $90 per hour for more than 20 hours.

The Carmel Unified School District requires the payment of an impact fee of $0.49 per square foot for new residential construction. The school district does not offer any discounts for the payment of impact fees.

The Carmel Area Wastewater District charges a new residential connection fee of $8,242.66 and charges an annual rate of $1,005.94 for residential uses.

Fees charged by these outside agencies vary according to project types and size and increase development costs. The City does not control fees for outside agencies; but outside agency fees are a constraint and add to the overall cost of development.

Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals varies depending on the scope of the project. The size of projects in Carmel-by-the-Sea is typically limited to the remodeling or construction of a single-family home, a minor commercial modification, or the construction of a second unit. The City strives to keep its permit procedures streamlined and processing times short. The Planning Division is the lead agency in processing residential development applications and coordinates the processing of those applications with other City departments such as the Building and Public Works Departments and other outside agencies as deemed appropriate, such as the fire and water districts.

Carmel-by-the-Sea has traditionally encouraged high architectural standards for new development. City zoning regulations require design review approval for any proposed additions to or the construction of new single-family homes, duplexes or multi-family developments. However, accessory dwelling units are exempt from the Design Review Ordinance and must only meet the location and development standards outlined in the Accessory Dwelling Unit Ordinance (Chapter 17.08.050 of the municipal code).

Applications for building and related permits are generally processed in as an efficient manner as practical in Carmel-by-the-Sea. Although the Historic Resources Board, the City Council and the Planning Commission only meet once a month, determination on a project is usually reached in one meeting or two (if the City Council is required to hear the matter). However, for Track 2 Design Study applications, the City does require applicants to take part in a Forest and Beach Commission if tree removal is proposed, as well as a separate Concept Hearing and Final Details hearing with the Planning Commission prior to formal approval consideration. There is no separate Design Review Board in City/Jurisdiction, with the Planning Commission conducting design review. The typical processing time for discretionary review is therefore four to six months, depending on the level of design study required (Track 1 or Track 2), whether tree removal or replacement is proposed, whether the property is deemed historic or eligible for historic listing, whether the property falls within the "Beach and Riparian Overlay" (Coastal Commission Appeal Jurisdiction), and whether

the project requires a volume study or any other technical study be conducted. While this review procedure assists in achieving project acceptability and allows for neighborhood participation through multiple public hearings, the overall scale and level of complexity of review does provide a barrier to applicants without the financial resources and time to see a residential project through to completion.

However, the City does have a practice of moving projects with affordable housing ahead of other projects in the development processing queue when setting development review agendas. Due to Permit Streamlining law, this incentive is less powerful than it once was. However, it may reduce review time by as much as a month. Even this minor benefit attracts developer attention during pre-application meetings. Projects that include affordable housing are also expedited through the plan check process.

Carmel-by-the-Sea's development process can be summarized in the following nine steps. All of these steps may not be necessary depending on the nature of a project:

1. **Application Submittal** - The planning application submittal process begins when a developer or property owner (Project Applicant) submits a development application, required fees, and application materials. Often times the developer will have met informally with the Planning Department to review the project and receive preliminary feedback on the proposal in advance of the formal project submittal.
2. **Plan Review** - After the application is received, it is routed through the relevant City Departments, including Building, Fire, and Public Works. A planner is assigned to serve as the developer's liaison, helping to expedite the permit process and coordinating the department reviews. During a 30-day review period for completeness, individual departments assess the appropriate Design Study track (Track 1 or Track 2), completeness of the application, work with the Project Applicant to correct any project deficiencies, and prepare preliminary Conditions of Approval.
3. **Application Assessment** - The application is assessed for its compliance with the standards of the Zoning Code (Title 17 of the municipal code) as well as the City's Residential and Commercial Design Guidelines.
4. **Environmental Review** - A review of the environmental issues associated with the proposed project (as required by the California Environmental Quality Act) will also be completed during the Plan Review stage of the process.
5. **Forest and Beach Commission/Historic Resources Board** – If a project proposes to remove or replace any significant trees, it will require review by the Forest and Beach Commission. If the property is a listed historic resource or has potential eligibility for listing as a historic resource, the project is required to be reviewed by the Historic Resources Board.

6. **Planning Commission/City Council Approval** - If a project is determined to require discretionary action, it will be scheduled for review by the Planning Commission. A Public Notice will be provided and all property owners within 300 feet of the project site will be notified by mail. In some instances (for example, a property rezoning), the project will require City Council approval. After projects receive approval by the Planning Commission there is a ten-day appeal period during which the project may be appealed to the City Council. The City Council decision is final. There are different levels of planning review/approval depending on the scope of work proposed.
7. **Plan Check** - After the project receives any required approvals, the full plans may be submitted to the Building Department for a plan check for building permits. The plans will be routed to the City's Public Works and Planning Departments. The project planner will review the plans for conformance with the Zoning Code, any required Conditions of Approval, and with plans approved by the Planning Commission or City Council. The Building Department will verify that all building, fire, mechanical, plumbing and electrical code requirements are fulfilled in compliance with the California Code and other State requirements.
8. **Building Permit** - After the project plans receive approval from the relevant departments, the Building Department issues a building permit. Construction can begin after this point. Regular inspections are required throughout the construction process. The final inspection requires clearance from all relevant City departments and the Carmel Fire Department.
9. **Occupancy Permit** - Once the final inspection is complete, the developer needs to secure a certificate of occupancy. New buildings or structures cannot be used or occupied until the Building Official has issued a certificate of occupancy.

Table B-6 shows the typical processing time for a residential development application.

Both single-family homes, duplexes and multi-family projects go through the same zoning compliance and design review process. The review and approval of multi-family projects typically takes longer due to the complexity of a more intense development and the myriad issues that need to be considered including adequate site servicing, design review, potential tentative map review, and the more active involvement of other departments and agencies outside of Planning. Although there is a high level of public input on some planning applications, Carmel-by-the-Sea's zoning standards and design review ordinance are fairly detailed. There is a level of certainty on behalf of the project applicants that if the project meets the standards and goals of the ordinances, the project will receive City support.

Table B-6 Review/Approval Requirements and Processing Times

Zoning District	Design Study	Use Permit	CDP[1]	Typical Processing Time[2]
R-1 Single-Family Residential District				
Single family residence	Yes	No	Yes	6-9 months
ADU (Subordinate Unit)	Yes	No	Yes	4-6 months
Guest house	Yes	Yes	Yes	4-6 months
Building sites exceeding 30 percent slope	Yes	Yes	Yes	6-9 months
R-4 Multi-Family Residential District				
Single family residences	Yes		Yes	6-9 months
Multi-family residences 0-22 units/acre	Yes		Yes	8-10 months
Multi-family residences 23-44 units/acre	Yes	Yes	Yes	8-10 months
Commercial Districts				
Multi-family residences 0-22 units/acre	Yes		Yes	8-10 months
Multi-family residences 23-44 units/acre	Yes	Yes	Yes	8-10 months
Public and Quasi-Public Districts (A-2 and A-3)				
Senior Citizen Housing	Yes	Yes	Yes	8-10 months

SOURCE: City of Carmel-by-the-Sea Community Planning and Building Department 2023
NOTE:
1. CDP – Coastal Development Permit – required for all projects that increase the height and/or floor area on an existing structure by 10 percent or more.
2. Includes time for building plan check

SB 35 Streamlining

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their RHNA, requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements. Since the adoption of this section of the Government Code, the City has not yet received an application under these provisions.

As previously noted, the portion of the City located within the California Coastal Zone is not subject to SB 35 (see Government Code Section 65913.4(6)).

SB 9 California Housing Opportunity and More Efficiency (HOME) Act

SB 9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit onto parcels zoned for single-

dwelling units. Since the adoption of this section of the Government Code, the City has adopted an urgency ordinance in January 2022 and will update its SB 9 Ordinance for formal adoption by early 2023 to facilitate subdivision under SB 9. The City has not received any inquiries of interest for SB 9 lot splits and is not currently processing any SB 9 application.

Infrastructure Constraints

Water Supply

The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (MPWMD) and receives its water from the California-American Water Company (Cal-Am). The MPWMD has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and County areas within its jurisdiction. Water service by Cal-Am is constrained by State Water Resources Control Board (SWRCB) Order WR 95-10, which determined that approximately 70 percent of Cal-Am supply is based on unlawful diversion from the Carmel River. Order 95-10 requires that any new water supply be used to reduce diversions from the Carmel River prior to allowing new users. Furthermore, SWRCB issued a Cease-and-Desist order to Cal-Am in 2008 to further restrict water use which limits the placement of new water meters to service new development.

The City has approximately 2.661 acre-feet of available water[1]. This is the only water available until the District supplies increase and new allocations are made to each city in the District. Based on current supplies, sufficient water may not be available to fully accommodate additional development commensurate with the City's total RHNA (349 units). The City will continue to work with local and regional agencies to explore options for additional water supplies during the 6th cycle Housing Element planning period.

The City includes a program to work with local and regional agencies to pursue new water supplies and includes prioritizing water allocation for affordable housing through the development of a water distribution policy.

Wastewater

The Carmel Area Wastewater District (CAWD) collects and conveys wastewater from a business or residence to the wastewater treatment plant using underground pipes and lift stations. The CAWD collection system is comprised of approximately 81 miles of gravity sewers ranging in size from 6 inches to 27 inches in diameter together with nearly four (4) miles of force mains, seven (7) pump stations, and over 1,500 manholes.

[1] March 2023 MPWMD Monthly Allocation Report

The major trunk sewers include the Carmel Valley Interim Trunk Sewer which serves Rancho Rio Vista, portions of Carmel Views, the Carmel Rancho Shopping Center, Hacienda Carmel, Del Mesa Carmel, Quail Meadows and outlying areas at the mouth of the Carmel Valley; the Hatton Canyon Sewer (which joins the Carmel Valley Trunk sewer at the intersection of State Route 1 and Rio Road) serves the High Meadows, Carmel Knolls and portions of the Carmel Hills subdivisions; two trunk sewers serve the city of Carmel and the Hatton Fields areas.

Pump stations are located at (1) the westerly boundary of Hacienda Carmel, (2) the westerly terminus of 8th Avenue (at Scenic Drive), (3) the intersection of Monte Verde Street and Sixteenth Avenue, (4) west side of Scenic Road approximately 200 feet north of Ocean View Avenue, (5) the end of Calle La Cruz (Carmel Meadows) (6) at the westerly boundary of the Carmel Meadows subdivision approximately 750 feet southwesterly of the Calle La Cruz pump station and (7) on the West side of Highlands Drive approximately 100 yards from Highway 1. All pump stations have been upgraded to allow remote monitoring and have capabilities for standby power and emergency bypass.

The Districts' permitted capacity is 3.0 million gallons per day (MGD) and their current average daily dry weather flow is approximately 1.2 to 1.3 MGD.

The City is required to plan for an additional 349 residential housing units in this planning cycle. Based on capacity and communication with the District, the CAWD has adequate treatment capacity to serve these units[2].

On and Off-Site Improvement Standards

Since the City is built-out, all infrastructure, including curbs, gutters, sidewalks, streets and utilities are in place. Development of residential units involves hooking up to the existing utilities, which already exist in the right-of-way. All electrical distribution lines, telephone, cable television, and similar service wires or cables, which provide services to new development, are to be installed underground. Typical infrastructure costs in the CC, SC, RC, and R-4 districts are limited to sidewalk, curb, and gutter improvements, undergrounding of utility wires, stormwater drainage improvements, and landscaping. The City's Municipal Code does not contain requirements for subdivision off-site improvements. However, the Code includes a chapter on requirements related to streets, sidewalks, and public places.

Sidewalks

Construction of sidewalks is not required in residential areas of the City. If sidewalk construction is proposed, a permit is required. The proposal must show that the construction of the sidewalk or walkway will preserve public safety, health or welfare, resolve a serious drainage problem, or that it would otherwise benefit the general public. The construction of the sidewalk or walkway must

[2] May 17, 2023 email correspondence with CAWD

follow the natural contours of the land, and no less than 50 percent of the sidewalk area in front of any building site must be retained in planting. There are no specific requirements regarding the width of the sidewalks.

Driveways

Construction of a driveway requires a permit from the Department of Community Planning and Building in conjunction with the Director of Public Works and the Director of Forest, Parks and Beach.

Landscaping

Sidewalk street trees are encouraged by the City, with the City Forester determining number of trees, species, and exact location. Sidewalk street trees should be located near the head of, and adjacent to, parallel parking spaces with the trunk of the tree located 4.5 feet back from the head of the parking space. For trees at the curb line there should be at least four feet between the trunk and the facing building or planters in front of the building. All tree planters are encouraged to be as large as possible so that additional landscaping can be incorporated into the planters.

The City also encourages including "mini-parks", which is a park that protrudes into the street from the curb line or is in the street. The design of mini-parks must be consistent with the standards in the Forest and Beach Management Plan. All new mini-park installations require a review by the Staff Traffic Committee and approval by the Planning Commission.

Streets

The streets in Carmel are narrow in width, 26 to 34 feet, with no gutters or sidewalks. This lack of formal development of streets throughout Carmel (with the exception of some of the downtown thoroughfares) has been a conscious effort on the part of residents to maintain a "village in a forest" atmosphere. The City has not established standardized street widths requirements. As Carmel is a built-out city and new development will occur as infill or redevelopment on parcels within the established street grid, construction of new streets is not anticipated. Therefore, street standards will have no impact on the cost and supply of housing.

Parking Requirements

The City's parking requirements are generally in line with typical parking requirements. In the R-1 District, one (1) on-site parking space per dwelling must be provided on sites of 8,000 square feet or less in area and two (2) on-site parking spaces per dwelling on sites larger than 8,000 square feet in area. One (1) parking space must also be provided for each guesthouse. (CMC 17.10.030(F)(1)). R-1 zone sites with Class II accessory dwelling units are required provide a minimum of one (1) parking space on-site at the time of approval. Upon enlargement or improvement of a Class II unit, one (1) parking space each for the primary dwelling on the site and for the accessory dwelling unit are required. Improvements to accessory dwelling units are allowed even if one or both parking spaces

encroaches into a setback. Sites with Class III or IV accessory dwelling units are required to provide one parking space behind all setbacks for the accessory dwelling unit and are required to comply with all parking requirements established in Chapter 17.38 CMC, Off-Street Parking Requirements, for other development on the site. These parking standards are low enough to avoid posing a constraint to development. To the degree that these standards conflict with new state law regarding accessory dwelling units, they will be corrected as the City brings its ADU regulations into line with the most recent changes in state law (see the discussion above under the heading "Special Housing Topics").

Table B-7, summarizes off-street parking requirements as shown in Table A of 17.38.020, for all uses, projects, developments and redevelopments. New projects or developments shall only be allowed when meeting all parking requirements of this chapter and the requirements of any conditional use permit, subdivision approval or specific plan applicable to the property. Proposed uses within existing buildings may replace existing uses as long as any existing parking deficiencies on the property are not increased by the replacement. Proposed additions of floor area, new shops or dwelling units, or other similar changes in land use resulting in a net increase in parking requirements, as set forth in this chapter, shall provide all required parking generated by the new activities on the site.

Table B-7 Minimum Off-Street Parking Requirements

Land Use	Basis for Requirement	Land Use District Parking Factors			
		CC	SC	RC	R4
Permanent Residential Use	Spaces per Unit	1	1	1.5	1.5
Affordable Housing for Moderate-, Low- or Very Low-Income	Spaces per Dwelling Unit	½	½	½	½
Senior Housing, Cooperative Housing or Group Care Facilities	Spaces per Dwelling Unit	1/3	1/3	1/3	1/3
	Guest Spaces per Each Four Full Units	1	1	1	1
Nursing Home or Other Resident Care Facility	Spaces per Patient or Resident	N/A	1/3	1/3	1/3
Commercial Retail or Service Uses Not Otherwise Specified in This Table	Spaces per 600 Square Feet of Commercial Floor Area or per Business/Shop Space, whichever is Greater	1	1	1	1
SIC 701: Hotels and Motels	Spaces per Rental Unit, Including Manager's Unit	1	1	1	1

SOURCE: CMC 17.38.020(C) Table A: Minimum Parking Requirements

The City has adopted a reduced parking requirement for developments that include affordable housing. Parking costs contribute significantly to the cost of development in Carmel-by-the-Sea and this flexibility often makes affordable housing more feasible.

Summary of Governmental Constraints

The governmental constraints to the development of affordable housing in Carmel-by-the-Sea are summarized below.

The City's development regulations are consistent with California housing law, and the Zoning Code does not pose an unnecessary constraint to the development of affordable housing. However, because housing production has been limited in Carmel-by-the-Sea, the Housing Element Update includes programs to further incentivize development activity. Depending on site-specific conditions - such as the presence of significant trees or historic resources and degree of incompleteness of submitted plans, some applicants may find the City's design review process to be lengthy. The City's review fees, while comparable with those of surrounding jurisdictions, can pose a barrier for applicants without sufficient financial resources.

The existing development constraints attributable to governmental (City) processes, and with possible solutions where feasible, are summarized below:

1. The City's design review (design study) process may be lengthy for projects involving significant trees, historic resources, and/or underdeveloped plans. Following are governmental bodies responsible for decision-making through the course of development review:
    - Forest and Beach Commission (if significant tree removal is proposed);
    - Historic Resources Board for historic properties and also for non-historic properties in the Conservation District (one hearing to ensure development is compatible with neighborhood context);
    - Planning Commission: One hearing, minimum, for commercial and multi-family residential projects. Preliminary hearing/review for commercial/multi-family is optional but encouraged. Two hearings, minimum (one Concept hearing, one Final hearing) for single-family projects;
    - City Council review on appeal; and
    - Coastal Commission review on appeal (Coastal Zone Appeal jurisdiction only).
2. The City's design review process may be financially prohibitive for lower income households and likely most affordable housing projects. Carmel does not charge impact fees. Therefore, waiving impact fees are not a viable solution to incentivize affordable units.

3. There is community concern that increasing the existing two-story height limit (24-feet in R-1 and 24-30 feet in commercial zones depending on adjacent land uses) would negatively impact the unique character of Carmel.
   - Solution: Encourage mezzanines as a third story at the building interior (if it can be accomplished without appearing as a three-story building); and
   - Solution: Consider a third story setback as an incentive for fully affordable housing projects.
4. The City does not have an inclusionary housing ordinance, but a density bonus is available via a conditional use permit which may allow up to 44 du/acre as long as the project includes 100% affordable units.
   - Solution: Consider replacing the use permit requirement at 34+ du/acre currently used as the mechanism to require the construction of affordable housing and instead consider an inclusionary ordinance that encourages special needs housing.
5. The City's existing residential and commercial design guidelines include both objective and subjective standards.
   - Solution: Consider developing a set of strictly objective design standards to be used for affordable housing projects.
6. Many properties are listed on City's Inventory of Historic Resources, which may limit the scope of possible alterations or additions and use flexibility.
   - Solution: Educate the community about how to appropriately design projects that meet the Secretary of the Interior's Standards, as required by local/state/federal law.

Location in the Coastal Zone

Carmel-by-the-Sea is located in the California Coastal Zone and is therefore subject to a host of regulations that are not present in communities outside the Coastal Zone. The presence of additional land use regulation via the Local Coastal Program, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed. The additional hurdles presented by Coastal Zone regulations represent an additional layer of complexity to the City's already time-consuming review process.

Conversion of Motels for Multi-Family Housing (Opportunity)

The City will explore the development of a program to allow the transfer of development rights of hotels and motels located in the R-1 zoning district to the commercial zoning district. This might allow older motels to convert to multi-family housing and thereby provide a new source of affordable housing in the community.

Accessory Dwelling Units

The City of Carmel-by-the-Sea last updated it ADU ordinance in 2017, and therefore the City's regulations addressing ADUs are out of date. The City has included a new program in this 6th Cycle Housing Element to revise its Zoning Code to be consistent with ADU and JADU state law, incentivize manager's units in existing hotels and motels and develop standardized ADU plans.

Manufactured Homes and Mobile Homes

A new program to amend the Municipal Code to clarify that manufactured homes and mobile homes are allowed as a permitted use in the R-1 zoning district is included in the Housing Element.

Multi-Family Housing

Currently, the City allows multi-family housing without a conditional use permit (CUP) at densities up to 22 dwelling units per acre. In order to provide additional incentive to build multi-family housing, the City will amend the Code to remove the CUP for multi-family developments up to 33 du/ac.

Transitional and Supportive Housing

The 6th Cycle Housing Element includes a program to update the Municipal Code to further clarify that transitional and supportive housing in the R-1 and R-4 zoning district are permitted uses.

Low Barrier Navigation Centers

A program has been included in the element to develop by-right procedures for processing low-barrier navigation centers.

Development Standards for Senior Housing

A program is included to address the lack of development standards in the A-2 zone in order to provide greater clarity and certainty to guide and future development design.

Lack of Water Resources

The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

B.3 Non-Governmental Constraints

State law (Government Code Section 65583(a)(6)) requires an analysis of potential and actual governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels. The Housing Element must identify ways, if any, to reduce or overcome these constraints in order to meet the City's housing needs.

Land Availability and Cost

Three primary factors contribute to high land costs on the Monterey Peninsula, and in Carmel-by-the-Sea in particular: 1) the area is considered a desirable place to live, 2) available land is in short supply and 3) land costs vary both between and within jurisdictions based on factors such as the desirability of the location and the permitted density. According the real estate website, Zillow, the typical land value for a single-family home is between $800,000 and $1.2 million in the city of Monterey, but between $1.5 million and $5 million in a jurisdiction like Carmel-by-the-Sea.

Construction Costs

Construction costs associated with housing development are generally comprised of both soft and hard costs. Soft costs for housing development include the cost of architectural, engineering, accounting, legal and other professional services, as well as the cost of obtaining permits and paying government-imposed fees. Carrying costs and the cost of construction financing can also be considered soft costs. Hard costs include the costs of labor and materials and can also include impact fees and costs accumulated through permitting delays.

Hard costs are very high in Carmel-by-the-Sea, and both the high cost of labor and the high cost of materials could be considered constraints on housing development. Hard construction costs can vary significantly across the City based on the varied and unique geographic conditions throughout the county. Hard costs can be higher than average in Carmel-by-the-Sea.

Hard and soft costs contribute significantly to the overall cost of developing new housing. High hard costs are difficult for an individual jurisdiction to mitigate.

Availability of Financing

As a stable and affluent community, private housing mortgage financing is readily available in Carmel-by-the-Sea. There are no mortgage-deficient areas in the City and no identifiable underserved groups in need of financing assistance. At the time this Housing Element was drafted, interest rates for homebuyers were increasing from a low of 2.75 percent in 2020 to almost 7 percent in 2023 for a fixed rate, 30-year mortgage. The current economic climate is uncertain and still affected by the increasing inflation, the possibility of recession, geopolitical tensions, businesses rebounding and responding to changes brought on by the COVID-19 pandemic, and ongoing supply chain disruptions.

Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Carmel-by-the-Sea does not receive requests to develop below densities and this is not a constraint to development.

Small Lots and Large Units

Property within Carmel-by-the-Sea is typically smaller than a half-acre, which can be a constraint for housing production. Lot consolidation incentivization may be a solution. Large multi-family units have become commonplace with recent housing proposals. Large units reduce the number of multi-family units overall, which decreases the housing variety available, and increases the number of luxury expensive housing options. A minimum density requirement is being considered with the Housing Priority Overlay Zone for sites included with the Sites Inventory.

Seasonal Vacancies

Carmel-by-the-Sea has a 50% vacancy rate of which 80% is attributed to seasonal vacancies, given the community's strong tourism industry. Tourists seeking seasonal homes skews the demand for housing, making it challenging for Carmel-by-the-Sea employees to find available housing and driving up rents and home prices. Rising housing prices decrease the stock of housing affordable to Carmel-by-the-Sea residents, further spurring the statewide housing shortage. Programs to address this issue are included in the 6th cycle Housing Element including encouraging Accessory Dwelling Units and the establishment of an Affordable Housing Trust Fund which could be funded by a vacancy tax.

Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors. Generally, building permits are submitted in a timely manner after planning entitlements; however larger projects have experienced longer timeframes given supply chain issues and labor shortages, neither of which the City controls.

Environmental Justice Element Requirement

An Environmental Justice Element or equivalent is not required for Carmel-by-the-Sea because no disadvantaged communities exist within the city's boundaries (as defined in Gov. Code, § 65302, (h)(4)(A)). "Disadvantaged communities" means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Environmental Constraints

Environmental constraints affecting housing include geologic and seismic conditions and fire hazards, which are a threat to the built environment. However, the primary environmental constraint to the development of housing in Carmel-by-the-Sea is the limited water supply as discussed above. These constraints are discussed in detail below.

Fire Hazards

Carmel-by-the-Sea is often referred to as a "Village in the Forest," due to its extensive urban forest. The high density of structures within the Carmel residential areas and business district among numerous trees increase the fire hazard. In addition, the Pescadero Canyon, Del Monte Forest, and Mission Trails Park located adjacent to the City, introduces the possibility of a wildland fire. The currently adopted (October 2008) California Department of Forestry and Fire Protection (CAL FIRE) *Very High Fire Hazard Severity Zones in Local Responsibility Areas* (LRA) map for Carmel-by-the-Sea, identifies a large area encompassing northern and eastern portions of the City as a Very High Fire Hazard Severity Zone. In such zones, roofs and exterior walls of new buildings must be made of noncombustible materials. It should be noted that all LRA maps across the state of California are undergoing updates and according to CAL FIRE are anticipated to be released sometime in 2024.

Obtaining insurance for structures is increasingly difficult given the Very High Fire Hazard Severity Zone which poses a constraint to residential development.

The City of Carmel-by-the-Sea is part of a regional coordination effort with other Monterey County cities, including Pacific Grove and Monterey. These neighboring agencies provide aid to each other on an as-needed basis. Fire protection for the City is provided by the City of Monterey Fire Department based out of the Carmel Fire Station located on 6th Avenue.

Emergency and Evacuation Planning

Emergency response is provided through coordinated efforts by the cities of Monterey, Pacific Grove, and Carmel. Emergency planning and evacuation pose many challenges for the City due to the precarious topography and narrow City roads. The General Plan Safety Element (both the currently adopted version and the updated Safety Element being prepared in conjunction with the 6th Cycle Housing Element) provides an in-depth analysis of emergency and evacuation planning and protocols, as well as scenario mapping and evacuation route mapping. City staff generally note that particularly in Carmel, where small lots make meeting egress requirements difficult at higher densities, incentivizing lot mergers in the commercial district will help address concerns and challenges associated with emergency and evacuation planning across the City.

Seismic

The entire California Coast and Coast Range area is prone to earthquakes. Based on history, the probability of a moderate or high magnitude earthquake occurring in the greater Monterey region in

the next few decades is quite likely. Faults that could present hazards to Carmel-by-the-Sea during an earthquake event include the following active or potentially active faults: San Andreas, San Gregorio-Palo Colorado, Chupines, Navy, and Cypress Point. The San Andreas and San Gregorio faults are two dominant faults within the Monterey County region that are considered active with evidence of historic or recent movement.

While the seismic hazards cannot be eliminated, there are a number of regulations that reduce the impact of these hazards. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy, by preventing the construction of buildings used for human occupancy on the surface trace of active faults. The California Building Code includes provisions associated with engineering design and building requirements that address seismic hazards. In addition, the City of Carmel-by-the-Sea General Plan includes policies addressing hazards from seismic activity.

Tsunami

The City would be minimally affected by a moderate to extreme tsunami event. This can be accredited to coastal topography along Carmel's western boundary. The steep cliff, or a step-down in elevation between the Scenic Road and the beach, acts as a protective boundary during a tsunami event. However, low lying portions of Carmel-by-the-Sea are susceptible to inundation from tsunami, known as waves produced from a seismic event. Only the southern-most portion of the City and the low-lying Carmel Lagoon neighborhood (within unincorporated Monterey County) could be impacted if a 21-foot-high tsunami wave were to enter the Carmel River lagoon. Impacts from tsunami could include damage to improvements from wave inundation and from wave carried debris.

Tsunami is a potential safety hazard as well as a hazard to property. The actual areas that will be impacted from a tsunami will vary depending on factors such as the size of the tsunami wave, tide level at the time of the tsunami, the wave source location and the wave direction. In general, areas adjacent to the shoreline that are below an elevation of approximately 15 to 20 feet above mean sea level appear to have a higher level of risk.

Flooding

Carmel is located on a sloping terrain that offers good storm water runoff into both the Pacific Ocean and the Carmel River. Only a small portion of the City's southern tip is designated as a FEMA 100- year Flood Zone. Mission Fields, a residential area, is within the 100-year floodplain, as are the Carmel Center/Carmel Rancho shopping centers (though each of these areas are outside of the City limits). Carmel Beach is subject to flooding during high tide and beach sand is lost yearly during winter storms. The beach is a clearly separated from adjacent roads and houses by a moderately steep hill. Due to that topographical feature, the coastal flooding rarely extends past the beach. There are several areas of the City, which have been identified in the City's general plan as

being prone to localized flooding. The main area subject to localized flooding is located within the Mission Trail Nature Preserve. The Mission Trail site is owned by the City and used as a park. This use mitigates some of the damage that would normally result from the retention of water on the site.

The City's general plan, via the current Safety Element includes policies and programs which address flooding (see policies P8-27 through P8-31). The Safety Element Update will also include and update where necessary the City's policies and programs related to flooding. The City's municipal code (Chapter 15.56 Community Floodplain) further addresses flood risks and hazards found in the Cit as well as identifying methods for reducing flood losses. In order to accomplish its purposes, this chapter of the municipal code includes regulations to: 1) restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities; 2) require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; 3) control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters; 4) control filling, grading, dredging, and other development which may increase flood damage; and 5) prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 2018-03 § 1 (Exh. A § 4), 2018).

Coastal Erosion and Landslides

Erosion on sloped inland areas and at the shoreline (beach) has been a problem for much of Monterey County, including Carmel. The hazards due to erosion are difficult to separate from those due to flooding and landsliding. In some cases, erosion is a result of flood and landslide conditions; in others, rapid water runoff and landsliding can occur in areas subject to prolonged erosion. The preventive costs of erosion are generally included within flood control measures and the overall costs of hillside development. Adoption of the present state of the art procedures for erosion prevention in hillside areas will, in most cases, eliminate losses.

Losses due to coastal erosion can be reduced most economically by avoiding construction in areas subject to severe erosion. Erosion of the beach bluffs is addressed in the City's Shoreline Management and Emergency Operations plans.

Summary of Non-Governmental Constraints

In summary, while Carmel-by-the-Sea is subject to the environmental constraints described above, the City's General Plan sets forth a series of actions to minimize these constraints. Carmel-by-the-Sea incorporates this information into its land use planning and development review processes. In an effort to continue to reduce constraints to housing development, the Housing Element Update includes specific policies and programs in Chapter 2 to reduce or eliminate non-governmental constraints to the extent feasible and practical.

Housing Sites Inventory Analysis

C

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Appendix C
Housing Sites Inventory Analysis

C.1 Introduction

The Association of Monterey Bay Area Governments' forecasts that the two-county Monterey Bay Area will add 32,867 new households between 2020 and 2045[1]. For the eight-year time frame covered by this Housing Element Update, HCD has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Monterey Bay Area must plan compared to previous cycles.

C.2 Regional Housing Needs Allocation

AMBAG adopted its *Final 6th Cycle Regional Housing Needs Allocation Plan 2023-2031* in October 2022. For Carmel-by-the-Sea, the proposed RHNA to be planned for this cycle is 349 units. Details are provided below.

RHNA Summary

Carmel-by-the-Sea's share of the regional housing need for the eight-year period from 2023 to 2031 is 349 units, which is a 1,125 percent increase over the 31 units required by the 2014 to 2023 RHNA. The housing need is divided into the four income categories of housing affordability. Table C-1 shows Carmel-by-the-Sea's RHNA for the planning period 2023 – 2031.

[1] Final 2022 Regional Growth Forecast, AMBAG, November 18, 2020

Table C-1 Carmel-by-the-Sea's Regional Housing Needs Allocation – 2023–2031

Income Group	Carmel-by-the-Sea Units	Percent	Monterey County Units	Percent	Monterey Bay Area Units	Percent
Extremely Low Income (<30% of AMI)	57	16.3%	2.206	10.9%	3,934	11.8%
Very Low Income (30% - 50% of AMI)	56	16.0%	2,206	10.9%	3,934	11.8%
Low Income (50%-80% of AMI)	74	21.2%	2,883	14.2%	5,146	15.5%
Moderate Income (80%-120% of AMI)	44	12.6%	4,028	19.8%	6,167	18.5%
Above Moderate Income (>120% of AMI)	118	33.9%	8,972	44.2%	14,093	42.4%
Total	349	100.0%	20,295	100.0%	33,274	100.0%

SOURCE: AMBAG 2021

NOTE: The Association of Monterey Bay Area Governments (AMBAG) Executive Board adopted the 2023-2031 Regional Housing Needs Allocation Plan (RHNA) on October 12, 2022 (Resolution No. 2022-24). The plan was approved by the California Housing and Community Development on November 8, 2022.

Progress to Date

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2023 through December 15, 2031. The statutory adoption date for the 6th Cycle Housing Element is December 31, 2023—a full six months after the beginning of the planning period. To account for this discrepancy, the City of Carmel-by-the-Sea must account for the number of housing units permitted prior to adoption of the 6th Cycle Housing Element and apply these to the 2023-2031 RHNA. Accordingly, the units permitted in this period count toward the 2023-2031 planning period RHNA and are subtracted from the 6th Cycle RHNA. Table C-2 shows the City of Carmel-by-the-Sea's adjusted RHNA, which accounts for progress made prior to the adoption of the updated Housing Element document.

Table C-2 Carmel-by-the-Sea's Adjusted RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	113	74	44	118	349
Units permitted between June 30, 2023 and December 31, 2023	TBD	TBD	TBD	TBD	TBD
Remaining RHNA					

SOURCE: City of Carmel-by-the-Sea

C.3 Site Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development from 2023-2031 in order to accommodate Carmel-by-the-Sea's assigned 349 housing units. The City doesn't build the housing but creates the programs and policies to plan for where it should go and how many units could be on potential sites.

Overview of Selected Sites

This section provides information on the current list of potential sites under consideration for determining how the City will accommodate the State's required minimum of 349 housing units. Figure C-1 shows an overview of the potential sites inventory map that has been developed for Carmel-by-the-Sea's 6th Cycle Housing Element Update.

Key Housing Opportunities

This section provides details on vacant and underutilized sites that are available for housing development in the city. The City has identified 35 sites capable of accommodating 283 housing units. In addition, the City has developed a program of new incentives for 46 hotel owners in the community to house lower-income employees in existing hotel rooms. Finally, the City has an active accessory dwelling unit program that is capable of providing additional lower-income housing. Altogether, these housing resources have the potential to accommodate approximately 115 percent of Carmel's RHNA. Each of these opportunities is discussed in more detail below.

The City's estimate of number of housing units that can realistically be developed on key housing opportunity sites is considered conservative. What has been omitted from this list are 43 vacant sites capable of accommodating 43 market-rate housing units, all of which were previously identified in Carmel's 5th Cycle Housing Element.

Figure C-1 Potential Sites Inventory Map

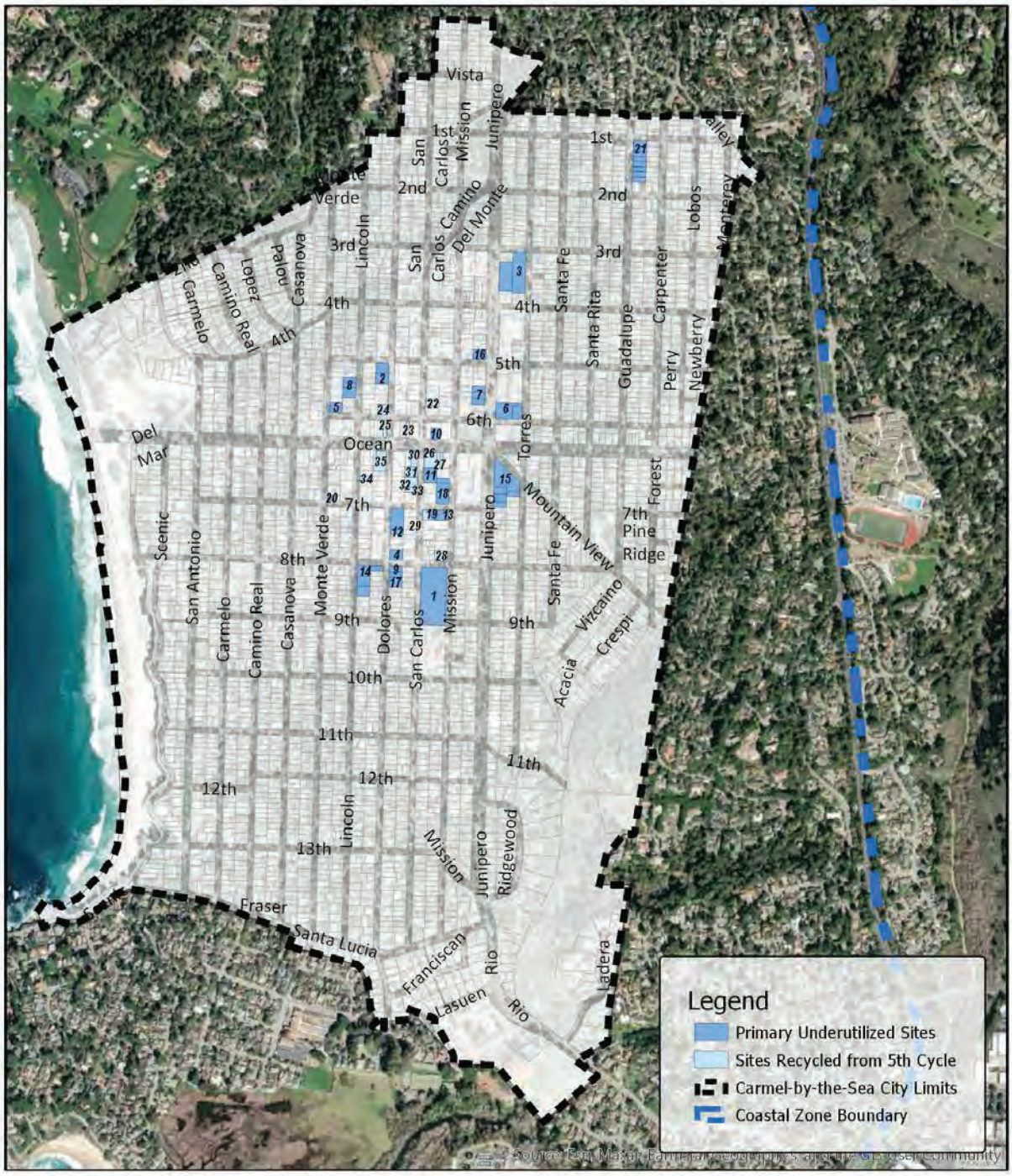


Figure C-1

Housing Sites Inventory

Carmel-by-the-Sea
6th Cycle Housing Element

The capacity estimate for these primary underutilized sites is supported, in part, by a recent housing feasibility study undertaken by the City in preparation for the City's 6th Cycle Housing Element update.[2] This study provided an in-depth analysis of the redevelopment potential for the first 16 primary underutilized sites (the January 2023 feasibility study is attached in its entirety as Appendix F).

A one-page description of each primary underutilized site, including a photograph of the site, is presented in the following section. The information provided for sites 1 through 16 has been excerpted directly from the 2023 feasibility study.

Primary Underutilized Sites

The City has identified 21 underutilized sites capable of accommodating 248 lower-income and market-rate housing units. Eight of the total 21 primary underutilized sites were identified in the 5th Cycle Housing Element, all of which were identified at the time as having the highest probability of developing. Achieving this level of construction on the sites identified as primary underutilized sites would be dependent on a number of factors, not the least of which would be Carmel's discretionary development review process. The City has recognized this factor and has included a new program in this 6th Cycle Housing Element update to permit redevelopment of all of underutilized sites identified herein without the need for a conditional use permit (i.e., "by right"). While significant hurdles remain—construction costs, design review, etc.—this new program removes the single greatest obstacle to achieving the City's housing objectives for these underutilized sites.

[2] ECO Northwest, January 27, 2023. "Housing Element Analysis for the City of Carmel by-the-Sea."

Site #1: Sunset Center Lots Site

Number of Housing Units: 33

Description: The north lot at Sunset Center is a large (1.02 acre) parking lot with no improvements other than paving. It is a City-owned site. The City has expressed interest in redeveloping the site for housing so long as parking needs for Sunset Center could be accommodated in the development program. A design competition could be a program to incentivize local architects to partner with non-profit affordable housing developers.

The south lot could also be a viable housing development site. Figure C-2 shows a photograph of the North Sunset Center Lots Site.

"I live near the sunset Center. I would love to see that made into a usable space, and will completely support your efforts to do that. So, go for it. Have courage and get this work done."

May 24, 2023 Ad Hoc Committee Community Meeting Attendee

Figure C-2 Sunset Center Lots Site (Site #1)



Site #2: Ulrika Plaza Site

Number of Housing Units: 12

Description: The 0.37-acre Ulrika Plaza site, previously entitled as a mixed-use building. The initial developer lost the project for financial reasons and it was acquired by another developer. This developer has been working to get a development program for 12 market-rate apartment units approved on the site for several years. The site is a case study of a development not building to maximum density.

Figure C-3 Ulrika Plaza Site (Site #2)



Site #3: City Public Works (Vista Lobos) Site

Number of Housing Units: 42

Description: This is a City-owned site totaling 1.28 acres at the north end of the study area. The site is a large parking lot with low value improvement used for public parking. The City has expressed interest in using the site for housing if feasible. Potential height restrictions due to a protected viewshed to Point Lobos (see CMC 17.12.050) could limit achievable density and feasibility, though opportunities exist to cut into the slope at street grade.

Figure C-4 City Public Works (Vista Lobos) Site (Site #3)



Site #4: Carmel Realty Office Site

Number of Housing Units: 4

Description: This site is a 0.18-acre corner-lot parcel that is currently owned and used for office space by Carmel Realty. It has low lot coverage and scores well with a land-to-improvement ratio. It is a single-story structure that is surrounded on all sides by structures that are at least two stories tall. The site was previously used in the RHNA 5 inventory.

Figure C-5 Carmel Realty Office Site (Site #4)



Site #5: Pine Inn Parking Lot Site

Number of Housing Units: 5

Description: This 0.18-acre site is the parking lot for the Pine Inn. The site is not attached or adjacent to the inn, it is a separate parcel across the street. As driving patterns and parking needs change, this site could be a future candidate for redevelopment.

Figure C-6 Pine Inn Parking Lot Site (Site #5)



Site #6: Bruno's Market Site

Number of Housing Units: 17

Description: This site is two adjacent parcels totaling over 0.53 acres under the same ownership. The site includes a parking lot that leads to low lot coverage. It also scores in the top tier for land-to-improvement ratio. It could be a potential redevelopment candidate.

Figure C-7 Bruno's Market Site (Site #6)



Site #7: Three Garages Site

Number of Housing Units: 7

Description: This site would be an assemblage of three equal sized parcels totaling 0.33 acres. Two of the parcels are under the same ownership, and one was previously used in the RHNA 5 inventory. Existing uses include a site with parking and three attached garages, and a commercial building used for real estate sales. Combined the site scores in the top tier for land-to-improvement ratio and in the mid-tier for value per square foot.

Figure C-8 Three Garages Site (Site #7)



Site #8: First Church of Christ Parking Lot Site

Number of Housing Units: 9

Description: This site is a parking lot used by the First Church of Christ. It is three separate tax lots totaling 0.28 acres. Assessor's records have missing values for ownership on the two southern parcels but given its existing use we assume that all three parcels are owned by the Church. In 2020, the State of California passed AB 1851, commonly referred to as the "yes in God's backyard" bill. This bill makes it easier for religious institutions to convert excess parking to affordable housing by prohibiting a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. Redevelopment of the structures on the site would require a zone change.

Figure C-9 First Church of Christ Parking Lot Site (Site #8)



Site #9: Red Cross Site

Number of Housing Units: 5

Description: This site includes two adjacent parcels owned and used by the American Red Cross. Collectively the site is 0.18 acres. Because the site is owned by a nonprofit organization it does not have Assessor's values to calculate redevelopment metrics. However, site inspection confirms a low intensity use. Because the owner is a mission-driven organization, it's possible they may be a willing partner if they can find an alternative for their current operations.

Figure C-10 Red Cross Site (Site #9)



Site #10: Café Carmel Site

Number of Housing Units: 3

Description: All single-story downtown buildings can be explored as opportunities for densification. Site orientation, existing and surrounding uses, and access are contributing factors to feasibility. The Café Carmel site pictured is one example of a single-story commercial property with two-story building on either side. The Café Carmel site specifically scores in the top tier for land-to-improvement ratio and has a land value around $100 per-square-foot. The site was previously used in the RHNA 5 inventory.

Figure C-11 Café Carmel Site (Site #10)



Site #11: Wells Fargo Site

Number of Housing Units: 8

Description: This site is two adjacent parcels comprised of the existing Wells Fargo building and associated parking lot. Combined the site is 0.38 acres. The site was identified as a candidate site in the RHNA 5 Housing Element inventory. It scores in the top tier for land-to-improvement ratio. It is owned by an institutional entity (Wells Fargo). However, conversations with City staff indicate that it could be a candidate for inclusion as a historic property which would complicate redevelopment.

Figure C-12 Wells Fargo Site (Site #11)



Site #12: Esperanza 7th and Dolores Site

Number of Housing Units: 15

Description: This site is three adjacent parcels owned by Esperanza Carmel. The site totals roughly 0.30 acres. Esperanza has a development proposal on the site for eight (8) market-rate apartment units.

Figure C-13 Esperanza 7th and Dolores Site (Site #12)



Site #13: 7th and Mission Site

Number of Housing Units: 5

Description: This 0.18-acre site currently accommodates a clothing boutique in a single-story commercial building. Half of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5. However, it's value per-square-foot is high at nearly $500 per-square-foot, making acquisition of the property less likely.

Figure C-14 7th and Mission Site (Site #13)



Site #14: Carmel Foundation Site

Number of Housing Units: 20

Description: The Carmel Foundation is the only provider of deed-restricted affordable housing in Carmel. Their administrative offices include four parcels totaling 0.62 acres. This site does not score high on land-to-improvement ratio but scores in the top tier of value per-square-foot. This site is being considered as a candidate because the Carmel Foundation is a mission-driven organization and interviews with leadership indicate that if they can accommodate their administrative functions off-site, they would consider redeveloping their property for affordable housing. Redeveloping this site would require rezoning.

Figure C-15 Carmel Foundation Site (Site #14)



Site #15: Carmel Presbyterian Site

Number of Housing Units: 36

Description: This site is five adjacent parcels totaling almost 1.1 acres. Over a third of the site is a parking lot. See previous comments about AB 1851. The site is outside of the commercial core and would require a zone change to facilitate redevelopment beyond housing construction within the existing parking lot area.

Figure C-16 Carmel Presbyterian Site (Site #15)



Site #16: NW Corner Juniper & 5th Site

Number of Housing Units: 3

Description: This is a corner lot site totaling 0.18 acres. The existing use is a parking lot and single-story commercial building. The site was included in the RHNA 5 inventory. It scores in the mid-tier for both redevelopment metrics.

Figure C-17 5th and Juniper Site (Site #16)



Site #17: American Legion Site

Number of Housing Units: 5

Description: This site is approximately 0.18 acres that is immediately adjacent to the Red Cross Site (Site #9). This site was not included in the RHNA 5 inventory. The existing use is the American Legion building. City staff have identified this site because it is underutilized and owned by a quasi-public organization. It's possible that this site could be combined with the Red Cross site to yield a larger affordable housing project.

Figure C-18 American Legion Site (Site #17)



Site #18: NW Corner Mission & 7th Site

Number of Housing Units: 8

Description: This site is approximately 0.37 acres. The existing use is single-story commercial building. The site was included in the RHNA 5 inventory. NW Corner of Mission & 7th (APN 010-141-003). The property owner has expressed interest to add second-story residential uses to the site. At 33 units per acres, 12 units could be constructed.

Figure C-19 NW Corner Mission & 7th Site (Site #18)



Site #19: 7th 2 SW of Mission Site

Number of Housing Units: 2

Description: This small site is approximately 0.07 acres. The existing use is a small commercial building. The site was included in the RHNA 5 inventory. Property is currently underdeveloped and contains a building originally constructed in 1937. The property owner has had discussions with the City about adding at least two apartments on the second-story. The City has had recent experience facilitating this kind of housing development addition to an existing building.

Figure C-20 7th 2 SW of Mission Site (Site #19)



Site #20: NE Corner Monte Verde & 7th Site

Number of Housing Units: 1

Description: This small site is approximately 0.07 acres. The site was included in the RHNA 5 inventory. The property is currently significantly underdeveloped. The building was originally constructed in 1950 (approximately 60 years old) and has a floor area ratio of approximately 47 percent, compared to the maximum allowed of 80 percent. The building is currently used as an office space, but as there is little demand for commercial space in Carmel it is likely that the site will be redeveloped with stand-alone housing as opposed to mixed-use.

Figure C-21 NE Corner Monte Verde & 7th Site (Site #20)



Site #21: Carmel Resort Inn Site

Number of Housing Units: 8

Description: This small site is approximately 0.74 acres. The existing use is the Carmel Resort Inn. The site was not included in the RHNA 5 inventory.

Figure C-22 Carmel Resort Inn Site (Site #21)





Sites Recycled from 5th Cycle

To ensure the City has a buffer of housing sites for lower income housing, the City has included 14 additional sites, each of which was previously included in Carmel's 5th Cycle Housing Element. These sites are capable of accommodating an additional 35 units, all of which have been assigned to the above-moderate-income category. As with the other underutilized sites, the likelihood of successfully developing these other sites is improved the City's proposed new program that would permit redevelopment of all underutilized sites without the need for a conditional use permit (i.e., "by right"). No additional discussion of these sites is provided.

Employee Housing at Local Hotels

As mentioned above, the City of Carmel-by-the-Sea has included a new program in this 6th Cycle Housing Element update to incentivize the dedication of a minimum of one hotel room to house lower-income employees. As there are 46 hotels in the City, this program has the potential to add at least 46 moderate- and lower-income units to the City's housing stock.

Accessory Dwelling Units (ADUs and Junior ADUs)

Based on HCD's Annual Progress Report Dashboard, 18 ADUs were constructed in Carmel in the four-year period between 2018 and 2021. This averages 4.5 ADUs per year, which when extrapolated to the eight-year planning period for the 6th Cycle Housing Element update, equates to a total of 36 units. Because the State of California has recently adopted a host of new rules easing the construction of ADUs, the City has doubled its estimate of potential ADUs to a total of 72 units. Following the rule of thumb recommended by HCD, these 72 units have been distributed to very low-, low-, moderate-, and above moderate-income households as follows: 30 percent, 30 percent, 30 percent, 10 percent, respectively.

Table of Housing Resources

This section provides the formal inventory table of sites that the City of Carmel-by-the-Sea will rely on in the 6th Housing Element planning cycle. Per state law and Housing Program 3.3 (see Chapter 3 of this 6th Cycle Housing Element), the City is required to maintain "no net loss" of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented below has been designed with excess capacity. This allows some degree of flexibility in decision making for individual development projects as they come forward for approval by City Council.

In short, with some limited flexibility, the City is committed to permitting housing on each of the parcels listed in the table below, and in doing so, ensuring that the number of units listed for each parcel in the table--"planned capacity"—is achieved. Should the City approve development that is inconsistent with the parcel's planned capacity, it is then required as part of that approval to:

- Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the City's 6th Cycle RHNA; or
- Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

Table C-3, Housing Sites Inventory, provides details and capacity estimates for each of the parcels that comprise the 35 housing sites identified in the sections above.

Table C-3 Housing Sites Inventory

Site #	Location	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
Primary Underutilized Sites											
1	Sunset Center Lots Site (#1)	010143001000	A-2		1.02	33	33		17	16	
2	Ulrika Plaza Site (#2)	010138003000 010138021000	SC		0.37	33	12				12
3	City Public Works Site (Vista Lobos) (#3)	010104001000 010104004000	R-4		1.28	33	42	35			7
4	Carmel Realty Office Site (#4)	010145008000	RC	RC	0.19	33	4				4
5	Pine Inn Parking Lot (#5)	010212010000	R-1		0.18	33	5		5		
6	Bruno's Market Site (#6)	010095013000 010095012000	RC		0.53	33	17	12	5		
7	Three Garages Site (#7)	010098004000 010098005000 010098006000	SC	CC	0.33	33	7				7
8	First Church of Christ Parking Lot (#8)	010212027000 010212004000 010212026000	R-1	SFR	0.28	33	9		9		
9	Red Cross Site (#9)	010144015000 010144016000	R-1	SFR	0.18	33	5				5
10	Café Carmel Site (#10)	010133004000	CC	CC	0.15	33	3				3
11	Wells Fargo Site (#11)	010141006000 010141011000	CC	CC	0.36	33	8				8
12	Esperanza 7th and Dolores Site (#12)	010145012000 010145020000	SC		0.46	33	15				15
13	7th and Mission Site (#13)	010142001000	SC		0.18	33	5				5

Attachment 5

Site #	Location	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
14	Carmel Foundation Site (#14)	010149012000 010149010000 010149011000 010149001000	A-3		0.62	33	20	10	10		
15	Carmel Presbyterian Site (#15)	010084030000 010084023000 010084024000 010084022000 010084003000	R-1		1.10	33	36	36			
16	NW Corner Junipero & 5th (#16)	010097007000	SC	CC	0.18	33	3				3
17	American Legion Site	010144014000	R-1	SFR	0.18	33	5				5
18	NW Corner Mission & 7th	010141003000	CC	CC	0.37	33	8				8
19	7th 2 SW of Mission	010142013000	SC	CC	0.07	33	2				2
20	NE Corner Monte Verde & 7th	010191004000	RC	RC	0.07	33	1				1
21	Carmel Resort Inn	010021014000 010021013000 010021012000 010021011000 010021030000 010021031000 010021032000 010021033000	R-1	SFR	0.74	33	8				8
	Subtotal Primary Underutilized Sites				8.84		248	93	46	16	93
Sites Recycled from 5th Cycle											
22	San Carlos 2 NE of 6th	010132009000	CC	CC	0.09	33	1	--	--	--	1
23	Ocean 4 NW of San Carlos	010134005000	CC	CC	0.08	33	1	--	--	--	1
24	NW Corner Dolores & 6th	010138006000	CC	CC	0.13	33	2	--	--	--	2

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Site #	Location	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Total Realistic Capacity	Very Low	Low	Moderate	Above Moderate
25	NW Corner Ocean & Dolores	010139001000	CC	CC	0.09	33	1	--	--	--	1
26	SE Corner Ocean & San Carlos	010141007000	CC	CC	0.28	33	6	--	--	--	6
27	Ocean 2 SE of Mission	010141009000	CC	CC	0.07	33	1	--	--	--	1
28	NW Corner Mission & 8th	010142006000	RC	RC	0.19	33	4	--	--	--	4
29	SE Corner of San Carlos & 7th	010142012000	SC	CC	0.12	33	2	--	--	--	2
30	San Carlos 2 SW of Ocean	010146001000	CC	CC	0.15	33	3	--	--	--	3
31	San Carlos 2 SW of Ocean	010146002000	CC	CC	0.18	33	3	--	--	--	3
32	San Carlos 2 NW of 7th Ave	010146003000	CC	CC	0.18	33	3	--	--	--	3
33	San Carlos 2 NW of 7th Ave	010146004000	CC	CC	0.09	33	1	--	--	--	1
34	Lincoln SE of Ocean	010147010000	CC	CC	0.09	33	1	--	--	--	1
35	SW Corner Ocean & Dolores	010147018000	CC	CC	0.31	33	6	--	--	--	6
	Subtotal Recycled Sites						35	0	0	0	35
TOTAL							283	93	46	23	121
Potential Converted Hotel Units							46	0	16	30	0
ADUs							72	22	22	22	6
GRAND TOTAL							401	115	84	75	127
RHNA							349	113	74	44	118
Difference							52	2	6	24	17
Difference (Percent)							115%	101%	113%	170%	108%

SOURCE: City of Carmel-by-the-Sea; EMC Planning Group Inc.

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D.4 Conclusion

The vacant and underutilized sites, converted hotel rooms, and accessory dwelling units identified in this report are sufficient to accommodate approximately 115 percent of the City of Carmel-by-the-Sea's Regional Housing Needs Allocation for the 6th Cycle planning period. This 15 percent "cushion" is highly recommended because of the state's no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The "cushion" essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report have existing uses that would need to be demolished before new housing could be constructed.

Nonetheless, for communities like Carmel-by-the-Sea that are largely built out and surrounded on all sides by other communities, redevelopment and densification is the only practical solution to providing its share of housing for the Monterey Bay Area RHNA. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land. To offset these constraints, City Officials have proposed a "Housing Priority Overlay Zone" to facilitate redevelopment and/or intensification of uses on sites included in the City's housing sites inventory. This overlay zone allows for housing development by right (objective design and development standards apply), minimum density, and otherwise overrides the development standards of the base district to ensure that the number and types of units identified in the housing sites inventory can be achieved.

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Review of Previous Housing Element

D

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Appendix D
Review of Previous Housing Element

D.1 Introduction

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify those areas where progress was made and those areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element;
- Progress in Implementation; and
- Appropriateness in Goals, Objectives and Policies.

D.2 Effectiveness of the Element

The City's 2015 Housing Element identified the following goals:

Goal G3-1 Preserve the existing housing stock;

Goal G3-2 Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts;

Goal G3-3 Provide adequate sites for the development of a wide range of housing types for all citizens;

Goal G3-4 Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement; and

Goal G3-5 Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.

In order to achieve these goals, the 2015 Housing Element listed a series of policies and actions. The policies covered a range of actions, including (but not limited to): development of mixed-use projects with high-density housing; preserving existing second floor housing over first-floor commercial uses; converting R-1 hotels to housing; enforcing the City's prohibition on short-term rentals; reviewing requirements for condition use permits on multi-family developments with

densities greater than 22 du/ac; using city-owned surplus sites for affordable housing; and granting water priority to affordable housing projects. The 2015 policies and programs complied with State Housing Law guidelines in effect at the time.

D.3 Progress in Implementation

To assess the City's progress in implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;
- Production of Housing;
- Preservation of "At Risk" Units; and
- Rehabilitation of Existing Units.

Each of these areas is discussed in detail below.

Overview of Adopted Programs

Table D-1, Overview of Adopted Programs, identifies all of the actions the City committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015–2023 planning period.

Table D-1 Overview of Adopted Programs

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
Goal G3-1: Preserve the existing housing stock			
Program 3-1.1.a	**Housing Rehabilitation Information.** Distribute information on the Inspection Services and Housing Rehabilitation programs available through Monterey County, and alternative ways of financing home repairs	During the planning period, the City provided information on rehabilitation programs, inspection services, and home repair financing at City Hall and on the City's website. During the Planning period, the City's website was redesigned with new features that make navigation easier. Dissemination of information at City Hall and on the City's website is a passive activity that can effectively educate and inform the public. To capture a broader audience and take a more active role in disseminating information, the City will take advantage of established venues such as the Farmer's Market, Library programming, and local service organizations to promote available resources.	Continue
Program 3-1.1.b	**Residential Inspection Services.** Inspect residences in the community for structural deficiencies and repair needs at the request of the property owner	The City continues to provide residential inspection services to residents as part of Code Enforcement complaints and during the building permit process.	Continue
Program 3-1.1.c	**Housing Maintenance Information.** Disseminate informational materials identifying techniques used to upgrade property consistent with health and safety standards. The informational materials will continue to be disseminated at public buildings, through the City's website, and in conjunction with Program 3-1.1.a.	During the planning period, the City provided housing maintenance information at City Hall and on the City website to facilitate the preservation of the existing housing stock. During the Planning period, the City's website was redesigned with new features that make navigation easier. Dissemination of information at City Hall and on the City's website is a passive activity that can effectively educate and inform the public. To capture a broader audience and take a more active role in disseminating information, the City will take advantage of established venues such as the Farmer's Market, Library programming, and local service organizations to promote available resources.	Modify and Combine with 3-1.1.a

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Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
Goal G3-2: Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts.			
Program 3-2.1.a	Incentives for Mixed-Use Development. Provide floor area bonuses of up to 15 percent for projects that include housing for moderate-, low- and very-low-income households. Distribute informational materials outlining the floor area and other applicable incentives.	The City continues to encourage affordable housing in mixed-use development. No development participated in this program.	Modify to improve the incentive.
Program 3-2.1.b	Preserve and Increase Second Floor Residential Uses. Prohibit the conversion of existing second-floor residential floor space to commercial use. Require newly constructed floor space at the second floor to be used as residential units.	The City continues to preserve existing second floor residential uses and encourages the conversion of second floor commercial space to residential use. This was a successful program that resulted in protection of existing units and construction of new units.	Continue
Program 3-2.1.c	Incentives for Mixed Use Affordable Housing. Explore options to further incentivize upper-story housing opportunities, such as the potential of allowing a third story when devoted to affordable housing subject to appropriate design standards, including the City's 30-foot height limit.	The City continues to look for ways to increase affordable housing opportunities. No development participated in this program. Staff will make a concerted outreach effort to better publicize this program.	Continue.
Program 3-2.1.d	Multi-Family Residential Development Review. Monitor multi-family residential development applications to assess whether the CUP requirement (CUP for MFDs at densities 22 du/ac +) is posing an unreasonable development constraint. If it is determined that the CUP requirement is negatively affecting the cost and supply of housing, the City will initiate Zoning Code and LCP amendments to revise permit requirements for residential projects with densities greater than 22 du/ac to ensure permits are granted based on objective criteria.	The City monitored the review process for multi-family residential development and found that the Use Permit requirement for multi-family projects at densities between 23 and 33 dwelling units per acre was not a deterrent to development. The primary constraint to increased density remains a lack of water resources. However, the City remains open to eliminating the Use Permit requirement for all densities greater than 22 dwelling units per acre. While the monitoring of multi-family residential development applications did not reveal an unreasonable development constraint, the elimination of the Use Permit requirement would result in cost savings for applicants who would no longer have to pay the Use Permit application fee. Additionally, the application processing time would be reduced by eliminating one of the permit entitlements.	Modify to remove the CUP requirement for densities up to 33 du/ac and look at the CUP requirements in general that can be removed.

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Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
Goal G3-3: Provide adequate sites for the development of a wide range of housing types for all citizens.			
Program 3-3.1.a	Adequate Sites. The City will encourage and facilitate the development of new dwelling units consistent with the RHNA need by continuing to work with housing providers such as the Carmel Foundation. The City will also encourage development of new affordable units through incentives and concessions outlined in Programs 3-5.4.a, 3-5.4.b, 3-5.5.a, 3-5.5.b, and 3-5.5.c of this Housing Element.	The City encouraged the construction of new dwelling units to meet the City's RHNA requirements and promoted incentives and concessions to facilitate new construction. A lack of water resources continues to be the largest constraint to developing high-density housing. The Carmel Foundation manages 50 affordable senior housing units in Carmel. While the City has a long-standing relationship with the Foundation, they do not accept government funding, and the operating costs of the housing units result in an annual deficit. Identification of additional funding sources and housing providers should be considered while maintaining a strong relationship with the Foundation. City staff regularly promotes the incentives available for developing new affordable units when meeting with prospective developers and processing new development applications. The primary constraint to increased density remains a lack of water resources.	Modify. The City will craft a policy requiring minimum densities.
Program 3-3.1.b	Surplus Sites. investigate the feasibility of utilizing surplus sites for housing development and partnering with housing providers to develop housing for lower-income households and/or senior housing on appropriate surplus sites.	The City continues to evaluate the feasibility of constructing new housing on surplus land, specifically the Sunset Center parking lot. No development partners emerged during this housing element cycle; however, discussions remain ongoing.	Modify to identify underutilized publicly owned sites including Flanders Mansion, Sunset Center parking lots, Post Office parking lot and Vista Lobos.

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Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 3-3.1.c	**Development on Small Sites.** The City will continue incentives and provisions that facilitate development on small sites including reduced parking requirements for affordable housing projects (0.5 parking spaces per unit), density bonuses that allow for development up to 88 du/ac, flexible or in some cases no required setbacks in the R-4 zone, and lot mergers. The City will review its Lot Merger Program to determine if any refinements should be made, including a requirement that mergers be approved by the Planning Commission rather than the Director. The City may also consider incentives for commercial lot mergers when lower-income units are provided, and eliminating any provisions of this program that have the unintended effect of restricting housing opportunities.	During the planning period, the City maintained reduced parking requirements for affordable housing projects and the density bonus provisions allowing high-density housing development of up to 88 dwelling units per acre. A lack of water resources continues to be the largest constraint to developing high-density housing. The City continued to promote incentives associated with lot mergers in the single-family district, including additional floor area for the primary dwelling and accessory dwelling units, additional site coverage, and an additional accessory structure. Lot merger applications continue to be approved by the Community Planning & Building Director. No development participated in the density bonus or setback incentive in the commercial or multi-family districts. The City did not pursue a lot merger incentive program for the commercial districts. Density bonus regulations continue to provide the greatest incentive. Most lot merger applications were for single building sites comprised of multiple legal lots of record. Merging these sites did result in the granting of incentives. New State ADU laws exceed the ADU incentive the City currently offers and should be reevaluated.	Modify to continue lot merger approval by Director, simplify parking requirement reductions, reevaluate the density bonus and setback incentives.
Program 3-3.2	**Address Infrastructure Constraints.** Work cooperatively with the Monterey Peninsula Water Management District (MPWMD) and other regional agencies to address infrastructure limitations (e.g. sewer, water, roads) that affect the ability to serve new housing development. Grant water allocation priority to those projects that assist the City in meeting its	During the planning period, the City continued to work with regional agencies such as the Monterey Peninsula Water Management District (MPWMD) and the Carmel Area Wastewater District (CAWD) to ensure adequate infrastructure is in place to accommodate new housing and maintenance of existing residential units. Additionally, the City focused on stormwater drainage improvements to reduce flooding. The	Modify to further incentivize water allocation for lower income units.

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Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
	share of the regional housing need for lower- and moderate-income households.	City's Public Works Department continues to improve City infrastructure related to road maintenance and storm drains. The City continued prioritizing water allocation for lower-income units; however, no development applications were received for lower-income housing. Lack of water resources continues to be a significant constraint to housing development. The City will establish a formal policy to prioritize water allocations to affordable housing projects.	
Goal G3-4: Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement			
Program 3-4.1.a	Permanent Housing. Continue to implement the ordinance adopted in 1988 prohibiting short-term, transient rentals and timeshares of residential dwellings in the R-1 District.	The City continued to enforce the prohibition of short-term rentals in the single-family residential district. The City continues to use Host Compliance as part of the ongoing enforcement. On average, 27 violation letters were mailed annually during the planning period. A significant percentage of single-family homes continue to remain vacant for part of the year due to second home ownership. During the planning period, the City enforced the provisions of the Timeshare Ordinance and made minor updates to the Ordinance to increase clarity. One enforcement action was taken against a timeshare company during the planning period.	Modify to explore methods to raise funds from vacant units to an affordable housing fund, property tax reduction or ADU incentive program.
Program 3-4.1.b	Conversion of R-1 Motels. Continue to allow conversion of R-1 motel units into permanent residences with the transfer of vacated rooms to the commercial district.	During the planning period, the City allowed the conversion of R-1 motels to permanent residences. Specifically, the Happy Landing Inn was converted to a permanent residence during the planning period. Additionally, a change in ownership of the Carmel Resort Inn resulted in a development application to downsize the footprint of the hotel property and construct 8 new single-family dwellings. Two of the 8 homes have been approved by the Planning Commission.	Modify to better incentivize the program to encourage MFD.

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Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 3-4.2.a	Neighborhood Compatibility. Continue to enforce height, coverage and floor area standards to ensure that new construction and remodels do not present excess visual mass or bulk to public view or to adjoining properties. Continue to enforce design standards which ensure that buildings relate to a human scale and that they avoid use of oversize design elements that make them appear dominating or monumental. Continue to require that projects not meeting adopted design guidelines be reviewed by the Planning Commission.	The City continues to review new construction for compatibility with the existing neighborhood. In 2021, the City received 26 new Track 2 Design Study planning applications for single-family units which required Planning Commission hearings.	Delete
Program 3-4.2.b	Support Community Organizations. Continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement. When appropriate, develop partnerships with these organizations to promote neighborhood enhancement programs, conduct outreach, and solicit community input.	The City continues to support and partner with neighborhood organizations such as the Carmel Residents Association and the Carmel Foundation and the more recently formed Carmel Cares.	Modify to further support outreach and education.
Program 3-4.3.a	Neighborhood Preservation Educational Programs. Continue to use education programs to improve public understanding of the City's rich cultural and design heritage as a means of encouraging compatible housing design within existing neighborhoods, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources.	The City continues to implement the Historic Preservation Ordinance and the review of properties for historical significance upon submittal of a planning application. In 2021, the City reviewed 75 residential properties for historical significance and property improvements. The City uses the Historic Building Code to facilitate residential rehabilitation.	Continue.
Goal G3-5: Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.			
Program 3-5.1	Reasonable Accommodation Procedures. Continue to implement Policy C11-01, which describes procedures to provide reasonable accommodation for persons with disabilities in compliance with the provisions of SB 520. Information on reasonable accommodation procedures shall be provided at City Hall and on the City's website.	The City continues to promote the reasonable accommodation process to residents on a project specific basis. A number of inquiries were received throughout the planning period; however, few applications were received. All applications were approved. The City is currently evaluating the application fee to ensure it does not discourage the use of the policy.	Modify to reduce permit fee.
Program 3-5.2	Shared Housing Information. Distribute informational materials from the Monterey County Housing Authority to the Carmel Foundation and display information at City Hall and other public buildings and posted on the City's website.	The City continues to provide information related to shared housing information at City Hall and on the City's website.	Modify to clarify intent and enhance education and outreach.

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Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 3-5.3a	Condominium Conversions. Continue to implement condominium conversion policy, which restricts the conversion of apartments to condominiums to preserve the lower-cost rental housing options, typical of apartments, within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.	The City continues to implement the Condominium Conversion Ordinance to actively preserve and protect existing apartments. No formal applications for condominium conversions were submitted during the planning period and the Ordinance appears to be effective in halting conversions.	Continue
Program 3-5.3.b	Section 8 Rental Assistance. Continue to facilitate use of the Section 8 program in the community by distributing information for the program at City Hall and the Library.	The City continues to provide information regarding Section 8 rental assistance at City Hall, on the City's website, and through the library.	Continue
Program 3-5.3.c	Subordinate Units. The City's Municipal Code allows construction of new subordinate units as a permitted use on lots of 8,000 square feet or greater to provide additional rental housing in the R-1 District to lower-income households. To further encourage the creation of subordinate units, the City will investigate potential amendments such as permitting subordinate units on smaller lots. In addition, the City will implement incentives which may include waiver/reduction of certain fees, priority processing, and reduced parking and setback requirements. The City will provide informational materials on incentives and technical assistance to property owners. The informational materials will be available at City Hall and on the City's website.	The City has a long history of permitting Subordinate Units (now called Accessory Dwelling Units). The City reviewed the subordinate unit regulations during the planning period and adopted updated regulations to facilitate new dwelling units. The amended regulations were approved by the California Coastal Commission and incorporated into the City's Local Coastal Plan. The City is currently working on additional amendments to the regulations in accordance with State law. During the planning period 2021, the City received 18 new applications for Accessory Dwelling Units (ADUs) and continues to issue building permits ADUs. This program was effective and will be modified to further ;encourage ADUs and Junior ADUs.	Modify to reflect State Laws governing ADUs and combine regulations for Subordinate Units and Guest Houses to clarify regulations. Allow the use of ADUs at existing hotels as a means of employee housing.
Program 3-5.3.d	Monitor Affordable Housing Stock. Continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. Annually monitor the affordable housing stock in the coastal zone to ensure the affordable housing with the coastal zone is being protected and provided as required by Government Code Section 65590. The City will track data on the new construction, demolition, conversion and replacements housing units for low- and moderate-income households within the coastal zone including the following: • The number of new housing units approved for construction within the coastal zone;	The City continued to monitor the existing affordable housing stock in partnership with the Carmel Foundation. Other than the defunct Del Dono I and II projects, no new affordable housing units were approved in the Coastal Zone during the planning period. Additionally, no existing affordable units were demolished or converted.	Modify to update the City database to better track affordable housing and facilitate monitoring.

Attachment 5

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
	• The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within or within three miles of the coastal zone; • The number of existing residential dwelling units occupied by low- and moderate-income households required either within or three miles of the coastal zone that have been authorized to be demolished or converted; and • The number of residential dwelling units for low- and moderate-income persons and families that have been required for replacement (of those units being demolished or converted) within or three miles of the coastal zone		
Program 3-5.4.a	Density Bonus. Review and revise applicable density bonus ordinances to comply with State law.	The City adopted a new density bonus ordinance in conformance with State requirements. No development took advantage of the density bonus ordinance during the planning period possibly because the regulations are confusing and difficult to apply.	Modify to clarify regulations.
Program 3-5.4.b	Housing for Extremely-Low Income Households. Encourage the development of housing units for households earning 30 percent or less of the Median Family Income (MFI) for Monterey County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. Encourage development of housing for extremely-low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in State law.	The City continued to work with developers and promote the construction of affordable housing. Projects that included affordable housing units received expedited review. These included Del Dono I and Del Dono II. However, no applications for lower-income households were submitted during the planning period. During the planning period, the construction of Accessory Dwelling Units (ADUs) provided housing opportunities for extremely-low income households. Group Residential facilities are permitted with the approval of a Use Permit in the R-4 district. Group Residential is defined as *Shared living quarters without separate kitchens or bathrooms for each room or unit, including boardinghouses, dormitories, and private residential clubs, but excluding guesthouses*.	Continue

Attachment 5

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 3-5.5.a	**Reduced Entitlement and Development Fees.** Continue to reduce the amount of fees required for projects that provide affordable housing to the extent feasible.	The City continued to waive parking requirements for apartments in the Central Commercial (CC) District. The City also provides reduced parking in-lieu fees for constructing new residential units in other commercial zones. Fee studies are conducted every 3 years. Fees are based on staff processing time. Other than the parking in-lieu fee (which has not been collected in years), the city does not impose impact fees.	Continue.
Program 3-5.5.b	**Reduced Parking Requirements.** Continue to offer reduced parking requirements for affordable housing developments. In addition, investigate the feasibility and effectiveness of further reducing existing in-lieu fees and amending the existing shared parking program to include housing units in affordable housing projects.	The City continued to offer reduced parking standards for affordable housing and senior housing units. The City also waived on-site parking requirements and payment of parking in-lieu fees for new apartments in the Central Commercial (CC) zoning district. Additionally, the City passed an Ordinance fixing the parking in-lieu fee at the 2003 rate until further notice. The regulations can be confusing and the City will work to better clarify the program.	Modify.
Program 3-5.5.c	**Expedited Processing Procedures.** Continue to offer expedited review procedures for residential projects that include affordable housing units.	The City continues to expedite the review of projects that include an affordable housing component. Specifically, the City expedited the review of two housing projects, Del Dono I and Del Dono II, which included 16 residential units with 2 deed-restricted moderate-income units. Unfortunately, a lack of construction funding halted the project's construction, and the properties are now under new ownership. A revised housing proposal that includes 12 apartments is under review and does not currently include any affordable housing and therefore does not qualify for expedited processing. The expedited regulations can be confusing and the City will work to better clarify the program.	Modify to clarify and refine expedited processing procedures.
Program 3-5.6.a	**Energy Conservation and Green Building.** Continue to review applications for new construction and substantial alterations taking into consideration solar orientation and access to sunlight. Additionally, continue to require compliance with current state building standards for energy efficiency in all new homes.	The City continues to promote energy conservation through the building plan check review process. The City will continue to implement the energy conservation requirements set forth in the Building Code and look for opportunities to promote energy conservation at City Hall and on the City website.	Modify to enhance outreach efforts.

Attachment 5

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 3-5.6.b	**Water Conservation.** Enforce the Water Management Program and provide information to the community on water conservation retrofits and best practices. In addition, provide information on and promote water conservation education and retrofit rebates provided by the Monterey Peninsula Water Management District.	The City continues to promote water conservation in coordination with the Monterey Peninsula Water Management District. The City will continue these efforts and look for opportunities to further promote water conservation measures.	Modify to enhance outreach efforts.
Program 3-5.7	**Fair Housing Services.** The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City shall coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings. The City shall also refer inquiries related to fair housing to these agencies.	The City provides fair housing information to provide to the public at City Hall and on the City website and will continue to maintain and update the information. The City will continue to maintain, update and look for opportunities to expand the information available to the public.	Modify to enhance outreach efforts.
Program 3-5.8	**Zoning for Transitional and Supportive Housing.** In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential dwellings of the same type in the same zone.	The City did not receive any inquiries regarding transitional or supportive housing during this planning period.	Continue and update the Municipal Code.

SOURCE: City of Carmel-by-the-Sea

Attachment 5

Production of Housing

The 2015 Housing Element identified a Regional Housing Needs Allocation of 31 housing units in City of Carmel-by-the-Sea between January 1, 2015 and June 30, 2023. The RHNA was divided into the following income categories:

- 7 units affordable to extremely low- and very low-income households;
- 5 units affordable to low-income households;
- 6 units affordable to moderate-income households; and
- 13 units affordable to above moderate-income households.

Table D-2 provides a summary of housing units produced in the city from 2015-2023. During the 2015–2023 planning period, 18 new units were added to the City's housing stock, achieving approximately 58 percent of the City's RHNA. This indicates that residential growth was slower than anticipated, which may be in part due to the COVID pandemic, the cost of land, and the overall lack of support for new housing development in the community. All units produced were affordable to households with above-moderate incomes.

Table D-2 Housing Units Produced, 2015-2023

Affordability	New Construction Need	Housing Units Produced	Percent Achieved
Very Low	7	0	0.0%
Low	5	0	0.0%
Moderate	6	0	0.0%
Above Moderate	13	18	100.0%
Total	31	18	58%

SOURCE: HCD Annual Progress Report Dashboard (as of May 19, 2023).
NOTE: This table should be updated prior to finalization to account for units through January 1, 2024.

Preservation of "At Risk" Units

The California Housing Partnership Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.[1] According to the database, there are no federal or state assisted units in Carmel-by-the-Sea. Currently, there are no affordable housing units at risk of conversion to market rate.

[1] This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured.

Rehabilitation of Existing Units

The 2015 Housing Element identified an objective of rehabilitating a total of 16 affordable units and 784 above-moderate-income units in the 2015–2023 planning period. The City issued over 250 building permits on average each year that permitted reroofs, water heater upgrades and replacement, electrical upgrades, window repairs and replacements, remodels.

D.4 Summary

Like many communities, the City of City of Carmel-by-the-Sea experienced strong development of single-family homes, Accessory Dwelling Units and conversion of second-floor commercial space to residential units during the 2015–2023 planning period. Of the 31 units it identified in the City's RHNA the City permitted 18 units, approximately 58 percent of the total, all of them for above moderate-income households; however, some of these units are ADUs which represent housing opportunities for lower-income housing.

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015-2023 timeframe because they complied with the program requirements mandated by State law at the time. The 6th Cycle Housing Element will be revised to address new state mandates and to put City of Carmel-by-the-Sea on track to fully meets its housing obligations.

List of Contacted Organizations

APPENDIX E

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Appendix E
List of Contacted Organizations

E.1 Introduction

This appendix provides the names of organizations, tribal units, and other stakeholders that were contacted during the preparation of Carmel-by-the-Sea's 6th Cycle Housing Element. In addition to these contacts, the City created a dedicated website called: "HOME Carmel-by-the-Sea" which can be found at https://homecarmelbythesea.com. This website provides a portal to all of the housing element related public engagement activities that were available to members of the public during the update process. This includes information on housing element basics, site surveys, stakeholder surveys, and materials from community workshops.

E.2 List of Contacted Organizations

This section provides contact information for organizations and agencies in the Monterey Bay Area that were contacted during housing element preparation.

Association of Monterey Bay Area Governments
24580 Silver Cloud Court
Monterey, CA 93940
T: (831) 883-3750
Association of Monterey Bay Area Governments (ambag.org)

Monterey Peninsula Water Management District
5 Harris Court, Building G
Monterey, CA 93940
T: (831) 658-5601
Monterey Peninsula Water Management District (mpwmd.net)

Carmel Area Wastewater District
3945 Rio Rd.
Carmel, CA 93922
T: (831) 624-1248
Carmel Area WasteWater District (cawd.org)

Carmel Chamber of Commerce
Ocean Ave. between Junipero and Mission
Inside Carmel Plaza 3rd Floor
Carmel, CA 93921
(831) 624-3877
Carmel Chamber of Commerce

Carmel Foundation
8th and Lincoln St.
Carmel, CA93923
T: (831) 624-1588
www.carmelfoudation.org

Landwatch Monterey County
306 Capitol Street #101
Salinas, CA 93901
T: (831) 759-2824
Monterey County - LandWatch

- Esperanza Carmel, Christopher Mitchell;
- Carmel Realty, Bill Mitchell;
- Pine Inn, Richard Gunner & Dave Tipton;
- 3 Garages, Judie Profeta;
- First Church of Christ, Kent Wadsworth;
- Café Carmel, Greg Kraft;
- Wells Fargo, Brian Buhowsky;
- CBG, Montag Ivestor;
- Carmel Foundation, Holly Zoller;
- Carmel Presbyterian, Bob Spencer;
- Yafa Property, Sandy Freschi;
- Levett Properties, Denny Levett & Jeanne Cox Levett;
- Doud Arcade, John Plastini;
- Linggi Building / Flaherty's, Alan Buchwald;
- Eric Miller Architects;
- Silcon Constructors;
- Carmel Plaza;
- Carmel Residents Association;
- Carmel Preservation Association;
- Carmel Heritage Society;
- Monterey Bay AIA;

- Builders Exchange; and
- Beesley Realty.

E.3 City Contact List

This section provides contact information for City officials that were contacted during housing element preparation.

- Brandon Swanson, Director of Community Planning & Building;
- Marnie Waffle, ACIP, Principal Planner;
- Katherine Wallace, Associate Planner;
- Chip Rehrig, City Manager;
- Robert Harary, Public Works Director;
- Gaudenz Panzholder, Fire Chief; and
- Ashlee Wright, Library and Community Activities Director.

E.4 Tribal Consultation

This section provides contact information for all tribal consultation during housing element preparation.

Irene Zwierlein, Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
3030 Soda Bay Road
Lakeport, CA, 95453

Valentin Lopez, Chairperson
Amah Mutsun Tribal Band
P.O. Box 5272
Galt, CA 95632

Tony Cerda, Chairperson
Costanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, CA, 91766

Rudolph Rosales (Ulax Huchumas)
Indigenous Peoples Consultant
Esselen Nation
P.O. Box 647
Monterey, CA 93942

Susan Morley, Cultural Resources
Esselen Tribe of Monterey County
3059 Bostick Avenue
Marina, CA 93933

Tom Little Bear Nason, Chairman
Esselen Tribe of Monterey County
P. O. Box 95
Carmel Valley, CA, 93924

Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA, 95024

Kanyon Sayers-Roods, MLD Contact
Indian Canyon Mutsun Band of Costanoan
1615 Pearson Court
San Jose, CA, 95122

Isaac Bojorquez, Chairman
Kakoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria
PO Box 8355
Woodland, CA, 95776

Christanne Arias, Vice Chairperson
Ohlone/Costanoan-Esselen Nation
519 Viejo Gabriel
Soledad, CA, 93960

Louise Miranda-Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
P.O. Box 1301
Monterey, CA, 93942

Dee Dee Ybarra, Chairperson
Rumsen Am:a Tur:ataj Ohlone
14671 Farmington Street
Hesperia, CA, 92345

Kenneth Woodrow, Chairperson
Wuksache Indian Tribe/Eshom Valley Band
1179 Rock Haven Ct.
Salinas, CA, 93906

E.5 Service Organizations

Housing Authority of the County of Monterey
123 Rico Street
Salinas, CA 93907
(831) 775-5000

Monterey County Department of Social Services
1000 South Main Street
Salinas, CA 93901
(831) 755-4448

Catholic Charities Dioceses of Monterey
922 Hilby Avenue, Suite C.
Seaside, CA 93955
Monterey Peninsula (831) 393-3110
Salinas Valley (831) 422-0602

United Way Monterey County
232 Monterey Street
Suite 200
Salinas, CA 93901
(831) 372-8026

CHISPA, Inc.
295 Main St. #100
Salinas, CA 93901
(831) 757-6251

Mid-Peninsula Housing Coalition
303 Vintage Park Drive
Suite 250
Foster City, CA 94404
(650) 356-2900
info@midpen-housing.org

Habitat for Humanity Monterey Bay
108 Magnolia Street
Santa Cruz, CA 95062
(831) 469-4663
www.habitatmontereybay.com

ECHO Fair Housing Services
580 Pacific Street
Monterey, CA 93940
(831) 566-0824
https://www.echofairhousing.org/fair-housing-services.html

Central Coast Center for Independent Living
318 Cayuga Street
Suite 208
Salinas, CA 93901
(831) 757-2968
https://www.cccil.org/

Center for Community Advocacy
22 West Gabilan Street
Salinas, CA 93901
(831) 753-2324
https://cca-viva.org/

The Salvation Army Good Samaritan Center
1491 Contra Costa
Seaside, California 93955
(831) 899-4911
https://montereypeninsula.salvationarmy.org/

Hope Services
1144 Fremont Blvd.,
Suite D
Seaside, CA 93955
(831) 393-1575
https://www.hopeservices.org/

Coalition of Homeless Service Providers
1942 Fremont Boulevard
Seaside, CA 93955
(831) 883-3080
https://chsp.org/

Monterey County Stand Down for Homeless Veterans
https://www.montereystanddown.org/

Diocese of Monterey
425 Church Street
Monterey, CA 93940
(831) 373-4345
https://dioceseofmonterey.org/

E.6 Additional Outreach

- Website Housing Opportunities Made Easier (H.O.M.E.) for Carmel-by-the-Sea in operation April 2023. The website is presented in English with surveys in English and in Spanish. Information continues to be posted on this website;
- Housing Element Website Information Published: April 2023, May 2023, June 2023;
- E-Notification informing the public to, "Visit our Dedicated Housing Element Website" was sent in April 2023;
- Housing Element Introduction and Overview Ad Hoc Housing Committee meeting on November 17, 2022;
- March 28, 2023 a Housing Ad Hoc Committee Meeting of the Housing Element was conducted. The meeting provided an overview of the housing feasibility study and constraints that limit housing production;
- April 6, 2023 Housing Ad Hoc Committee Meeting addressed 5th cycle accomplishments and goals programs and policies;
- May 24, 2023 Housing Ad Hoc Committee Meeting discussed the importance of equity, housing needs assessment information, potential 6th cycle programs and provided some strategies for sites and ways to provide feedback throughout this process;
- July 11, 2023 City Council meeting to provide strategic direction on public comment received;
- Advertisement in the local newspaper about the housing element to spark interest in the community to become involved;
- City staff have spoken with property owners interested in the housing element process and about their interests in potentially redeveloping private property;
- June 15, 2023 a Joint City Council and Planning Commission Housing Element Workshop was held to discuss the draft Housing Element and the 30-day public comment period and to provide an opportunity for the public to give verbal feedback/comments on the draft Housing Element;
- July 11, 2023, a Special meeting of the City Council to provide strategic direction related to public comment received; and
- The City has implemented other methods of involvement for community members, including: the "Housing" email Listserv, announcements listed in the "Friday Letter" and "Carmel Pine Cone", and a survey from community members.

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ECONorthwest Feasibility Study

F

APPENDIX

DATE: January 27, 2023
TO: Brandon Swanson, City of Carmel-by-the-Sea
FROM: Chris Blakney, ECONorthwest
SUBJECT: Housing Element Analysis for the City of Carmel-by-the-Sea

Introduction

In the State of California, local jurisdictions maintain a General Plan that serves as a blueprint for its long-term vision. Among the required "elements" of a general plan is the Housing Element. The Housing Element is the only element that state law requires be updated on a periodic cycle. The California Department of Housing and Community Development (HCD) is responsible for overseeing Housing Element updates. Every eight years, HCD allocates a share of projected statewide housing need to regions across the state. This is called the Regional Housing Need Allocation (RHNA). The state is currently in the sixth of these cycles. The sixth cycle will cover the June 30, 2023 to December 15, 2031 planning period for the City of Carmel-by-the-Sea [Carmel].

The City is a part of the Association of Monterey Bay Area Governments (AMBAG). AMBAG is responsible for developing a methodology for allocating its regional share of housing need to its individual jurisdictions. The Final Sixth Cycle (2023-2031) Regional Housing Needs Allocation plan, completed in October 2022, determined that Carmel's share of regional housing need is 349 units; 187 of these units must be suitable to accommodate lower income households. It is important to note that RHNA targets reflect zoned capacity, not a construction quota.

Figure 1: Regional Housing Needs Allocation, Fifth and Sixth Cycle
Source: California Department of Housing and Community Development[1]

Cycle	Income Level				Total
	Very Low	Low	Moderate	Above Mod.	
RHNA5 (2015-2023)	11	5	6	13	31
RHNA6 (2023-2031)	113	74	44	118	349
Sixth Cycle Income and Rent Ranges (County of Monterey)					
Income Levels	*$0 - $45,050*	*$45,050 - $72,080*	*$72,080 - $108,120*	*$108,120 +*	
Rent Level/mo	*$0 - $1,126*	*$1,126 - $1,802*	*$1,802 - $2,703*	*$2,703 +*	

While the City satisfied its Fifth Cycle RHNA planning target and received a certification for the 2015-2023 planning period, the market did not produce all 31 planned units. This underscores a considerable hurdle for the City in the Sixth Cycle which represents a 1,000% increase in its housing target for the cycle. This capacity is particularly challenging because Carmel does not have a deep supply of vacant land and presently lacks water resources to accommodate significant growth. This is further complicated by a parcelization pattern that includes many

[1] https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf

small taxlots and market conditions that support high values for existing structures, making redevelopment improbable.

Executive Summary

As City officials begin to prepare for the Housing Element Update, they want to better understand some of the challenges to development and opportunities for adding housing capacity. This analysis summarizes our work exploring market conditions, observations in the City's zoning code, and sites/locations that are most likely to have development potential. While this report does not constitute a site alternatives analysis suitable for the City's Housing Element Update, it may provide insights into the development challenges, opportunities, and candidate sites for meeting the City's RHNA obligation in the Sixth Cycle.

Although renovation and replacement construction is common in Carmel, the City has had very limited net-new residential development during the Fifth Cycle (2015-2023) RHNA planning period[2]. This has been in part a function of barriers in the current zoning code, access to water rights, market conditions, and the existing development pattern in the City's commercial core. In this work, we have found that existing development standards, such as a two-story heigh limit, effectively prohibit achieving maximum allowed residential densities. Another challenge is a parcelization pattern of smaller lots with existing moderate scale commercial development with well-performing tenants. Despite these challenges, our analysis identified 17 sites in or adjacent to the commercial core that could be viable candidates for redevelopment or densification. To be sure, for development to occur on these sites—specifically development serving lower income households—the City will need to take action to remove barriers and identify resources to support financial feasibility. Actions recommended for consideration include financial subsidies, disposition of City-owned land, targeted rezoning of specific sites adjacent to the existing commercial zones, and amendments to development standards to remove development constraints.

Local Context

Carmel-by-the-Sea is a small coastal community located on the Monterey Peninsula. Incorporated in 1916, the City is among the most affluent communities in California. The City has a strong residential character and a centralized business district. Carmel's architecture in its business district has a distinct character, having been built out during the 1920s and 1930s. Over 45 properties in the commercial district are considered historical resources.

Carmel is also a popular coastal tourism and second home destination. There are over three dozen hotels in Carmel and roughly 40 percent of all housing units are for seasonal, recreational, or occasional use—a rate ten times the national average.[3] This dynamic has created a housing market that severely lacks affordability. Forty-seven percent of all households that

[2] According to Carmel's most recent Annual Progress Report to HCD.

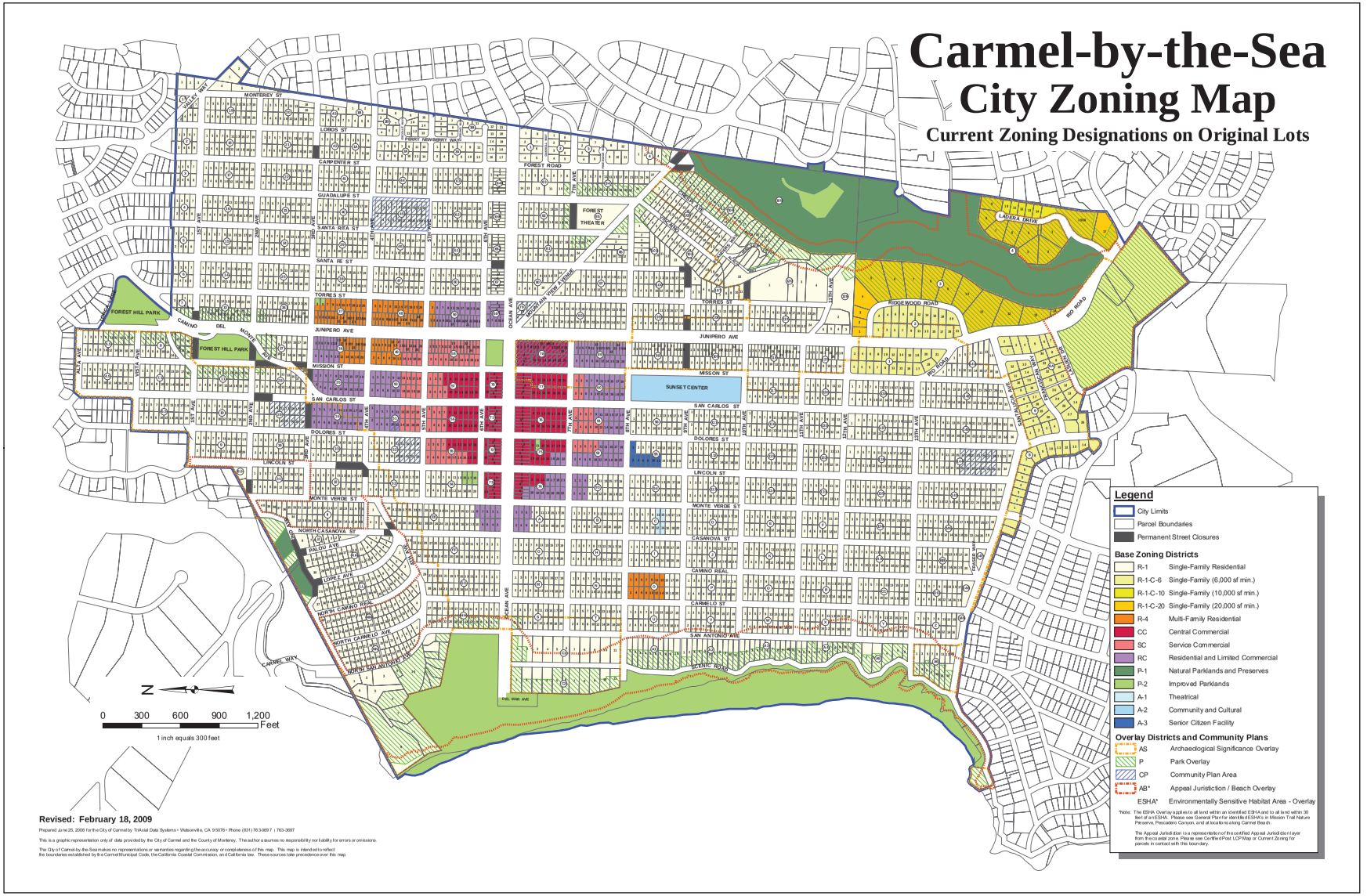
[3] U.S. Census Bureau. American Community Survey 5-Year Estimates (2016-2020); Table B2004. (See https://data.census.gov/)

rent (vs. own) their homes in Carmel are cost burdened, spending greater than 20 percent of their income on housing. Among these, a full 25 percent of renter households are severely cost burdened, spending 50 percent or more of their income on housing. 2,102 individuals work in Carmel, of whom only 2.6 percent live in Carmel.[4]

[4] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Figure 2: Carmel-by-the-Sea Zoning Map on Original Plat

Source: City of Carmel-by-the-Sea (see https://planningsites.org/CarmelPlanning/)



Site Visit

In June 2022, City staff hosted a walking tour of the village. The purpose of this exercise was to observe the characteristics of the built environment and evaluate the potential of City-owned sites to accommodate development of housing. Key themes from this visit include:

Height. The City's current code has a two-story height limit. However, there are many older structures throughout the commercial core that are taller than two stories and are adjacent to single- or two-story buildings.

Interior Courtyards. One of the unique characteristics of Carmel's built environment is the network of interior courtyards and intra-block passageways that connect businesses. Residents and visitors are encouraged to explore these interior areas behind business frontages and facades.

City-Owned Sites. The City owns several sites across the village. In addition to larger and potentially underutilized sites in the downtown core, it owns a series of sites that are unimproved street rights-of-way.

Sunset Center North and South Lots. If on-site parking could be accommodated, the north lot of the Sunset Center could be a redevelopment candidate. The South Lot may also be explored for development potential.

Topography. Some areas within and on the periphery of the commercial district have steep slopes. These areas could be opportunities for development with tuck-under parking.



Low density retail in commercial district



Example of interior courtyard



Ulrika Plaza at 5th and Dolores



Example of City-owned ROW site



Sunset Center North Lot



Example of underutilized parking

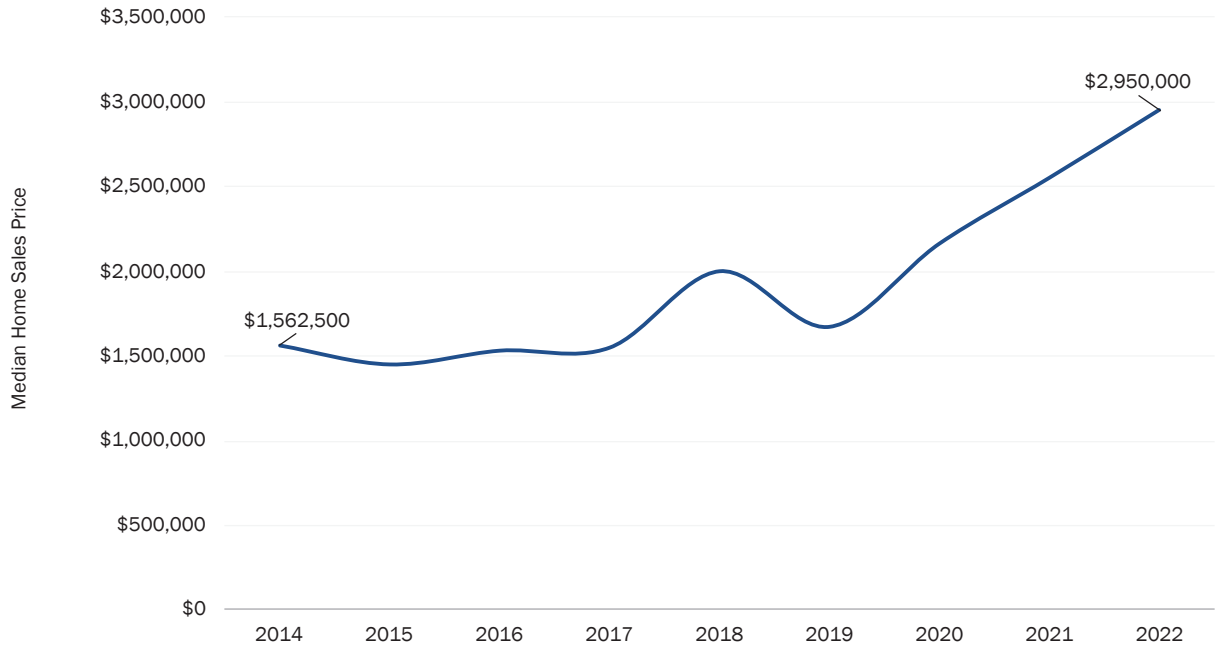
Market Overview

The ability of the market to deliver housing production in the future is largely a function of existing market conditions. An observation of socioeconomic conditions also informs housing need in the community.

For-Sale Market

Following several years of relative stability, the price of homeownership in Carmel has accelerated rapidly in recent years. Since 2019, the median home price in Carmel has jumped from $1.6 million to $2.95 million, an increase of 84 percent.[5] Price increases are being driven by demand-side forces.

Figure 3: Median Home Price
Source: Property Radar[6]



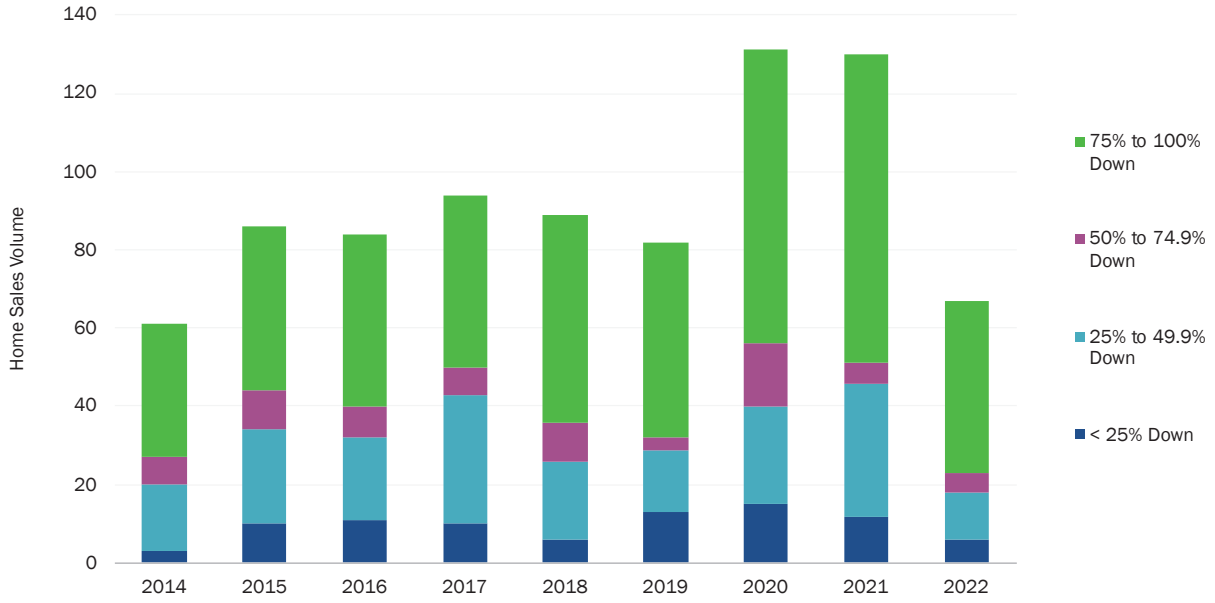
Over this same period, there has been an acceleration of both sales volume and the share of homes that are purchased all cash or with mostly cash. For example, in 2020 and 2021 sales volumes were 50 percent higher than the previous five-year average. Moreover, the percentage of home sales with 75 percent to 100 percent cash down increased from 53 percent to 61 percent through the first half of 2022. This is indicative of a market that is attracting outside capital from other high-value markets. In the context of observed migration patterns in Northern California because of the COVID-19 pandemic, we suspect that much of the movement in the market is being driven by migration of high-net-worth households out of the Bay Area. This is observed

[5] Property Radar. (See https://www.propertyradar.com/) Data reported through most recent period available

[6] Property Radar. (See https://www.propertyradar.com/) Data reported through most recent period available

in migration data from the U.S. Postal Service that shows that since March 2020 Carmel has seen a migration-driven increase of 552 households.[7]

Figure 4: Sales Volume and Percent of Purchase Price in Cash
Source: Property Radar[8]



Second-Home Market

Tourism and the impacts of second homes and long-term rentals are also having an observed impact on affordability in Carmel.[9] Data from the U.S. Census Bureau shows that nearly 40 percent of all housing units are used for seasonal, recreational, or occasional use. This rate is ten times the national average.

Figure 5: Share of Housing Units that are Second Homes
Source: U.S. Census American Community Survey (2016-2020 estimates); Table B25004[10]

	Nation	Carmel
Total housing units	138,432,751	3,731
For seasonal, recreational, or occasional use	5,303,302	1,479
Share of housing units that are second homes	3.8%	39.6%

[7] USPS Change-of-Address Migration Data
https://www.arcgis.com/apps/dashboards/951428e32723456c879d0966af4baa8a

[8] Property Radar. (See https://www.propertyradar.com/)

[9] Short-term rentals are not permissible as per CMC 17.08.060 and CMC 17.14.040. (See https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1708.html)

[10] U.S. Census American Community Survey (2016-2020 estimates); Table B25004. (See https://data.census.gov/)

Renter Market

Reliable real-time market data on the local rental market is challenging to obtain because the majority of the rental market is organized through individual transactions, small property management firms, and in some cases informal agreements. Figure 6 below demonstrates that tenure split (owner vs. renter-occupied) in Carmel is roughly equal. However, a full 78 percent of the rental market is being met by single-family housing units (rather than apartment buildings), typically rented out by individuals as opposed to large property management firms.

Figure 6: Tenure (Rent vs. Own) by Units in Structure in Structure
Source: U.S. Census American Community Survey (ACS) (2016-2020 estimates)[11]
Note: Tenure refers to whether a unit is occupied by someone who owns the unit (owner-occupied) or rents the unit (renter-occupied).

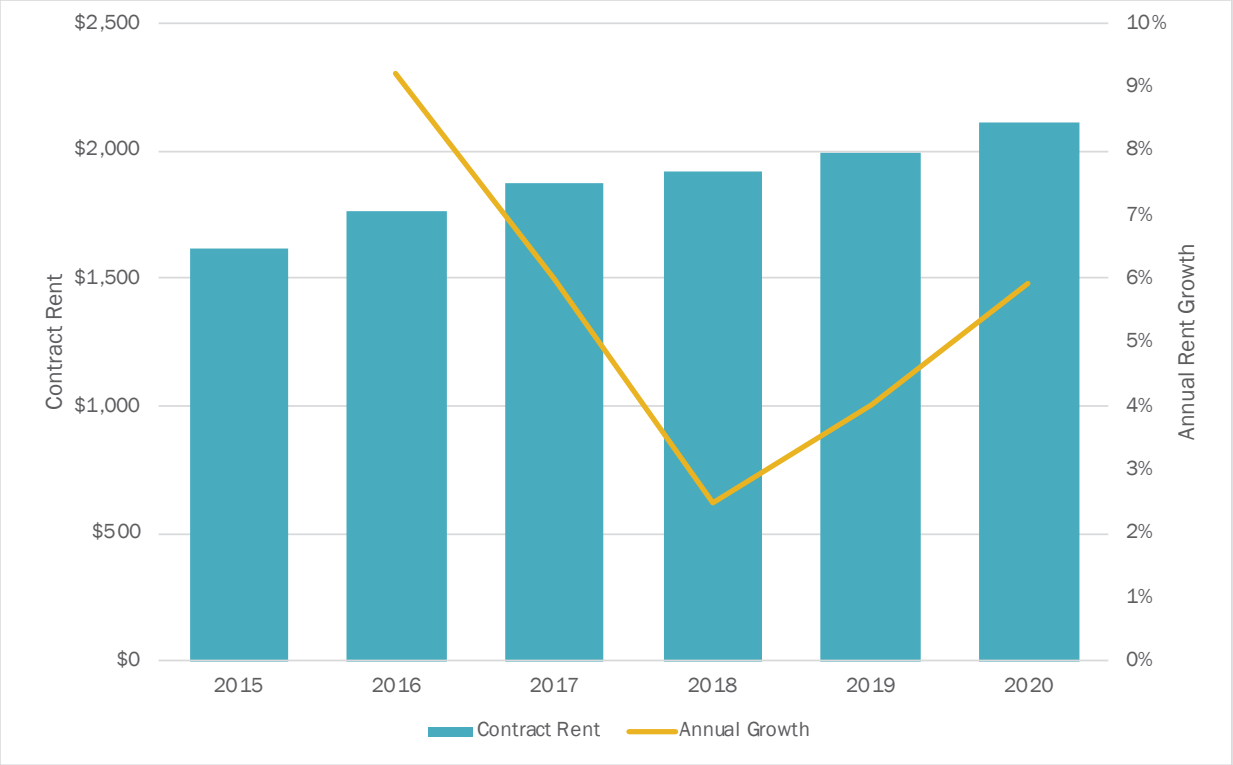
Unit Type	Owner-Occupied	Renter-Occupied	Total
Single-family Detached	993	694	1,687
Single-family Attached	0	19	19
Duplex	0	0	0
Triplex/Quadplex	0	22	22
Small Multifamily (5-19 units)	0	162	162
Large Multifamily (20+ units)	0	0	0
Mobile Homes[12]	0	19	19
Total	**993**	**916**	**1,909**
Tenure Split	*52.0%*	*48.0%*	

In Figure 7 below, we report annual contract rent reported for the market by the U.S. Census Bureau's American Community Survey. We consider "average" rent levels reported in the survey to be considerably lower than where rental properties transact at in the market based on observations of current rent levels. However, this data is showing the expected trend of accelerated rent growth over the last two observation years.

[11] U.S. Census American Community Survey (2016-2020 estimates). (See https://data.census.gov/)

[12] The U.S. Census uses survey data across a five-year period to produce estimates across a broad range of demographic and socioeconomic variables in the American Community Survey (ACS). Because the ACS uses survey data to develop estimates, results can be unintuitive and have larger margins of error in smaller geographies. See https://www.census.gov/programs-surveys/acs/methodology.html for a review of the Census Bureau's methodology for the ACS.

Figure 7: Annual Contract Rent
Source: U.S. Census American Community Survey (5-year estimates from 2015-2020)[13]



Cost Burden

State and federal standards specify that households spending more than 30% of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30% of its income on housing costs, it has less disposable income for other necessities, including health care, food, education, and clothing. In the event of unexpected circumstances such as the loss of employment or serious health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

In Carmel, 47 percent of all households that rent their homes are cost burdened, spending greater than 30 percent of their income on housing. Among these, a full 25 percent of renter households are severely cost burdened, spending 50 percent or more of their income on housing.

Figure 8: Percent of Income Spent on Rent, City of Carmel-by-the-Sea (2020)
Source: American Community Survey 2016-2020 Five-Year Estimate (Table B25070)[14]

Income on Rent	Households	Share

[13] U.S. Census American Community Survey (5-year estimates from 2015-2020). (See https://data.census.gov/)

[14] American Community Survey 2016-2020 Five-Year Estimate (Table B25070). (See https://data.census.gov/)

Less than 10.0 percent	153	16.7%
10.0 to 14.9 percent	49	5.3%
15.0 to 19.9 percent	182	19.9%
20.0 to 24.9 percent	63	6.9%
25.0 to 29.9 percent	39	4.3%
30.0 to 34.9 percent	61	6.7%
35.0 to 39.9 percent	70	7.6%
40.0 to 49.9 percent	70	7.6%
50.0 percent or more	229	25.0%
Total:	916	100.0%

Commute Patterns

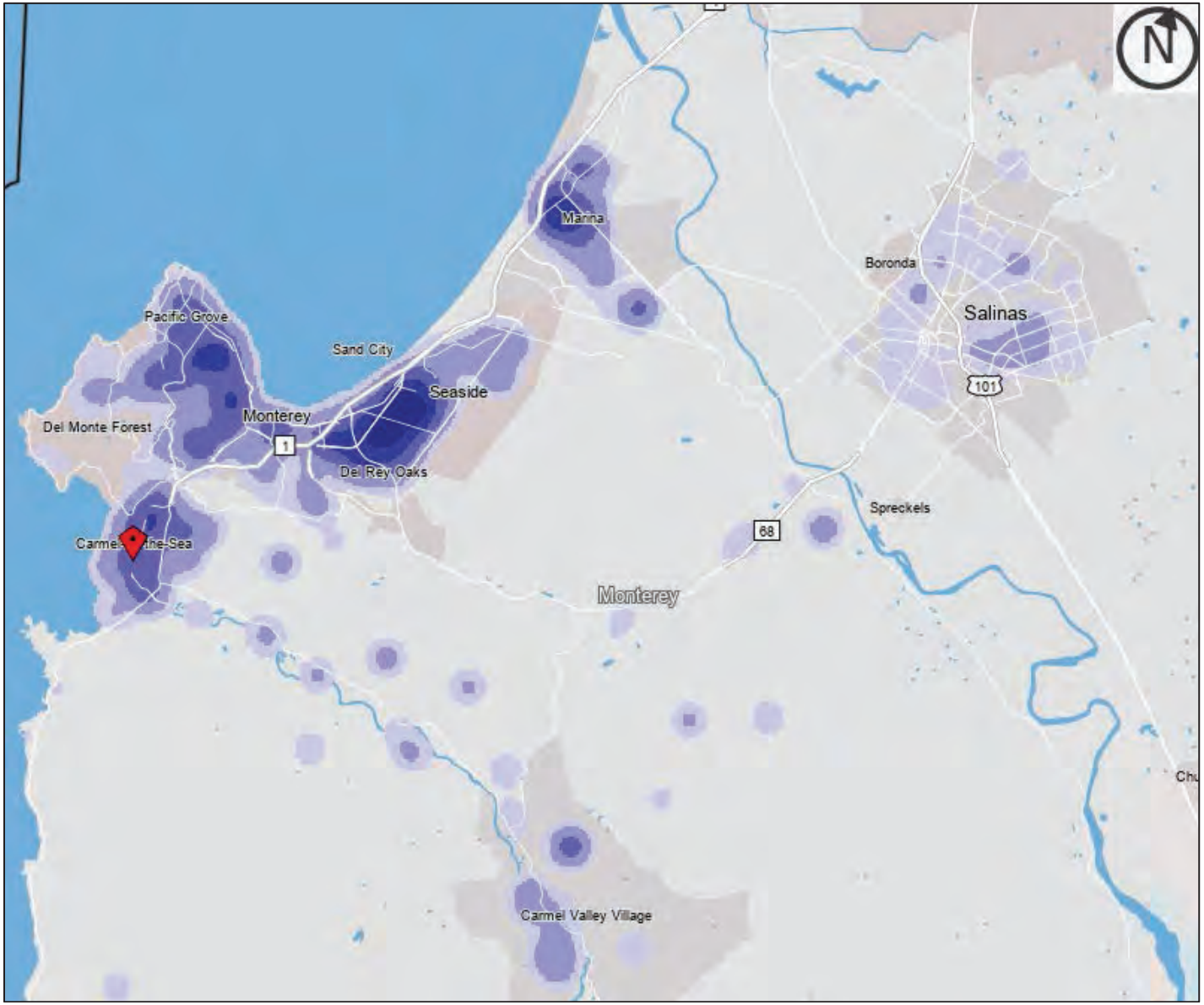
It is hypothesized that Carmel's concentration of jobs in the leisure and hospitality sector creates challenges for local workers who do not have sufficient incomes to afford housing in the community. This imbalance of jobs to housing impacts quality of life including how far workers must travel for work, increasing transportation costs, and reducing individual productivity. In general, a good balance of jobs to housing would occur where the jobs available in a community match the labor force skills, and where housing is available at prices, sizes, and locations suited to workers who wish to live in the area.

In Carmel, roughly half of all workers live within 10 miles of the city. Primary areas where workers live include Seaside, Monterey, Salinas, and Pacific Grove. A full 26 percent of workers commute from greater than 25 miles away. Only 2.6 percent of workers live and work in Carmel.[15]

[15] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Figure 9: Commute Patterns, Where Employees in Carmel Live (2019)

Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics Data. (See https://data.census.gov/)



Code Review

As part of our scope, we conducted a code review to identify potential issues and barriers that could limit housing production in the Multifamily Residential (R-4) district and the commercial zones; Residential and Limited Commercial (RC) Central Commercial (CC), and Service Commercial (SC).

General Notes

- The pattern of existing development is small lot (3,800-6,000), detached single-family. Most new development will be infill.
- Multifamily is defined as any development with two of more units on the same lot.

Building Height in All Zones

Building height throughout the city is limited to two stories, with maximum heights established for each zone. CMC 17.14.150.B-C establishes maximum building heights for the R-4[16], RC, SC, and CC zones. Structures in R-4 and RC zones are limited to 26 feet and structures in the CC and SC zones are limited to 30 feet. Building sites which face, abut or adjoin any property in the R-1 district are limited to a height of 24 feet. Building height may also be determined by compatibility with nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure).

Given the existing small lot sizes observed throughout the city and off-street parking requirements (discussed in more detail below for the R-4 zone), a two-story maximum height will likely prohibit many multifamily projects from achieving base density allowances in the R-4 zone. Building height limitations, maximum building coverage, and floor area ratio (F.A.R) limitations (discussed in more detail below) will even more severely limit multifamily projects from achieving base density allowances in commercial zones, even if parking requirements are lower than in residential zones.

R-4 Development Standards

Density

CMC 17.12.020.B establishes a maximum base density of 33 du/ac, and CMC 17.12.020.C offers a density bonus of 44 du/ac in exchange for affordable units. While these density thresholds are relatively high, they are difficult to achieve given the City's inventory of small lots between roughly 3,800-6000 square feet, with lot widths around 50-60 feet and two-story building height maximum. Off-street parking requirements will further limit the ability to achieve base density.

Given the site constraints and a need for many developments to achieve base density for financial reasons, it is unlikely developers will be able to take advantage of the density bonus

[16] Underground parking does not count as a story in the R-4 zone.

since their ability to achieve the *base* density is already constrained. If the density bonus was offered in another story, rather than du/ac, it could help reduce barriers and allow more housing production on smaller sites.

Parking

CMC 17.38.020 requires 1.5 parking spaces per residential dwelling unit and offers reduced parking standards for affordable units (0.5 spaces per unit) in the R-4 zone. CMC 17.12.020.F.1 prohibits parking requirements in the R-4 zone to be met on-street or through a fee-in-lieu.

Providing parking onsite while achieving the allowed density will be a challenge for many development sites given that many of the existing lots in the city are only 50-60 feet wide. While underground parking is allowed and does not count against the maximum building height, underground parking is far more expensive to construct. Reducing parking standards for certain areas (i.e. areas with access to transit or walkable to commercial districts) or for unit types (i.e. studios and one-bedrooms) may help developments achieve base densities.

Unit Distribution

CMC 17.12.020 requires that on sites larger than 4,000 sf, 50 percent of all units must be provided as rental apartments.

CMC 17.08.050.F. requires at least 25 percent of all units in a multifamily project containing more than two units be between 400-650 square feet. While this provision on its own is not necessarily a barrier to housing development, parking standards for these small units are the same as a single-family home. Reducing the parking standard for smaller multifamily units will help developments to achieve density more easily.

Commercial Zone Development Standards

Building Coverage

CMC 17.14.130.A. limits building coverage to 80 percent in the CC and SC zones.[17] The existing pattern of development in these two zones appears to exceed 80 percent building coverage on many parcels. Additionally, the code prohibits the removal of existing courtyard or intra-block walkways, which will further limit the amount of allowable building coverage on some sites.

Since the land costs in Carmel-by-the-Sea are exceptionally high, these maximum building coverage requirements will likely act as a development barrier. This becomes even more of a challenge in the context of redevelopment where the existing structure exceeds 80 percent building coverage. New developments may be required to build a smaller building than previously existed.

[17] Exceptions are granted up to 95 percent.

Floor Area Ratio

CMC 17.14.140.A-B establish F.A.R limits for the commercial zones. One-story buildings in the CC and SC zones are allowed to achieve an F.A.R equal to 95 percent of the site area. However, this contradicts the allowed building coverage discussed above (80 percent), excluding the exceptions. Two-story buildings can obtain an F.A.R equal to 135 percent of the site area, which further limits the allowed square footage outside of the building coverage maximums, as either the first or second story would need to be smaller than the other to meet this F.A.R. For example:

- A 5,000 square foot lot is allowed a maximum of 4,000 square feet in building coverage, which could translate to about an 8,000 square foot building if the two stories were of equal size. However, two-story buildings are limited to 135 percent of the total site area.
  - 135 percent of the total site area is 6,750 square feet. The F.A.R requirements reduces the potential square footage by approximately 1,250. This lost square footage could translate into roughly two additional apartment units.
  - However, if using a density bonus the limit would be 150% of the total site area, reducing the amount of lost square footage for project utilizing a density bonus.

The restriction is even more severe in the RC zone adjacent to the Single Family Residential (R-1) zone, where F.A.R requirements limit two-story buildings to 80 percent of the total site area. For example:

- A 5,000 square foot lot could result in a maximum building coverage of 3,500 (70 percent), so two stories of the same size could render a 7,000 square foot building.
  - With F.A.R. limited to 80 percent of the total site area for two-story structures, this limits the building to 4,000 square feet. This represents a loss of about 3,000 square feet.
  - Like the example above, the loss of square footage is reduced if a project can capitalize on a bonus.

F.A.R. bonuses are available for projects that include affordable housing, courtyards, and/or intra-block walkways.

Review Processes and Additional Studies

The City should be mindful of how additional procedures and studies can add time and cost to projects that are facing unprecedented cost escalations in the current economic environment. For example, CMC 17.08.050.F.1 requires all multifamily projects to prepare an acoustical analysis and the implementation of acoustical design treatments to meet noise standards contained in Title 25 of the California Government Code. While this is not a barrier to development on its own, it does require a small amount of time and cost to the development process. Cumulatively, review processes can add up to be a significant barrier to development and the City should endeavor to streamline review and approvals wherever possible.

The City also requires conditional use permits for certain residential developments in all zones (i.e. developments over 22 du/ac). The City's standard practice is to process approvals concurrently where possible; but removing this additional process could reduce extra steps and cost in the development process for both City staff and applicants, while eliminating the additional cost of preparing a conditional use application.

High-Level Sites Analysis

In its forthcoming update to the Housing Element of the General Plan, the City will be required to identify physical sites that have the zoned capacity to accommodate its share of regional housing need (349 units). The State agency (Housing and Community Development "HCD") responsible for oversight and certification of the Housing Element has specific requirements for this analysis. It is beyond the scope of this project to conduct a full HCD compliant alternative sites analysis. And the sites included in this review is unlikely to be an exhaustive list of candidates. It likely also includes candidates that future study my find less viable. However, as a precursor to the Housing Element Update, we provide a high-level overview of potential candidate sites. In our methodology we combine anecdotal context through conversations with local developers and property owners alongside a range of variables that are theoretically indicative of redevelopment potential. These include:

- Historic resources
- Sites with adjacent ownerships
- Sites identified in RHNA5
- Land-to-improvement ratio
- Total value per-square-foot
- Sites with high value uses
- Discussions with developers
- Site visit and spot checking

Defining a Study Area

Housing redevelopment generally requires scale to be financially feasible because the value of the new use must be measurably higher than the existing use. Scale is a function of site size and allowed density. Under the existing zoning code, only the R-4 and commercial zones allow multifamily development. For this reason, the focus of this work is on the commercial core, defined in Figure 11.

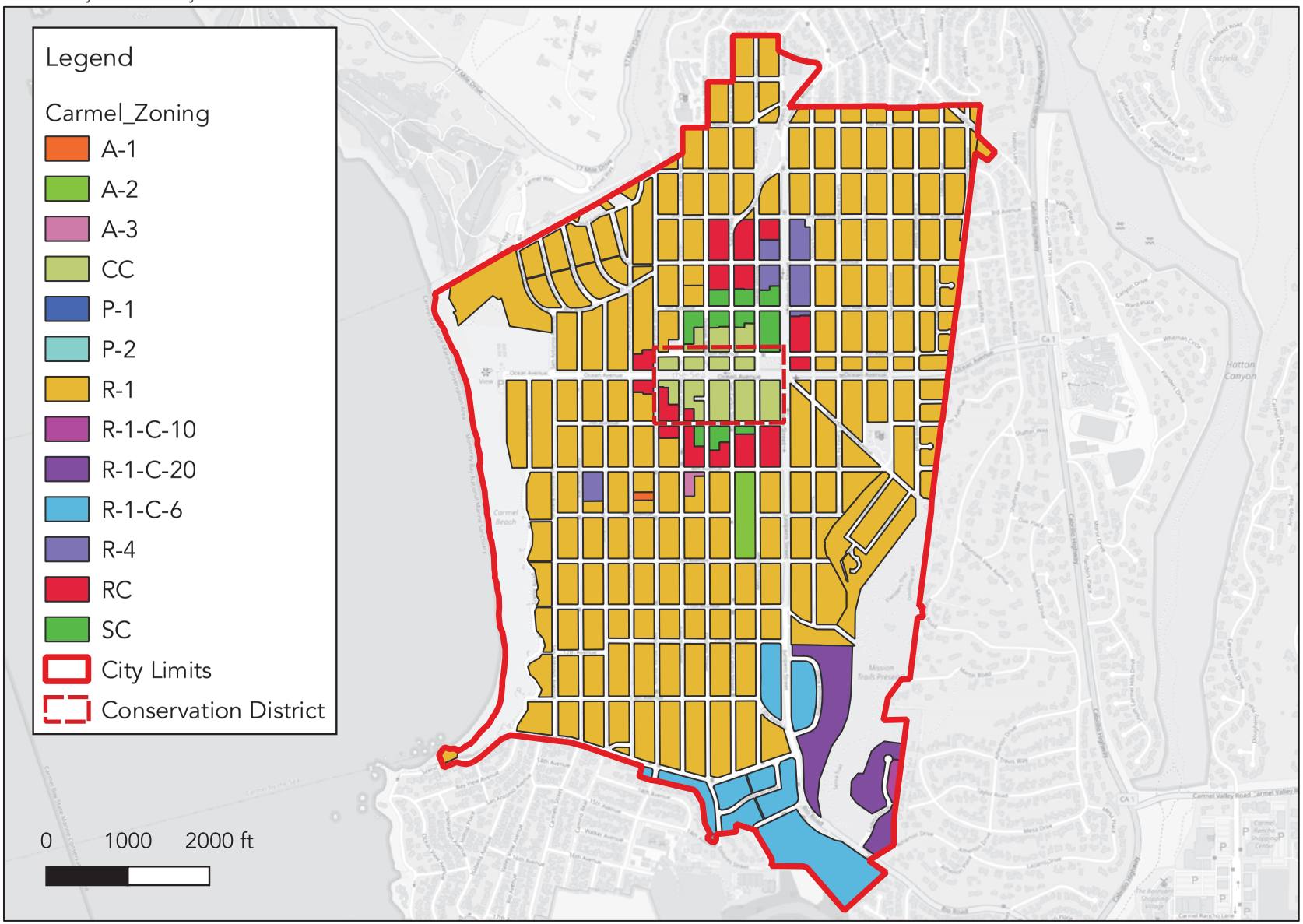
Conservation District

The purpose of the Conservation District (codified in 2004) is to "recognize that Ocean Avenue and the commercial properties that surround this corridor contain some of the most memorable and important commercial buildings in Carmel".[18] The district includes special procedures that influence the development and design context for properties in the district. While we did not consider all properties in the district to be infeasible, the additional development and design standards add an additional layer of complexity to redevelopment potential.

[18] Carmel Municipal Code § 17.20.260. (See https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1720.html)

Figure 10: Zoning Map; Carmel-by-the-Sea

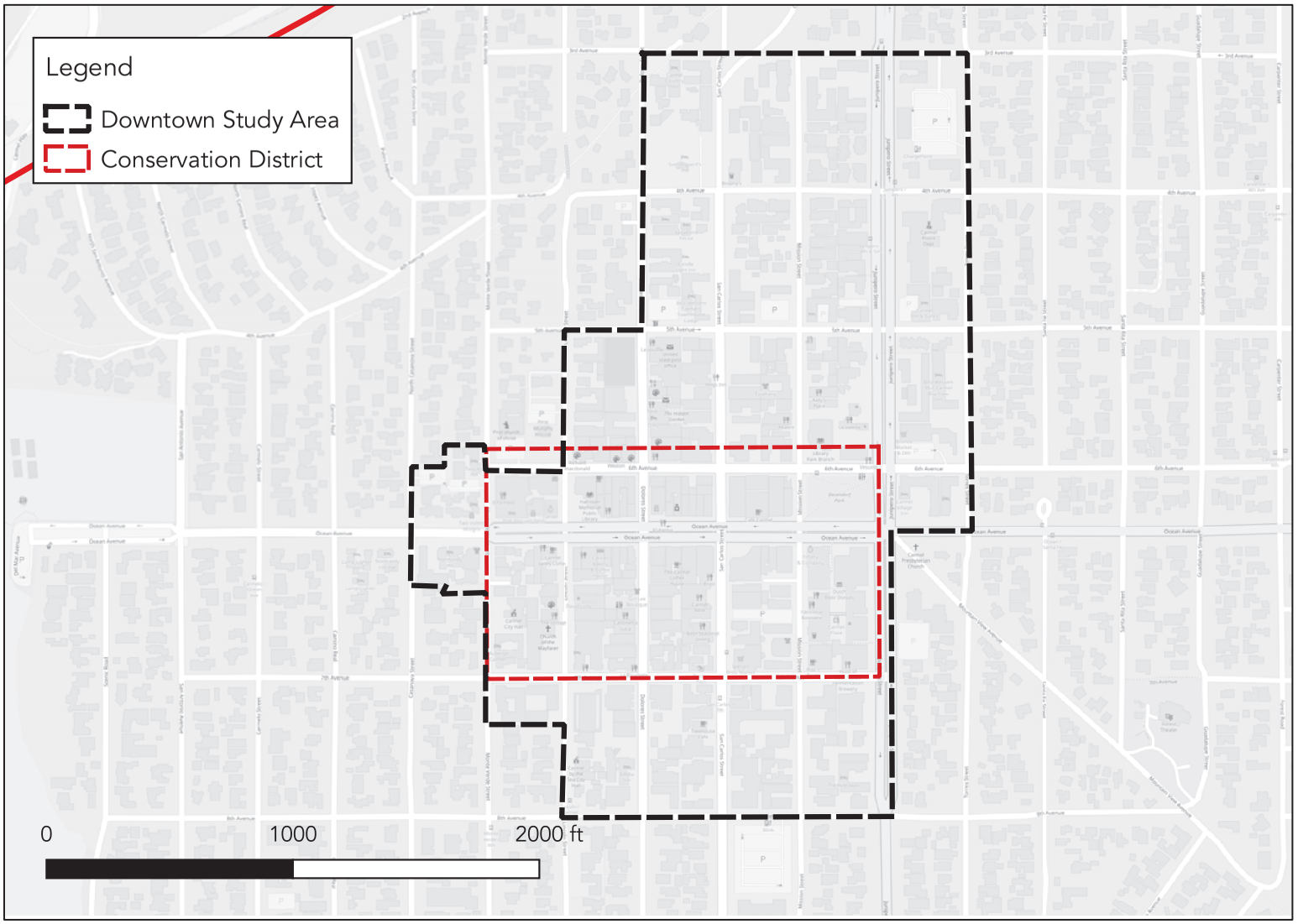
Source: City of Carmel-by-the-Sea



Attachment 5

Figure 11: Commercial Core Study Area Definition

Source: ECONorthwest



Historic Resource Properties

The project study area includes 45 properties that are identified as historic. All but seven of these are in the Conservation District (see Figure 12). While we did not omit historic resource sites from being considered redevelopment candidates outright, redevelopment or renovation of historic resource sites will have an additional layer of complexity, as projects will need to meet the Secretary of the Interior's Standards for Rehabilitation.[19]

Properties Omitted Due to Existing Use

In this step we removed properties from consideration that have clear uses that would be a barrier to redevelopment, regardless of the redevelopment economics of the physical sites (see Figure 13). This included a removal of civic and institutional uses such as City Hall, libraries, parks, and open space. It also removed all attached ownership sites (such as condominiums) because assembling ownerships of these properties is nearly impossible. Lastly, we removed sites with businesses where the likely income generating potential of the use was high relative to the real estate asset (such as hotel properties). Due to Carmel's tourism draw, even a 2-star hotel commands room rates well above average for the class. Conversations with City staff and local developers further suggested that it would be highly unlikely that any hotel property in the commercial core would fully redevelop or reposition to permanent housing. However, there is opportunity to add workforce housing capacity through programs that convert a single hotel room to an on-site managers uint.

Fifth Cycle (RHNA5) Housing Element Sites

Carmel's Fifth Cycle Housing Element was adopted in 2015. This document includes an inventory of sites that were identified at the time as the most likely to accommodate future housing need (see Figure 14). The analytical process to identify these sites is established and findings certified by the State Department of Housing and Community Development (HCD).

Adjacent Ownerships

Sites that can obtain scale through size and density generally have a higher likelihood of redevelopment. Larger sites offer greater flexibility and fewer barriers. Often, two or more sites adjacent to each other that are both underutilized can be combined to make more feasible development site. However, assemblage of multiple ownerships can be a barrier. In this step we used ownership data in Assessor's records to identify properties that are adjacent to each other but have the same owner (see Figure 15). If they meet other redevelopment criteria, these sites are more likely to redevelop.

[19] Secretary of the Interior's Standards for Rehabilitation. (See https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm)

Figure 12: Historic Resource Properties

Source: City of Carmel-by-the-Sea.

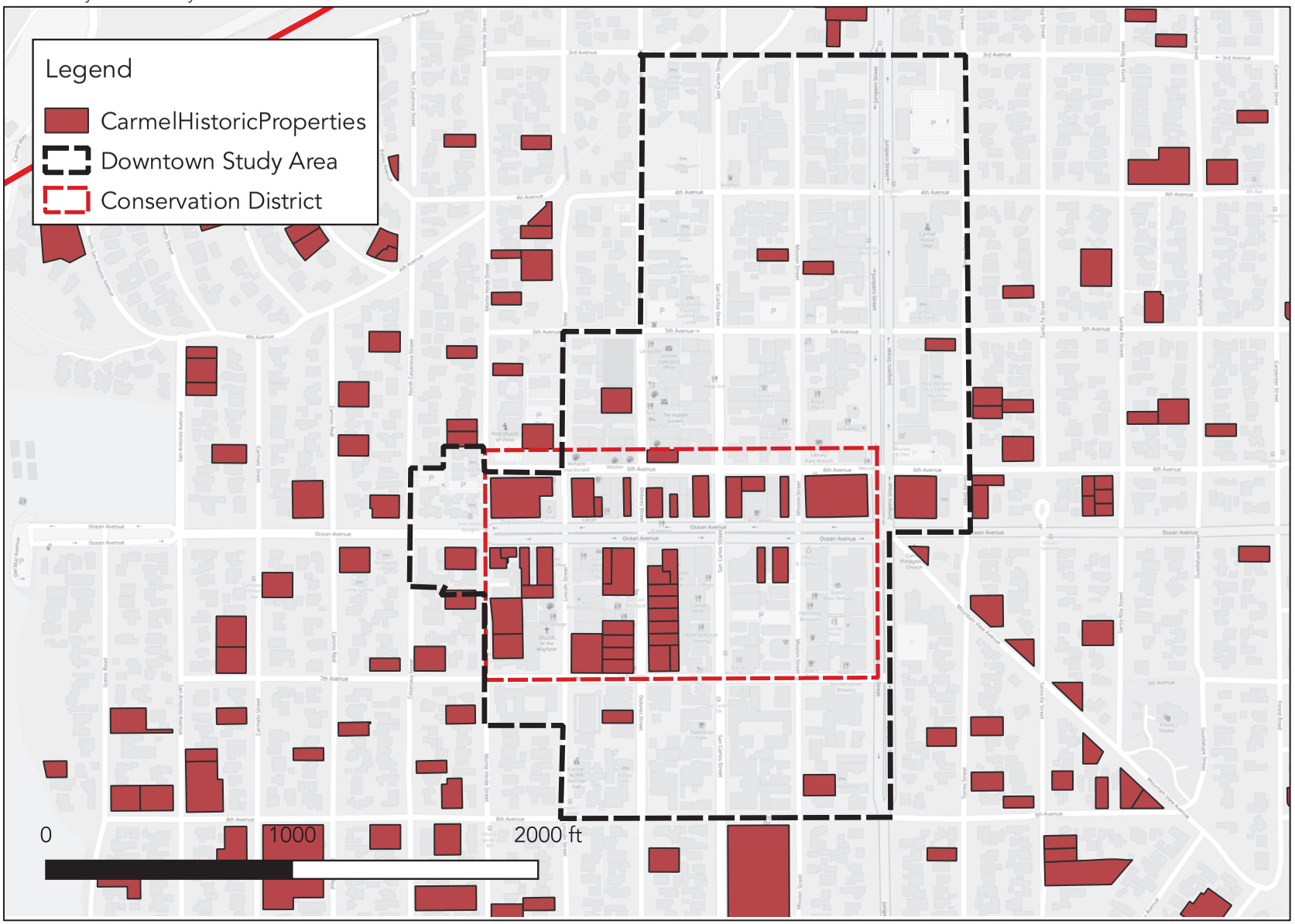


Figure 13: Omitted Properties do to Existing Use

Source: ECONorthwest



Figure 14: RHNA5 Sites in the Commercial Core

Source: Carmel-by-the-Sea Fifth Cycle Housing Element, Digitized by ECONorthwest

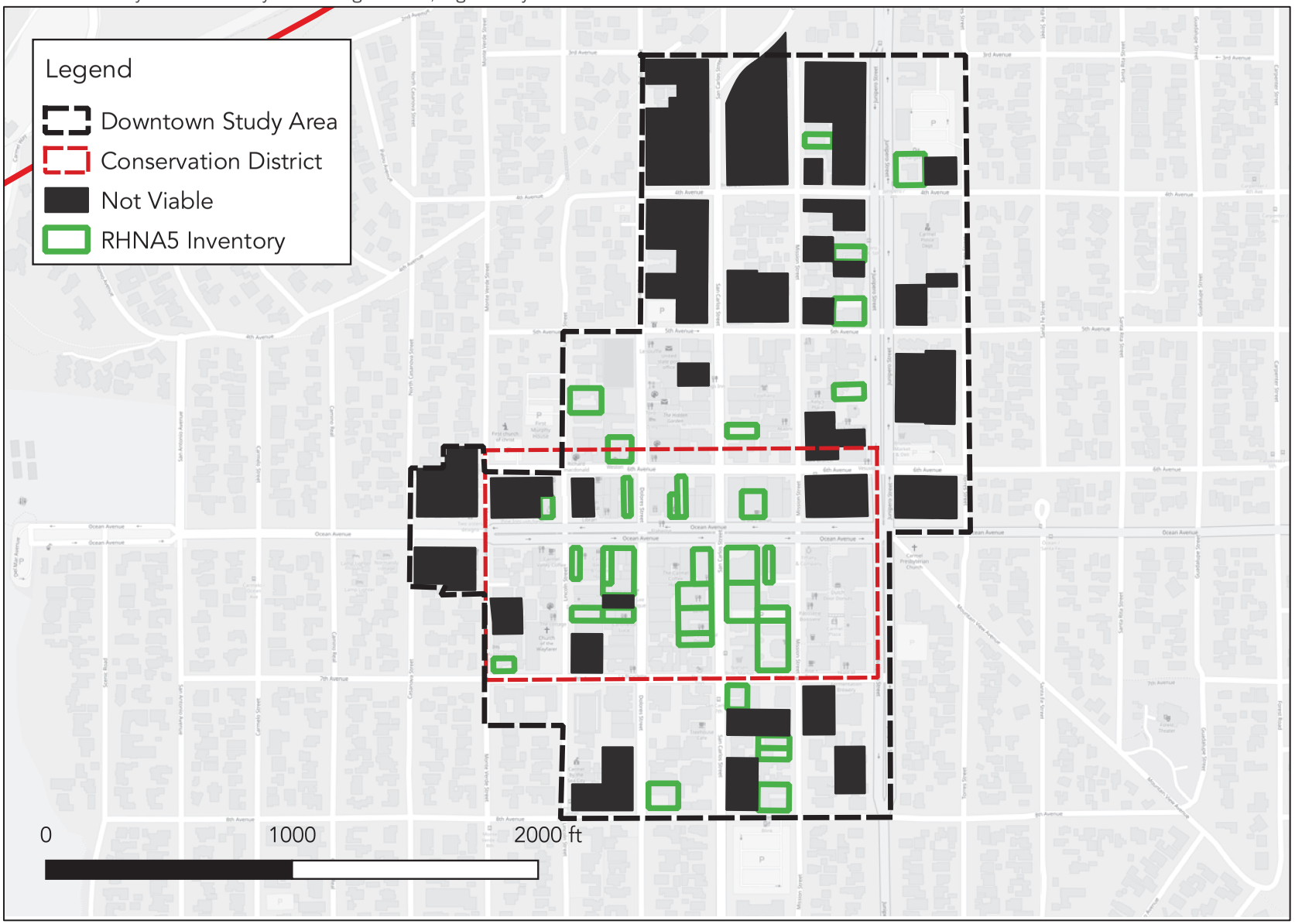


Figure 15: Sites with Adjacent Ownerships
Source: ECONorthwest



Land-to-Improvement Ratio

Land-to-Improvement ratio is a metric that compares the value of an improvement on a property to the value of the land using data from the Monterey County Assessor's Office. Theoretically, the more valuable land is compared to improvements on a site, the more likely the site is to redevelop (see Figure 16).

Data Limitations

The land-to-improvement metric and the value per-square-foot metric (below) use assessed value as reported by the Assessor. Assessor's data can deviate broadly from real market value in California due to Proposition 13 which limits the annual increase in assessed value to 2 percent until a property transacts. While the ratio of improvement and land value should be more stable, properties that have not transacted for a long time could provide misleading results. For this reason, we consider these metrics alongside all other variables and in conjunction with site/spot checks.

Total Value Per-Square-Foot

In development economics the term "residual land value" is defined as the maximum value that a developer can pay for a site for a given development program. It is influenced by a range of factors including construction costs, development form, market conditions, and the developer's threshold for rate of return, among other factors. It was beyond the scope of this work to do feasibility testing that would calculate actual residual land values. However, we know that the more expensive it is to acquire sites, the less likely development is to be feasible. Therefore, identifying sites in the study area with the lowest combined value (land plus improvements) relative to the size of the site can be an indicator of redevelopment potential (see Figure 17).

Candidate Site List

We combined the analysis above with an in-person site visit, visual assessment using aerial and streetscape photography, and conversations with local representative to develop an inventory of candidate sites that could have redevelopment potential. In addition to properties within the study area, we also evaluated sites adjacent to the commercial core that could be candidates for future rezoning to allow more housing density. Each site is briefly discussed below Figure 18.[20]

[20] Sites are not listed in any particular order of prioritization

Figure 16: Land-to-Improvement Ratio

Source: ECONorthwest using Monterey County Assessor's Data



Figure 17: Total Value Per-Square-Foot

Source: ECONorthwest using Monterey County Assessor's Data

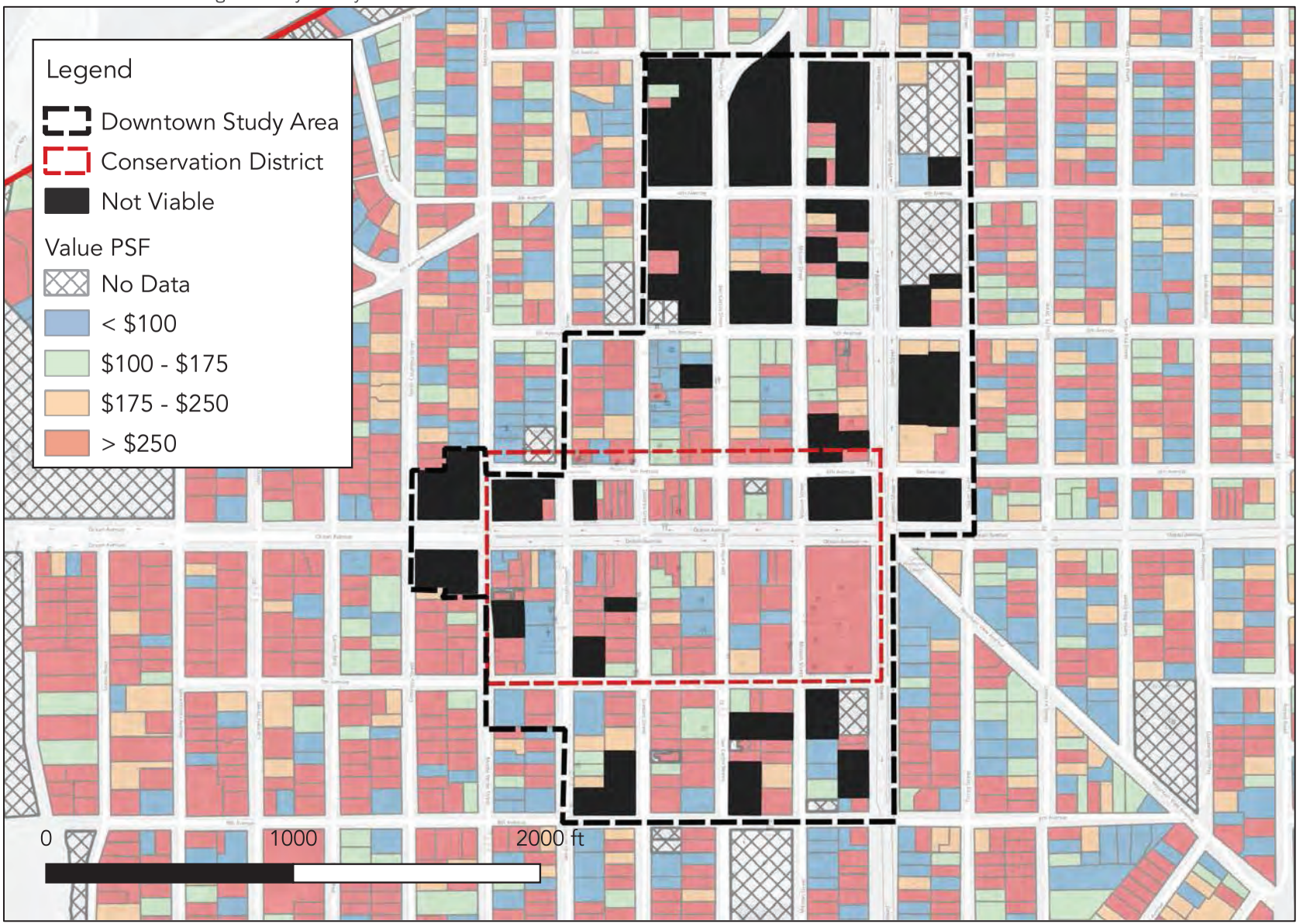


Figure 18: Candidate Site List

Source: ECONorthwest

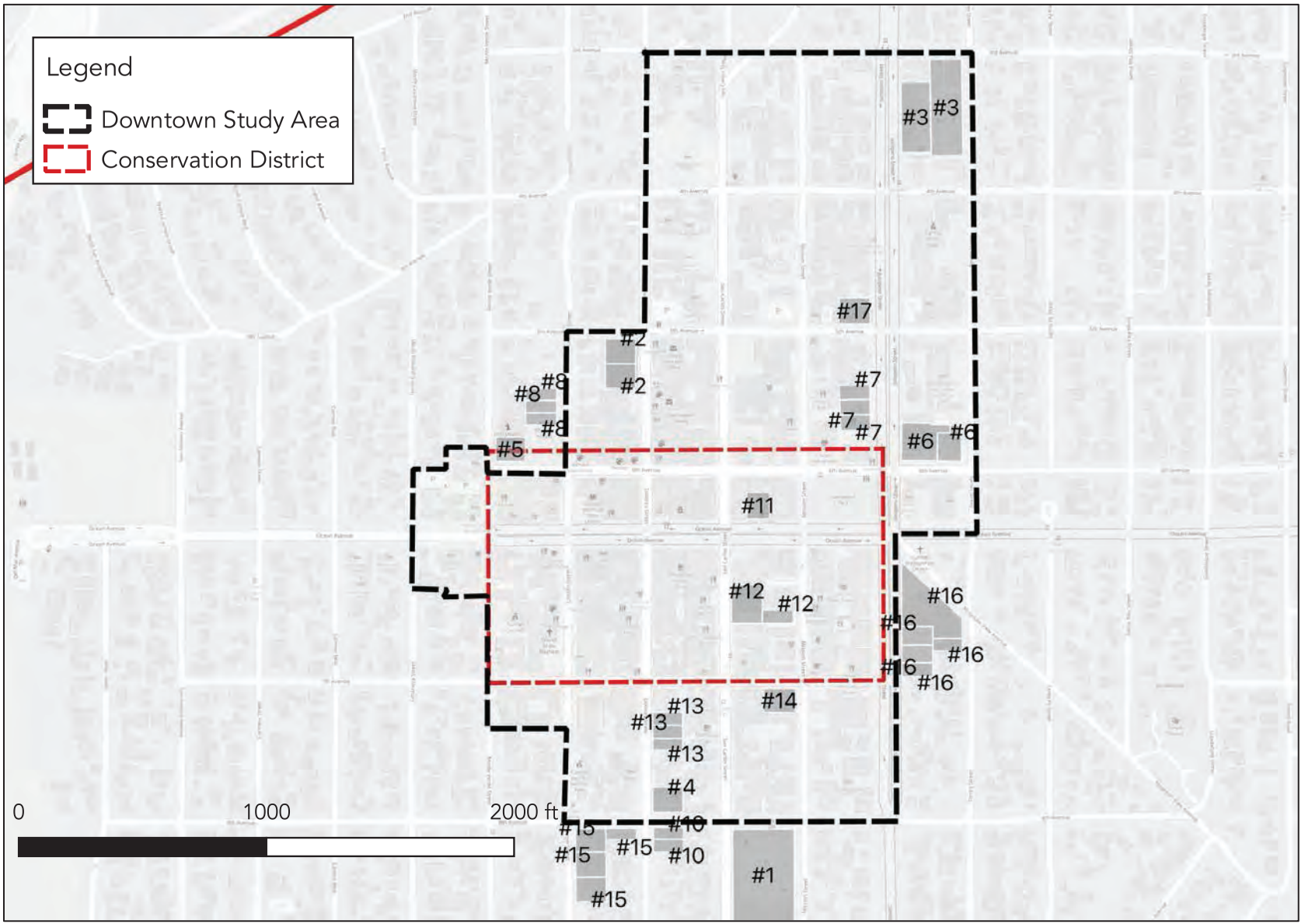


Figure 19: Data Table of Candidate Sites
Source: City of Carmel-by-the Sea Planning Department

Site ID	APN	Zoning	Lot Size	Acres	Max units @ 22 DUA[21]	Max Units @ 44 DUA[22]	Max Units @ 88 DUA[23]
#1	10143001000	A-2	90,084	1.02	22	45	90
#2	10138003000	SC	7,913	0.37	8	17	33
	10138021000	SC	7,949				
#3	10104001000	R-4	32,136	1.28	28	57	113
	10104004000	R-4	21,576				
#4	10145008000	RC	7,878	0.18	3	8	16
#5	10212010000	R-1	7,637	0.18	3	8	16
#6	10095013000	RC	15,313	0.53	11	24	47
	10095012000	RC	8,027				
#7	10098005000	SC	4,871	0.33	7	15	30
	10098004000	SC	4,676				
	10098006000	SC	4,901				
#8	10212027000	R-1	4,014	0.28	6	13	25
	10212004000	R-1	4,004				
	10212026000	R-1	3,994				
#10	10144015000	R-1	4,155	0.18	3	8	16
	10144016000	R-1	3,738				
#11	10133004000 (Example)	CC	6,398	0.14	3	7	13
#12	10141006000	CC	12,520	0.38	8	17	34
	10141011000	CC	4,377				
#13	10145012000	SC	3,632	0.30	6	14	27
	10145024000	SC	4,030				
	10145023000	SC	4,118				
#14	10142001000	SC	8,009	0.18	3	8	16
#15	10149012000	A-3	7,435	0.62	13	28	55
	10149010000	A-3	7,964				
	10149011000	A-3	7,985				
	10149001000	A-3	3,615				
#16	10084030000	R-1	26,874	1.10	24	49	97
	10084023000	R-1	5,822				
	10084024000	R-1	6,016				
	10084022000	R-1	4,496				
	10084003000	R-1	3,856				
#17	10097007000		8,534	.020	4	9	18
			TOTAL:	**7.27 acres**	**152 units**	**327 units**	**646 units**

[21] Permitted by-right. No affordable requirements

[22] 20% of units must be for low-income households OR 10% must be for very low-income households OR 50% must be for seniors. All units must be deed restricted for a minimum of 30 years.

[23] All units must be deed restricted affordable for a minimum of 30 years.

Site 1: Sunset Center Lots Site

The north lot at Sunset Center is a large (1.02 acre) parking lot with no improvements other than paving. It is a City-owned site. The City has expressed interest in redeveloping the site for housing so long as parking needs for Sunset Center could be accommodated in the development program. A zone change from Theatrical District (A-2) to Multifamily Residential (R-4) would be required to facilitate development of the site. The south lot could also be viable, but larger scale development may not be as compatible with existing residential development scale this far removed from the commercial core.



Site 2: Ulrika Plaza Site

The 0.37-acre Ulrika Plaza site previously entitled as a mixed-use building. The initial developer lost the project for financial reasons, and it was acquired by another developer. This developer has been working to get a development program for 12 market-rate apartment units approved on the site for several years. The site is a case study of a development not building to maximum density.



Site 3: City Public Works (Vista Lobos) Site

This is a City-owned site totaling 1.28 acres at the north end of the study area. The site is a large parking lot with low value improvement used for public parking. The City has expressed interest in using the site for housing if feasible. Potential height restrictions due to a protected viewshed to Point Lobos (see CMC 17.12.050) could limit achievable density and feasibility.



Site 4: Carmel Realty Office Site

This site is a 0.18-acre corner-lot parcel that is currently owned and used for office space by Carmel Realty. It has low lot coverage and scores well with a land-to-improvement ratio. It is a single-story structure that is surrounded on all sides by structures that are at least two stories tall. The site was previously used in the RHNA5 inventory.



Site 5: Pine Inn Parking Lot

This 0.18-acre site is the parking lot for the Pine Inn. The site is not attached or adjacent to the inn, it is a separate parcel across the street. As driving patterns and parking needs change, this site could be a future candidate for redevelopment.



Site 6: Bruno's Market Site

This site is two adjacent parcels totaling over 0.53 acres under the same ownership. The site includes a parking lot that leads to low lot coverage. It also scores in the top tier for land-to-improvement ratio. It could be a potential redevelopment candidate.



Site 7: Three Garages Site



This site would be an assemblage of three equal sized parcels totaling 0.33 acres. Two of the parcels are under the same ownership, and one was previously used in the RHNA5 inventory. Existing uses include a site with parking and three attached garages, and a commercial building used for real estate sales. Combined the site scores in the top tier for land-to-improvement ratio and in the mid-tier for value per-square-foot.

Site 8: First Church of Christ Parking Lot



This site is a parking lot used by the First Church of Christ. It is three separate taxlots totaling 0.28 acres. Assessor's records have missing values for ownership on the two southern parcels but given its existing use we assume that all three parcels are owned by the Church. In 2020, the State of California passed AB1851[24], commonly referred to as the "yes in God's backyard" bill. This bill makes it easier for religious institutions to convert excess parking to affordable housing by prohibiting a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. Redevelopment of the site would require a zone change.

Site 9: Misc. City-Owned Sites (Not Mapped)



The City owns a series of miscellaneous small vacant sites in the R-1 zone. These sites are legacy right-of-way that were not developed for streets. Some of these sites may have development potential. However, our site visit identified that barriers were common, including mature trees, topography, and use for primary access for existing homes.

[24] California Assembly Bill. 2020. "Religious institution affiliated housing development projects: parking requirements." 2019-2020 Regular Session. AB 1851. (See https://openstates.org/ca/bills/20192020/AB1851/)

Site 10: Red Cross Site

This site is two adjacent parcels owned and used by the American Red Cross. Collectively the site is 0.18 acres. Because the site is owned by a non-profit organization it does not have Assessor's values to calculate redevelopment metrics. However, site inspection confirms a low intensity use. Because the owner is a mission-driven organization, it's possible they may be a willing partner if they can find an alternative for their current operations.



Site 11: Café Carmel Site (Representing ALL single-story downtown buildings)

All single-story downtown buildings can be explored as opportunities for densification. Site orientation, existing and surrounding uses, and access are contributing factors to feasibility. The Café Carmel site pictured is one example of a single-story commercial property with two-story building on either side. The Café Carmel site specifically scores in the top tier for land-to-improvement ratio and has a land value around $100 per-square-foot. The site was previously used in the RHNA5 inventory.



Site 12: Wells Fargo Site

This site is two adjacent parcels comprised of the existing Wells Fargo building and associated parking lot. Combined the site is 0.38 acres. The site was identified as a candidate site in the RHNA5 Housing Element inventory. It scores in the top tier for land-to-improvement ratio. It is owned by an institutional entity (Wells Fargo). However, conversations with City staff indicate that it could be a candidate for inclusion as a historic property which would complicate redevelopment.



Site 13: Esperanza 7th and Dolores Site

This site is three adjacent parcels owned by Esperanza Carmel. The site totals roughly 0.30 acres. Esperanza has a development proposal on the site for eight market rate apartment units.



Site 14: 7th and Mission Site

This 0.18-acre site currently accommodates a clothing boutique in a single-story commercial building. Half of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5. However, it's value per-square-foot is high at nearly $500 per-square-foot, making acquisition of the property less likely.



Site 15: Carmel Foundation Site

The Carmel Foundation is the only provider of deed-restricted affordable housing in Carmel. Their administrative offices include four parcels totaling 0.62 acres. This site does not score high on land-to-improvement ratio but scores in the top tier of value per-square-foot. This site is being considered as a candidate because the Carmel Foundation is a mission-driven organization and interviews with leadership indicated that if they can accommodate their administrative functions off-site, they would consider redeveloping their property for affordable housing. Redeveloping this site would require rezoning.



Site 16: Carmel Presbyterian Site

This site is five adjacent parcels totaling almost 1.1 acres. Over a third of the site is a parking lot. See previous comments about AB1851. The site is outside of the commercial core and would require a zone change to facilitate redevelopment.



Site 17: 5th and Junipero Site

This is a corner lot site totaling just under 0.20 acres. The existing use is a parking lot and single-story commercial building. The site was included in the RHNA5 inventory. It scores in the mid-tier for both redevelopment metrics.



Housing Capacity Opportunities

Based on our review of market conditions, the character of existing development, and potential needs in the community, we see opportunities to add housing capacity in the following ways:

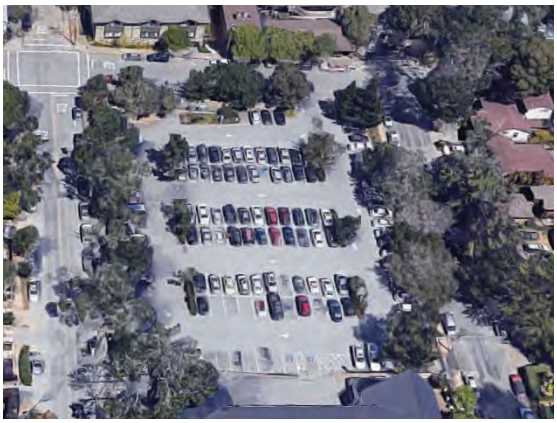
Promote Accessory Dwelling Units

Accessory dwelling units are commonly built as additional structures on lots with an existing home or are created through garage conversions. Lots that are conducive to accommodating ADUs have common characteristics including larger lot sizes, detached garages, and low lot coverage ratios. In Carmel over 87 percent of parcels are zoned for single-family residential uses (R-1), totaling nearly 2,900 lots. Carmel has also had growing interest in ADU development, receiving 13 applications for ADUs in 2021, up from 8 in 2020.



Infill Capacity

There are several sites, including City-owned properties, where infill could be possible. Development of these sites would require careful consideration of existing adjacent uses. Depending on the scale of the site, this redevelopment could be small-scale plex (duplex, triplex, quadplex) infill or relatively large-scale development. The City should consider amendments to development standards and design guidelines to facilitate achieving the maximum allowed densities. This would result in a greater likelihood of development feasibility for low-to-mid-rise multifamily development forms ranging from three to four stories.



Encourage adding residential units above commercial uses

Carmel's business district has many properties that are single-story low-intensity commercial uses. Some of these properties may be candidates to add an additional story of housing above the existing commercial. There is existing and recent development precedent that this densification is feasible, even for historic properties. The best candidates would be properties where the scale of adjacent properties is two-stories or greater.



Full Redevelopment

There may be opportunities in the commercial district where the value of housing may be higher than the existing commercial use. These sites would be candidates for razing the existing structure and building maximum feasible density. To be feasible the scale of development would have to maximize the development potential of the site through larger massing and maximum height.



Recommended Actions and Potential Incentives

Based on the preceding analysis, we offer the following recommendations for further consideration as the City progresses to an update of its Housing Element.

Explore changes to development standards. Our review of Carmel's zoning code found that overly restrictive development standards, such as the two-story heigh limit are not likely to facilitate maximum allowed densities. The City should explore options to remove these barriers consistent with the findings above.

Adopt objective design standards. Local developers indicate that the review and approval process in Carmel is overly restrictive. Senate Bill 35 and the Housing Accountability Act also require the use of objective standards. The City's code currently includes subjective standards. The City should analyze its current code language and develop recommendations for objective criteria and opportunities for a streamlined review process.

Create an accessory dwelling unit program. An accessory dwelling unit program could range broadly from creating promotional materials and informational outreach to an aggressive program that could project subsidies, development of pre-approved plans, assisting with allocating water credits (for deed-restricted units only), and technical assistance with planning and building staff navigating the planning and permitting process for property owners.

Create a preservation and monitoring program. The City should take action to understand its inventory of existing deed-restricted units and understand the risk of them converting to market rate.

Consider expanding the R-C and/or R-4 zone. Our analysis identified areas south and west of the commercial core that have opportunity sites and/or concentrations of parcels that could be candidates for redevelopment based on common metrics. The City should explore rezoning opportunities in these areas.

Inventory and incentivize properties with opportunities for densification. The City should consider at a minimum creating an inventory of single-story commercial properties with opportunities for densification and conducting property owner outreach. Other alternatives would be to establish flexible development standards like parking waivers and height limit adjustments, or to assist with water credits.

Explore solutions to water credit barriers to development. The water supply conditions on the Monterey Peninsula are a significant barrier to development. To add units to an existing structure or develop/redevelop a property, a developer must obtain water credits to accommodate the net change in fixtures. However, there are a finite number of credits available and no secondary market for transfer. To accommodate future development, the City should play an active role in regional efforts to improve access to water resources and water credits and facilitate prioritizing water credits for affordable housing.

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

August 1, 2023
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Brandon Swanson, Community Planning & Building Director
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Receive a report on non-compliant outdoor seating and amenities at restaurants and wine tasting shops that still remain after the City's Proclamation of a Local Emergency was rescinded, and provide direction to staff on how it should be addressed

RECOMMENDATION:

Receive a report on non-compliant outdoor seating and amenities at restaurants and wine tasting shops that still remain after the City's Proclamation of a Local Emergency was rescinded, and provide direction to staff on how it should be addressed.

BACKGROUND/SUMMARY:

Executive Summary:

Staff is seeking direction on how to address non-conforming outdoor seating and amenities that were authorized during the pandemic under the City's Proclamation of a Local Emergency. Per Council direction, they were allowed to remain after the Proclamation was rescinded so that staff could provide Council additional information prior to making a policy decision. This report details the amount of outdoor seating remaining at both restaurants and wine tasting, as well as outdoor amenities. This report also provides options for how the Council may choose to proceed.

Discussion:

Background

At the start of the Covid-19 Pandemic in March of 2020, the City adopted a Proclamation of Local Emergency ("Proclamation"). Among other things, the Proclamation gave the City Administrator authority to create rules for the protection of public health and safety. This authority led to the construction of parklets on public property, and the allowance for new or additional non-conforming outdoor seating on private property for both restaurants and wine tasting shops. Three years later, on March 7th, 2023, the City Council rescinded the Proclamation. By this time, all of the parklets on public property had been removed for several months, but much of the non-conforming outdoor seating on private property still remained. As part of the presentation to Council in March, 2023, staff provided options for how to address the non-

conforming outdoor seating, which was effectively considered a code violation the very next day. For restaurants, the code violation could be fixed by applying for and receiving an amendment to an existing Use Permit that increased the number of allowed outdoor seats. For wine tasting shops however, which are not allowed to have any seating outside, the Municipal Code, Wine Tasting Policy, and Local Coastal Program would have to be amended in order to legitimize those seats before a Use Permit could be granted.

Ultimately, Council directed staff to set a grace period lasting until December 31, 2023, in which no code enforcement action would be taken. During that grace period, staff was asked to return with a more detailed report on the amount of non-compliant seats and other amenities that had been installed. The purpose of this additional information was to give Council an idea of how many businesses had been benefitting from the additional unpermitted seating, and the amount of staff work to needed to process the necessary Use Permits and regulatory updates if that was the Council's desire.

Survey

The following is a synopsis of the information that was gathered during a walking survey of all food and drink serving businesses in the Village:

Outdoor Seating:

- Attempted to survey every business that sells food or drink - 79 total businesses were surveyed. These included restaurants, wine tasting shops, markets, coffee shops, bakeries.
- Of the 79 businesses surveyed, 56 had some outdoor seating (70%).
- Nearly all businesses had more outdoor seating that was allowed by permit.
- Seating numbers for all the businesses with outdoor seats ranged from 2 to 80.
- Total outdoor seating across all businesses surveyed is approximately 1304 seats, as opposed to records showing only 433 permitted outdoor seats. (**It should be noted that the difference between existing and permitted is likely smaller, since some older Use Permits could not be located at the time of this survey**)
- Of the 45 food service businesses with outdoors seats (excluding wine shops), only 11 are not currently permitted to have ANY outdoor seating. This seems to indicate that the increase in outdoor seats is predominantly from expanding existing permitted outdoor seating.
- 15 wine shops were surveyed and 11 had outdoor seating (73%).
- Seat numbers for wine shops specifically, ranged from 2 to 15 with an average of 7.6 seats.
- Outdoor seating for wine shops totals approximately 84, of which zero (0) are permitted.

Outdoor Amenities:

- Temporary outdoor heaters are allowed without a permit. The small outdoor spaces and the abundance of wood siding and roofs creates fire safety concerns at most locations and requires consistent enforcement. Of all the business with outdoor seating, 29 used outdoor heaters (52%).
- Outdoor lighting may be permitted in accordance with the Zoning and Building Codes, including with review by the Planning Commission. Of all the businesses with outdoor seating, 18 (32%) had unpermitted/non-compliant lighting.
- Broadcasting speakers are not permitted outdoors for any of these uses, per the City's Health and Safety Code. Of all the businesses with outdoor seating, 18 (32%) had unpermitted sound equipment.
- The City's Zoning Code limits the size and number of outdoor signs. Of all the businesses with outdoor seating, 9 (16%) had unpermitted/non-compliant signage.

Regulatory and Policy Considerations

Since they are treated as two separate use classifications, the considerations for wine tasting shops and restaurants are different. The considerations for outdoor amenities are also unique unto themselves. The following three sections are meant to provide some important considerations for each topic:

Restaurants:

- Restaurants (includes full-line and specialty) are one of the few uses that are currently allowed to conduct business outside of a "completely enclosed building" (Link: CMC Section 17.14.070).
- In all cases, the total number and location of seating for restaurants (indoors and outdoors) is controlled by a discretionary Use Permit, issued by the Planning Commission.
- Restaurants are currently allowed to apply for a Use Permit to add or increase outdoor seating (Cost = Approximately $3,200). In other words, no code amendments are needed for restaurants to be able to apply for additional outdoor seating. However, approval is not guaranteed.
- If all of the restaurants that currently have non-conforming seating chose to apply for a Use Permit, the total number of applications considered by the Planning Commission would be approximately 45.
- When outdoor seating is considered by the Planning Commission, factors for approval or denial include: Accessibility, Visibility from ROW, Existing easements, Proximity to other businesses or residences, etc.
- Water is not a factor in the creation of new outdoor restaurant seating, as long as the additional seating does not exceed 50% of the total approved indoor seating. For example, if a restaurant has 100 indoor seats, they may add 50 more seats outside without any additional water, for a TOTAL of 150 seats (Link: Rule 24.B.1.i – Monterey Peninsula Water Management District Rules and Regulations).

Wine Tasting Shops:

- Wine tasting shops are not currently allowed to conduct business outside of a "completely enclosed building (Link: CMC Section 17.14.070).
- The City's adopted Wine Tasting Policy (2015) **(Attachment 1)** provides additional regulations for how wine tasting shops are operated. Although it does not speak specifically to outdoor seating, since the Municipal Code prohibits it, the Policy does say that: *"In order to avoid the appearance of a bar, the wine tasting service and seating area should generally be limited to no more than 30% of the floor area of the retail space. The remaining area should primarily consist of wine-related retail display."*
- The adopted Wine Tasting Policy also provides a definition of a Wine Tasting Shop as: *"…a stand-alone establishment with a Duplicate Type 02 ABC license, in which the primary purpose [is] to encourage patrons to purchase wine for off-site consumption. Establishments should not operate as a wine bar, where the primary purpose would be for patrons to consume wine on premise other than for the purpose of wine tasting."* Given this definition, adding seats for additional consumption of wine could be considered inconsistent with the adopted Policy, and may require an amendment.
- In order for wine tasting shops to be allowed to continue seating guests outside, the City's Wine Tasting Policy, Municipal Code and Local Coastal Program (requires Costal Commission approval) would need to be amended. It is still unclear if the City's General Plan would need to be amended as well, since this would only impact private property.
- The City also has a storied history with the regulation of alcohol in general. Planning staff has written a white paper on the matter **(Attachment 2)**, which was previously sent to Council, but is being included again given its relevance to the discussion about outdoor wine tasting.

Outdoor Amenities:

- With consideration given during the pandemic for additional outdoor seating, leniency was also granted for many of the outdoor amenities that were put in place to serve those guests.
- Temporary outdoor heaters do not require a permit, however they must be placed and maintained in

conformance with the Fire and Building Code. Repeat violations are a very common occurrence. Stricter penalties for improper placement could result in fewer recurring violations.
- Outdoor lighting may be permitted in accordance with the Zoning and Building Codes, including with review by the Planning Commission for conformance with the City's lighting guidelines. Nearly 1/3 of the lighting installed for the additional outdoor seating is non-compliant.
- Broadcasting speakers are not permitted outdoors for any of these uses, per the City's Health and Safety Code (Link: CMC 8.56.085).
- The City's Zoning Code limits the size and number of outdoor signs (Link: CMC 17.40.030). In most cases, only one sign is allowed. Strict enforcement of this policy can create a fair advertising environment for all businesses.

Council Direction and Next Steps

Based on the information provided above, Council is being asked to provide direction on how to proceed with addressing the non-conforming outdoor seating and amenities remaining in the Village. Since there are three unique categories of non-conformities, the direction sought for each one is detailed below, along with suggestions for how to proceed:

Restaurants:

- Direction needed:
  - If a restaurant intends to apply for a Use Permit, should they be allowed to keep their additional un-permitted outdoor seating while they are in the process of obtaining that Use Permit from the City?
    - If yes, how long should they have to submit a complete application before the outdoor seating is required to be removed?
    - If no, how soon should all of the unpermitted outdoor seating be removed from a restaurant?
  - If a restaurant does not intend to apply for a Use Permit for additional outdoor seating, how soon should all of the unpermitted outdoor seating be removed?

- Staff Suggestion:
  - Allow restaurants to temporarily keep any additional outdoor seating that they intend to apply for under a Use Permit.
  - If a complete application (including fees) is not received by December 1st, 2023, then all unpermitted seating will need to be removed immediately.
  - For those restaurants not intending to apply for a Use Permit, all unpermitted outdoor seating must be completely removed by December 31st, 2023 or a date sooner as directed by Council.

Wine Tasting Shops:

- Direction needed:
  - Should the City embark on amending the Wine Tasting Policy, Zoning Code, and Local Coastal Program to make it permissible for wine tasting shops to operate outdoors?
    - If yes, where should this effort fall in the list of other City Council Strategic Priorities?
      - **NOTE:** If Council chooses to amend regulations, outdoor wine tasting would still be unpermitted until those new regulations are in place. Therefore, they would still need to cease operations, unless Council adopted an interim ordinance.
    - If no, how soon should all wine tasting shops remove outdoor seating from their

premises?

- Staff Suggestion:
    - Do not undertake regulatory updates to allow outdoor wine tasting at this time due to the volume of other City initiatives in process.
    - Require all unpermitted outdoor wine tasting to be completely removed by the date set previously by council of December 31st, 2023, or sooner.

Outdoor Amenities:

- Direction needed:
    - Should strict enforcement of the following amenities begin immediately?
        - Heaters (allowed, but in compliance with Building and Fire Code)
        - Lighting (allowed, but in compliance with Lighting Standards)
        - Signage (allowed, but in compliance with Sign regulations)
            - If no, how long of a grace period should be granted?

      Should the City update the Municipal Code to allow for outdoor speakers?
        - If yes, where should this effort fall in the list of other City Council Strategic Priorities?

          NOTE: If Council chooses to amend regulations, outdoor speakers would still be unpermitted until those new regulations are in place. Therefore, they would need to be removed immediately, unless Council adopted an interim ordinance.

- Staff Suggestion:
    - Begin strict enforcement of non-compliant outdoor amenities immediately, with a requirement for corrective action within five (5) business days of notice.
    - Do not undertake regulatory updates to allow outdoor speakers at this time due to the volume of other City initiatives in process.

ENVIRONMENTAL REVIEW:

Not Applicable. As a report and request for direction only, this action will not result in a direct or indirect physical change in the environment. Nothing is being approved by the City Council at this point. Therefore, the action does not qualify as a "project" as defined in section 15378 of the CEQA Guidelines, and is not subject to environmental review.

FISCAL IMPACT:

Direction from Council on how to address outdoor seating and amenities has no additional fiscal impacts on the City. Any staff time associated with this work would be part of the adopted City Budget.

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

Attachment 1) City's Adopted Wine Tasting Policy

Attachment 2) Alcohol Whitepaper

City of Carmel-by-the-Sea
Wine Tasting Policy

(3/3/2015)

Purpose

To establish guidelines for the review and approval of wine tasting facilities in the Central Commercial and Service Commercials Districts in the downtown.

Policy

The General Plan encourages a balanced mix of uses that serve the needs of both local and non-local populations. The Planning Commission recognizes the demand for establishing wine tasting facilities but also recognizes that their proliferation could impact the balanced mix of uses that the General Plan encourages.

Definition

A wine tasting room is a stand-alone establishment with a Duplicate Type 02 ABC license, in which the primary purpose to encourage patrons to purchase wine for off-site consumption. Establishments should not operate as a wine bar, where the primary purpose would be for patrons to consume wine on premise other than for the purpose of wine tasting. It is recognized that tasting rooms host occasional promotions and special events to encourage sales and marketing of wine for the education and development of current and potential customers.

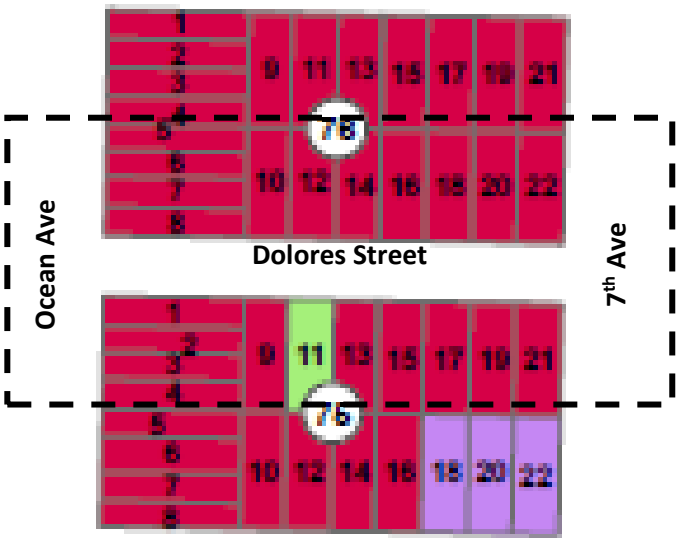
The following standards are recommended and shall be considered by the Planning Commission in its review of wine tasting permits:

1. Wines originating from Monterey County Vineyards and Wineries and locating their off-site tasting rooms in Carmel are desired and strongly encouraged. The tasting room should have a Duplicate Type 02 ABC license of a primary Type 02 ABC licensed winery located within Monterey County. All wines stored, displayed, and offered for sale and tasting should have been produced in a Type 02 Bonded Winery located in Monterey County with the vast majority (i.e. 75% or more) from grapes grown in Monterey County.
2. No more than three wine tasting Use Permits for new locations shall be issued within any 12-month period. To encourage diversity in the Commercial District, retail wine tasting shops located north of Ocean Avenue are strongly encouraged.
3. A wine tasting room may be permitted a limited number of special events specified through the Use Permit for the purpose of marketing and educating current and potential customers on wine.
4. In order to avoid the appearance of a bar, the wine tasting service and seating area should generally be limited to no more than 30% of the floor area of the retail space. The remaining area should primarily consist of wine-related retail display.
5. In general, the size of the retail and wine tasting area combined (office and storage excluded) should be no larger than 1,000 square feet.

6. Tasting should only involve traditional wine based products such as still wines, sparkling wines or Port-type products, no other alcoholic beverages should be permitted to be tasted or purchased.
7. The maximum serving size should be 2 ounces per serving. Customers should not be permitted to drink bottles of purchased wine in the store and no wine tasting should take place on public property.
8. Light snacks such as cheese, crackers, and bread may be served; however, meals are not permitted.
9. In order to encourage diversity and maintain a balanced mix of uses, no more than five establishments offering tasting should be permitted within any standard two-block area as depicted in Figure 1.* For smaller blocks including Blocks 70, 71, 72, and 73; or for other blocks in which these boundaries do not apply, the Planning Commission shall consider proposals on a case by case basis that meet the intent of this density limitation.
10. Night time hours should generally be limited to no later than 9:00 p.m.
11. Wine tasting associated with other uses such as retail food, art galleries, clothing stores, and the like is discouraged.

*For the purposes of this policy a "standard two-block area" would include all commercial spaces on both sides of a street located between the next two cross streets. The cross streets at the end of the blocks are also included up to the mid-point of each block.

Figure 1: Example of Standard Two-block Area (max 5 wine tasting establishments)



Addendum (8/10/16)

Wine Tasting Room Events

Routine Events: These are normal business activities that are strictly for the purpose of promoting wines sales. These events generally do not involve a large number of attendees, live music, or any activities outside of the building. Wine tasting rooms are allowed e a maximum of 2 routine events per month and a total of 24 routine events per year. Routine events include activities such as wine club events, library tastings, and pairing functions, such as wine and chocolate, wine and cheese, or pairings with other food products that are not classified as full meals.

Special Events: Special events are permitted live music and can be held for general social functions that may or may not be for the purpose of promoting wine sales. Pursuant to Municipal Code Section 9.16.030, the business is allowed a maximum of 4 special events per year, subject to written authorization from the Community Planning and Building Director upon review of each specific request.

* A Live Music Use Permit is required for regular live music (CMC 9.16)

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

TO: Brandon Swanson, Community Planning and Building Director
FROM: Katherine Wallace, Associate Planner
DATE: August 10, 2022
SUBJECT: History and Policies on Alcohol in Carmel-by-the-Sea

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SUMMARY
At the turn of the twentieth century, the Carmel Development Company envisioned the village as "a place where liquor, even in the privacy of the home, could never be found."[1] Today, Carmel-by-the-Sea has nearly twenty wine tasting rooms, three permitted bars, two liquor stores, and numerous dining establishments with liquor licenses. The following background describes the history of restrictive liquor deeds in Carmel, Prohibition-era policies and the legal challenges that followed, the rise of wine tasting shops, and the designation of Carmel's three permitted bars. This paper also describes the impact of the Covid-19 pandemic on outdoor drinking and hours of operation, and provides the current municipal code regulations as it relates to drinking places, restaurants with bars, and wine tasting shops. The background content is followed by preliminary staff recommendations for consideration. In 1957, the *Monterey Peninsula Herald* reported on liquor regulations in Carmel-by-the-Sea, noting, "the subject of liquor is broad, controversial, and occasionally bewildering." This holds true today.

TIMELINE
Late 1880s: Honore Escolle and Santiago Duckworth convey more than 500 lots free of restrictive liquor clauses, and 134 lots with restrictive liquor clauses in what is now Carmel-by-the-Sea.
1902: The Carmel Development Company begins selling remaining lots with restrictive liquor clauses as standard deed language.
1920-1933: Nationwide Prohibition in effect.
1933: Carmelites vote 449 to 259 in favor of permitting the sale of 3.2% beer and light wine (declared by Congress as non-intoxicants and thus not in violation of the property deeds).
1934-1936: California Superior Court case Carmel Development Company vs. Espindola's results in the undoing of Carmel as a dry city.
1955: CA Department of Alcoholic Beverage Control established (replacing State Board of Equalization).
1956-1957: Liquor licenses for Hearthstone Bar and Pink Elephant liquor chain contested but upheld.
2003: Planning Commission grants first wine tasting shop use permit to Galante Family Winery.
2011: With ten tasting shops in operation, the Wine Tasting Policy is adopted.
2014: Moratorium on new wine tasting establishments.
2015: Wine Tasting Policy revised, with an addendum approved in 2016; Planning Commission formally identifies Carmel's three legal drinking places (bars) permitted in the municipal code as Sade's, A.W. Shucks, and Barmel.

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[1] Superior Court of the State of California, County of Monterey. Carmel Development Company vs. in Inc.; Isabel A. Leidig. Case No. 15,304. Defendant's Brief (June 5, 1936).

2020-present: Covid-era exceptions made for outdoor drinking and hours of operation under the City's Proclamation of a Local Emergency.

BACKGROUND

Restrictive Liquor Deeds

In the late nineteenth century, landowner Honore Escolle conveyed 324 acres of what is now Carmel-by-the-Sea to Santiago J. Duckworth. The land was sold without any deed restrictions against the use and sale of liquor. Duckworth envisioned the area as a Catholic summer retreat and hired W.C. Little and Davenport Bromfield to survey and map "Carmel City." Beginning in 1888, Duckworth began to sell individual lots. Escolle and Duckworth together sold more than 500 lots free of restrictive liquor clauses, 90 of which were located in the business district. However, 134 other lots sold by Escolle and Duckworth *did* have a liquor restriction clause in their deeds. The grantors had come to recognize "the selling quality of 'dry territory'" and began to include restrictive clauses in their later conveyances to attract temperance-minded buyers.

In 1902, the Carmel Development Company was incorporated by partners Frank H. Powers and J. F. Devendorf. Powers and Devendorf amassed unsold properties from Escolle and Duckworth, filed a map of Carmel-by-the-Sea with the County Recorder, and began selling lots to the public.[2] Whereas Escolle and Duckworth were financially motivated to restrict the use and sale of liquor to attract buyers, the founders of the Carmel Development Company felt a moral responsibility to keep liquor and its associated ills out of the community. The Carmel Development Company incorporated restrictive liquor clauses as part of its standard deed language. If a grantee was found in breach of the clause, the Carmel Development Company reserved the right to access and repossess the property.

The standard deed language read: "*[Grantees] will not sell, exchange or give away intoxicating liquor of any kind thereon and will not use or employ, nor directly or indirectly suffer, allow or permit any other person or persons whatever to use or employ said land or premises hereby sold, or any improvements which are now or maybe hereafter placed thereon, or any part thereof, for the purpose of selling, exchanging, bartering, delivering or giving away any spirituous of malt intoxicating liquors, wine or cider, and in case of breach of this covenant [the whole of the estate] shall immediately revert to and become the property of [the grantor, which] expressly reserves to itself, its successors and assigns, the right to enter upon said land and premises, and to take absolute possession thereof of any and all improvements thereon for and upon the breach of the aforesaid conditions."*[3]

While many residents were temperance minded, other Carmelites did imbibe. Specifically, the artists and writers of the c.1906 to 1915 era who held abalone feasts with red wine on the beach.[4]

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[2] Powers and Devendorf acquired all unsold lots from Escolle and Duckworth in 1900 before incorporating in 1902.

[3] Restrictive liquor clause included as standard language in Carmel Development Company deeds.

[4] "A Little Slip Here and There, and Carmel, a Dry Town, Became Wet; Mrs. Dummage Remembers When." *Monterey Peninsula Herald* (March 30, 1951). These feasts are known to have occurred at Point Lobos and Carmel Beach.

Prohibition and the post-Prohibition Era

The liquor restrictions were ubiquitous, but Carmel was not bone-dry.[5] The most notable exemption was the 1923 Palace Drug Company deed, which allowed for lawful possession of intoxicating liquors for the purpose of sale.[6] The Palace Drug Company, located on the north block face of Ocean Avenue between San Carlos and Dolores (now, Carmel Drug Store), sold liquor for medicinal use. At the time of the deed conveyance, Carmel was subject to national prohibition disallowing non-medicinal liquor consumption. The 18th Amendment, passed by Congress in 1917 and ratified in 1919, prohibited the manufacture, sale, or transportation of intoxicating liquors.[7] While Carmel appears to have largely complied, there are accounts of Canadian liquor smuggled from British Columbia to the Central Coast during prohibition. The book, *Rumrunners: Liquor Smugglers on America's Coasts, 1920-1933*, describes a smuggler syndicate that "landed shipments of liquor at isolated spots near Pebble Beach, Pacific Grove, and Carmel-by-the-Sea."[8]

Nationwide prohibition was in effect from 1920 to 1933. In December 1933, federal prohibition was repealed with the ratification of the 21st Amendment. However, because the 21st Amendment allowed prohibition to be maintained at state and local levels, Carmel was faced with how to handle liquor on a local level.[9] To complicate the matter of local vs. state control over liquor regulation, in California, powers of taxation and regulation of the manufacture, distribution, and sale of alcoholic beverages were given to the California State Board of Equalization in 1933. Alcohol could now be transported and held in possession in Carmel (with the Council powerless to say otherwise), but the city could continue to prohibit sales of alcohol if it wished. Many Carmelites - particularly members of the business community - wanted alcohol legally sold in town. An opinion ad run in the *Pine Cone* questioned how Carmel "could deprive its business people of the revenue which beer will give them, and to force that revenue 'over the hill'" to Monterey, where Carmel shoppers go for beer and are likely "apt to heed the 'specials' and sales talks of

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[5] Deeds were conveyed by the Carmel Development Company to the school district, the water company, and Del Monte Properties company containing no liquor restrictions; several residential and business lots also were free of restrictions. Some exceptions were made for people who wanted to imbibe in the privacy of their own homes. Additionally, in 1913 and again in 1917, the Pine Inn was conveyed by a deed which contained the standard liquor restriction but also contained a special provision permitting liquor to be served with meals with a table license. However, it appears as though the Pine Inn did not serve liquor despite the provision and the Pine Inn was thereafter re-acquired by the plaintiff who then sold it again with the restriction in place. "Letter to Mr. Prince, Carmel Development Company Secretary, from Morrison, Hohfeld, Foerster, Shuman & Clark" (April 1, 1936), on file at the Henry Meade Williams Local History Department; Superior Court of the State of California, County of Monterey, Case No. 15,304, Carmel Development Company vs. Espindola's, Inc., "Opinion and Decision" of Judge H.G. Jorgensen (September 1936).

[6] Deed from Carmel Development Company to Palace Drug Company (April 11, 1923). The Carmel Development Company later claimed this applied to medicinal liquor use only. Because the deed was drafted during Prohibition, they thought it unnecessary to specify otherwise.

[7] The 18th Amendment did not prohibit the consumption, private possession, or production of alcohol for one's own consumption. The Volstead Act was enacted in 1919 to enforce the 18th Amendment. In March 1933, the Cullen-Harrison Act amended the Volstead Act, permitting the manufacturing and sale of low-alcohol beer and wine (up to 3.2%).

[8] Anne Funderburg, *Rumrunners: Liquor Smugglers on America's Coasts, 1920-1933*. McFarland & Company, Inc. Publishers (2016), p.166. No additional information is provided specific to Carmel-by-the-Sea.

[9] *Carmel Pine Cone* (February 20, 2015); "Sweet A-d-e-l-i-n-e! Beer May Be Sold Here After All," *Carmel Pine Cone* (March 24, 1933), 12.

the merchant, and buy other things at the same time."[10] If losing potential revenue to Monterey wasn't reason enough, "doctors say beer is a wholesome body building beverage"![11]

But not everyone wanted alcohol - even 3.2% beer and light wine - sold within Carmel's boundaries. An anonymous editorial in the *Pine Cone* urged caution on the matter, noting, "We have been some thirty years without a sales place for liquors of any kind, doing very fairly…Perhaps the sale of 3.2 per cent beer in original packages at grocery stores and elsewhere, and served by hotels and restaurants with meals, would not create any problem of the kind. Again, perhaps it might. It's a chancy decision."[12]

Unsurprisingly, this issue swiftly became a hot-button political issue. How could Carmel determine the risk of legalizing 3.2% beer? Then-mayor John Catlin supported an experiment to test beer's intoxicating strength. "Under terms of the experiment, Mayor Catlin would appoint six prominent residents of the village, possibly artists and writers (well known for their capacity) to try out the beer. Each would be given six bottles to partake within the limited space of an hour. If at the end of the hour, the participants of the experiment can tell their correct names, walk a straight line and refrain from singing in a high tenor voice Sweet A-d-e-l-i-n-e, Mayor Catlin is willing to be convinced that 3.2 per cent beer is non-intoxicant."[13] Research has not determined whether the experiment was ever carried out.

A vote was scheduled for May 1933 to determine whether 3.2% beer should be allowed for sale in Carmel.[14] In April, a month prior to the vote, the *Pine Cone* reported "every wet and every dry voter in Carmel is already being solicited to cast votes for or against the sale of beer…house to house canvassing is reported."[15] The *Pine Cone* article, "Beer Foams to Splash Legally as Carmel Goes Dripping Wet," reported a win for the "wets", with "449 votes for the sale of beer while the drys only had 259 ballots on their side." Carmel, "known in temperance circles as a dry community" would now allow beer and light wine sold openly in local stores and restaurants, under state regulations.[16] The article was sure to specify that "the clause in all Carmel property which prohibits the sale of liquor will have no effect on beer and light wines, both beverages having been declared by Congress as non-intoxicant. Under present federal regulation, the stronger liquors will be sold from drugstores under the prescriptions given out by

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[10] "Vote for Beer," *Carmel Pine Cone* (May 12, 1933), 2.

[11] Ibid.

[12] "3.2 percent," *Carmel Pine Cone* (March 31, 1933), 9.

[13] "Can Carmel's Elite Hold Their Liquor? Tests May Expose Them," *Carmel Pine Cone* (April 14, 1933), 1.

[14] "Beer Question to be Decided by Special Election May 15," *Carmel Pine Cone* (April 14, 1933), 4; "Carmel to Vote on Single Beer Proposition May 15th," *Carmel Pine Cone* (April 28, 1933), 12; "Beer Foams to Splash Legally as Carmel Goes Dripping Wet." *Carmel Pine Cone* (May 19, 1933), 1-2.

[15] "Beer Issue to Warm Political Hearts as Election Date Nears" *Carmel Pine Cone* (April 21, 1933), 1.

[16] "State Will Control Licenses," *Carmel Pine Cone* (April 28, 1933), 9. California state law in 1933 specified that licenses must be granted for alcohol sales in original, unbroken packages, for use off premises, at ten dollars a year; and to restaurants, coffee houses, hotels and cafes, to be drunk with meals served, at fifty dollars a year. Any bona fide applicant, unless he may have at some time been convicted of a felony, can get a license.

physicians without violating the clause of the property deeds."[17] Restaurateurs reported the first day of legal beer - May 24, 1933 - resulted in "a large sale of the beverage."[18]

With the beer and light wine issue settled, attention turned to liquor and the restraining clauses in the Carmel Development Company deeds which encompassed most, but not all properties in Carmel.[19] The Palace Drug Store deed recorded in 1923, during Prohibition, did permit the sale of liquor, "it being understood in connection herewith that such possession, sale, exchange or otherwise disposing of intoxicating liquors shall be in strict accordance with the laws of United States of America, the State of California and the County of Monterey, as the same may now or hereafter exist."[20] Because liquor became legal on a federal level post-Prohibition, this language led to the undoing of Carmel as a dry city. As the deed specified strict accordance with the laws of the United States, the Carmel Development Company could no longer legally restrict the Palace Drug Store's liquor sales to medicinal use only.

Other local businesses took note and wanted to join the lucrative liquor market as well. Espindola's, a grocery store on Ocean Avenue (Block 71, Lot 2), took the issue to the California Superior Court in 1934-36. Proceedings of the case revealed dozens of early deeds conveyed without restrictions by grantors Honore Escolle, S. J. Duckworth; Frank H. Powers and/or Jane G. Powers; and the Carmel Development Company. Judge H.G. Jorgensen found that the number of exceptions and properties without any restrictive liquor clauses - even if they never actually sold liquor - collectively invalidated the Carmel Development Company's general plan of Carmel as a dry city. The defendants argued the plaintiff knew about infringements and took no enforcement actions, in effect condoning the activity. As plaintiff, the Carmel Development Company argued the liquor restrictions were for "the moral uplift and social betterment of the community," and any exceptions - specifically, the Palace Drug Company - were made inadvertently. Judge Jorgensen ruled in favor of the defendant, and wrote in his Opinion and Findings, "In consideration of all the facts it does seem that various deviations of the plaintiff require too much explaining...While the plaintiff undoubtedly had in mind that the National Prohibition Law and the 18th Amendment would take care of the situation, and the restrictions were unnecessary, and while it is true that it did not intend to permit the unlimited sale of liquor, nevertheless it certainly did intend to relinquish its own power to prevent the sale" and the general plan vision of Carmel as a bone dry town "must be considered to have been abandoned in the legal sense."[21]

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[17] Ibid, 2.

[18] "Beer Flows in Carmel for the First Time in its History," *Carmel Pine Cone* (May 26, 1933), 1-2. Licenses to sell bottled beer were given to El Fumidor, Leidig's, Ewig's, Minges', Dolores Grocery and Espindola's. Licenses to sell beer with meals were given to The Chop House, Carmeleta, Curtis' Candy store, Romy Lane and Whitney's.

[19] Though legally free to do so, unrestricted properties such as the school district and water company properties had never sold liquor and the Carmel Development Company never intended they would. There are assertions that the Pine Inn illegally sold wine despite its amended restrictive deed and the Carmel Development Company did not nothing about it. "A Little Slip Here and There, and Carmel, a Dry Town, Became Wet; Mrs. Dummage Remembers When." *Monterey Peninsula Herald* (March 30, 1951).

[20] Palace Drug Company Deed (April 11, 1923), on file at the Henry Meade Williams Local History Department.

[21] Jorgensen, "Opinion and Decision."

Bars opened at once and grocery stores added liquor departments.[22] In 1955, the California State Constitution was amended to reassign regulation duties from the State Board of Equalization (first instituted in 1933) to the new Department of Alcoholic Beverage Control (ABC). Liquor licenses were issued by the ABC but Carmel's land use and zoning laws restricted the location of licenses. City Ordinance 122 NS provided that liquor be sold only in the downtown area between 6th and 7th streets and Mission and Monte Verde, unless liquor sales were in conjunction with another business and subordinate to it (such as a grocery, restaurant, or drug store).[23]

Liquor license applications for the Hearthstone Bar and Restaurant and the Pink Elephant (a national liquor store chain) were hotly contested in 1956 and 1957. The proposed locations of these establishments would be within a block of one another, bordering Carmel's residential area. When the Hearthstone Bar and Restaurant was permitted to transfer their on-sale (on-premises) liquor license from their original Ocean Avenue location to a new proposed location across from Devendorf Park, outraged community members appealed.[24] Similarly, when the ABC granted the Pink Elephant an off-sale (take-away) liquor license at NW 6th and Torres (now, Surf and Sand), the community appealed. ABC held that the area in question was zoned as commercial and that to limit special control to liquor in "so-called buffer areas adjoining residential areas" was discriminatory and "the section of the ordinance in question steps beyond the field of zoning into the field of regulation," in conflict with the ABC's realm of power.[25]

In 1957, there were 23 licensed liquor outlets, all in the downtown business district.[26] Residents felt the character of Carmel was under assault. "Crisis in Carmel" headlined the *Monterey Peninsula Herald* in March 1957; the author warned if the Pink Elephant and Hearthstone licenses were not overturned, then "the traditions of half a century will have been shattered and Carmel will be on the road to honky-tonk."[27] A town hall discussion titled "The status of beverage alcohol and its impact on civilization" was held February 1957 and lasted three hours.[28] The ABC ultimately ruled Ordinance 122 NS invalid and upheld their decision.[29]

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[22] "A Little Slip Here and There, and Carmel, a Dry Town, Became Wet; Mrs. Dummage Remembers When." *Monterey Peninsula Herald* (March 30, 1951).

[23] "Carmel Liquor License Move is Approved," *Monterey Peninsula Herald* (October 4, 1956).

[24] The new location to a residential zone was permitted because the Hearthstone was primarily a restaurant, with liquor sales subordinate.

[25] "Carmel Mayor Promises 'Fight to End' In the Case of Pink Elephant," *Monterey Peninsula Herald* (February 16, 1956).

[26] Carmel Protective Association, "Crisis in Carmel." *Monterey Peninsula Herald* (March 8, 1957). The article does not specify the breakdown of uses (restaurants, bars, and/or liquor stores).

[27] Carmel Protective Association, "Crisis in Carmel." *Monterey Peninsula Herald* (March 8, 1957).

[28] "Panel Presents Varied Views on Liquor Topic: Townhall Discussion in Carmel." *Monterey Peninsula Herald* (February 13, 1957), 13.

[29] "New Fight on Liquor in Carmel," *Monterey Peninsula Herald* (January 18, 1957); "Carmel Liquor Hearing Monday at City Hall," *Monterey Peninsula Herald* (February 7, 1957); "Liquor License Move Protested in Carmel," *Monterey Peninsula Herald* (February 11, 1957); "Mayor Clarifies City Action on Liquor," *Monterey Peninsula Herald* (February 15, 1957); "Opposition to Carmel Liquor License Mounts," *Monterey Peninsula Herald* (March 15, 1957), 2.

Wine Tasting Shops

Wine Tasting Shop. Establishments primarily engaged in the retail sale of wine for off-site consumption and as an ancillary use includes the service of wine for on-site consumption (CMC 17.68.050).

The sentiment of Carmel in crisis persisted throughout the twentieth century but dissipated in part due to the rise of wine tasting rooms in the early 2000s and the associated tourism boost. Tourism has always been foundational to Carmel's identity, and it is unsurprising that merchants responded to the tastes of Carmel's visitor population. On December 3, 2003, the Planning Commission granted the earliest recorded use permit for a wine tasting shop. UP 03-39 (Galante) allowed for the establishment of a liquor store (SIC 592) as a primary use with wine tasting (categorized as a drinking place, SIC 5813) as an ancillary use. The permit specified the following:

1. The use will sell locally produced wine products and related goods and provide a wine tasting area. No distilled spirits are authorized;
2. The business's public hours shall be limited to 9:00 a.m. to 8:00 p.m. seven days a week;
3. No products or merchandise not associated with the liquor store/wine shop or wine tasting shall be permitted;
4. No more than 20% of the commercial floor area shall be allowed for wine tasting;
5. The wine tasting area shall not be operated as a bar. Approval of this permit does not authorize the selling of mixed alcoholic drinks or the serving of full-sized servings for consumption on site. All wine tasting and consumption shall be confined to the building interior; and
6. The proposed use shall maintain a reasonable noise. During the hearing, Planning Commissioner Cunningham inquired about the tasting aspect of the establishment, to which Mr. Jack Galante responded that very small samples would be provided to patrons who were purchasing wine and that it was not a drinking establishment.[30]

The following year, in February 2004, the Planning Commission approved Southern Latitude Wines on Lincoln Street as the town's second wine tasting shop (no longer in business). The *Carmel Pine Cone* reported, "After receiving assurance that wine-sipping patrons would not be allowed to loiter in the courtyard with their glasses or stand around blocking the doorway to the shop, the commission unanimously approved the use permit."[31]

Subsequent years saw local restaurateurs embrace and encourage wine tasting.[32] It appears as though there were both dedicated wine tasting shops and other businesses (restaurants) that offered wine tasting privileges. Applications for dedicated wine tasting shops were evaluated based on whether or not they were consistent with past Planning Commission approvals. A staff report authored in 2010 for the Wrath Wines use permit states: "In previous decisions the Commission has typically included the following

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[30] UP 03-39 (Galante) was approved under a previous city code. CMC 17.06.036 allowed for drinking places and liquor stores as a conditional use and required adoption of general findings, and CMC 17.10.010 allowed for a secondary use to exceed 10% of the total floor area with approval of a use permit by the Planning Commission if specific findings could be made.

[31] *Carmel Pine Cone* (February 12, 2004), 6A.

[32] *Carmel Pine Cone* (December 8, 2006), 18A.

restrictions to ensure that the business does not function as a drinking establishment: serving sizes shall be no greater than 2 ounces; the sale of alcohol is limited to wine; limited hours of operation (close by 10:00 p.m.); and limiting the area devoted to wine tasting."[33]

On November 10, 2010, the Planning Commission appointed a subcommittee to evaluate the City's requirements on processing requests to offer wine tasting and whether new requirements should be considered. The subcommittee found that the Commission had approved ten wine tasting use permits since 2003, and staff continued to receive frequent inquiries regarding potential new establishments.

Carmel's first official Wine Tasting Policy was adopted at the June 23, 2011 Planning Commission hearing with the stated purpose "to establish guidelines for the review and approval of wine tasting facilities in the Central Commercial and Service Commercials Districts in the downtown."[34] Even with the Wine Tasting Policy in effect, wine tasting shops proliferated. They functioned as wine tasting rooms rather than retail shops that offered ancillary wine tastings, as intended. Another issue with the 2011 Wine Tasting Policy was its failure to define a Monterey County wine. The 2011 Wine Tasting Policy stated a strong preference for tasting rooms featuring local wines; however, how to define a 'Monterey County' wine proved problematic. Did wine need to be made from grapes grown *and* produced locally? In 2014, Mr. Jack Galante of Galante Family Winery spoke to the City Council on behalf of some dozen tasting rooms. Galante expressed that the existing policies were confusing and that a moratorium should be enacted, saying, "It is time that the city set specific policies…having grapes grown in Monterey County is essential."[35] On April 1, 2014, Ordinance 2014-03 established a moratorium on the processing of use permits for new wine tasting establishments. Ordinance 2014-05, passed May 6, 2014, extended the moratorium for an additional ten months and 15 days.

Former Planning Director Mullane and staff spent the summer and fall 2014 coordinating Wine Tasting Subcommittee meetings and soliciting input from stakeholders, including Carmel Wine Walk-by-the-Sea, Carmel Residents Association, Monterey County Wine Growers Association, and the Carmel Chamber of Commerce. Wine Tasting Subcommittee Workshops held January 13 and 15 proposed changes to the existing policy, and Planning Staff drafted additional changes on January 27, 2015.

The updated Wine Tasting Policy was adopted by City Council March 3, 2015.[36] Much of the previous (2011) policy was retained. Changes in the definition of "wine tasting room" included the following:

- Define wine tasting rooms as a "stand-alone establishment";
- Reiterate that the purpose is for tasting *not* drinking; and
- Recognize that tasting rooms host occasional promotions and special events.

The primary changes in the review standards for Tasting Rooms included the following:

- Should have a Duplicate Type 02 ABC license;
- No more than three permits for new tasting rooms will be issued within any 12-month period;

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[33] Carmel Planning Department, Staff Report for Wrath Wines (2010).

[34] Wine Tasting Policy (June 23, 2011). The Wine Tasting Policy does not appear to have been reviewed or adopted by the City Council.

[35] *The Carmel Pine Cone* (April 4, 2014), 1A.

[36] "Council agrees to more restrictions on tasting rooms." *Carmel Pine Cone* (March 6, 2015), 6A.

- Should be no larger than 1,000 square feet;
- Can serve light snacks but no full meals;
- Should be open no later than 9:00 pm; and
- Should not be combined with other uses such as food markets, art galleries, or clothing stores.

The Council debated over the language of "should" vs. "shall" and decided on "should."[37] Making the new policy mandatory via the use of "shall" was thought to invite discrimination lawsuits so the Council decided on strongly worded policy guidelines instead. The new policy limited new operations to stand-alone rooms operated by wineries located in Monterey County and which only serve wines made from at least 75% Monterey County grapes. The Planning Commission reviewed the newly adopted policy just a few months later, on May 11, 2015, to determine if any revisions were needed; they found none. An Addendum to the Wine Tasting Policy was authored August 10, 2016. The addendum distinguished routine vs. special events, defined both and outlined associated rules.

Note that while the Wine Tasting Policy almost exclusively uses the term, wine tasting "room," the municipal code uses wine tasting "shop." Per CMC 17,14,040.J.5, wine tasting shops must adhere to the city's wine tasting policy, must maintain a 200-foot distance from another use selling distilled spirits intended for either on-site or off-site consumption; maintain a 100-foot minimum distance from an R-1 district; and are permitted in the CC and SC districts with the issuance of a conditional use permit.

[37] "Council agrees to more restrictions on tasting rooms." *Carmel Pine Cone* (March 6, 2015), 6A.

Approved Wine Tasting Shops in Operation in Carmel-by-the Sea

No.	Name	Use Permit No.	Hours	ABC License	Year Approved	Primary/ Secondary
1.	Galante Vineyards	03-39	9 AM-8 PM	Type 02	2003	SIC 592 (Liquor)/SIC 5813 (Drinking Places)
2.	Windy Oaks Estate	04-03	9 AM-8 PM	Type 02	2004	SIC 592 (Liquor)/SIC 5813 (Drinking Places)
3.	Vino Napoli	09-01	10 AM-10 PM	Type 02	2009	445310 (Liquor Store)/ 722410 (Drinking Place)
4.	Wrath Wines	10-22	10 AM-10 PM	Type 02	2010	445310 (Liquor Store)/ 722410 (Drinking Place)
5.	Caraccioli Cellars	10-13	10 AM-10 PM	Type 02	2010	445310 (Liquor Store)/ 722410 (Drinking Place); 448140 (Clothing Store); 448140 (Book Store)
6.	Lepe Cellars	11-01	8 AM- 10 PM	Type 02	2011	453920 (Art Gallery)/ 722410 (Drinking Place)
7.	Scheid Vineyards	11-11	8 AM-10 PM	Type 02	2011	Retail Sales 85% / Wine Tasting 15%
8.	Shale Canyon Wines	12-11	8 AM-10 PM	Type 02	2012	Retail Sales 70% / Wine Tasting 30%
9.	De Tierra Vineyards	12-17	10 AM-8 PM	Type 02	2012	Retail Sales 70% / Wine Tasting 30%
10.	Albatross Winery/Kori Wines	13-09/BL 18-336	10 AM-9 PM	Type 02	2009	Retail Sales 63% / Wine Tasting 37%
11.	Dawn's Dream Winery	13-15	12 PM-7 PM	Type 02	2013	Retail Sales 75% / Wine Tasting 25%
12.	Silvestri Vineyards	13-04	10 AM-10 PM	Type 02	2013	Retail Sales 70% / Wine Tasting 30%
13.	Su Vecino Court	14-09	12 PM-8 PM	Type 02	2014	Retail Sales 75% / Wine Tasting 25%
14.	Hahn Family Wines	15-188	11 AM-9 PM	Type 02	2015	Retail Sales 71% / Wine Tasting 29%
15.	Blair Estate	17-140	9 AM-8 PM	Type 02	2017	Retail Sales 71% / Wine Tasting 29%
16.	Albatross Ridge	17-264	9 AM-9 PM	Type 02	2017	Retail Sales / Wine Tasting
17.	Manzoni Cellars	17-442	9 AM-9 PM	Type 02	2018	Retail Sales / 72.5% / Wine Tasting 27.5%
18.	Talbott Vineyards	18-150	11 AM-8 PM	Type 02	2018	Not specified
19.	Carmel Ridge Cellars	20-158	11 AM-8 PM	IP	2020	445310 (Liquor Store)/ 722410 (Drinking Place)

Wine Tasting Mixed with Other Uses						
	Surf N' Sand	07-10	Not specified	Type 21 & Type 42	2008	Full line market/wine and beer
	Cheese Shop	06-10	10 AM- 7 PM	Type 21 & Type 42	2006	445299 (Specialty Food Stores); 445310 (Beer, Wine, Liquor Store) / 442299 (Kitchenware); 4512 (Book Sales); 453991 (Tobacco Stores)
	Nielsen's Market	Not specified	Not specified	Not specified	Not specified	Not specified

Drinking Places

Drinking Places. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks (CMC 17.68.050)

Drinking Places are required to maintain a minimum 200-foot distance from another use selling distilled spirits intended for either on-site or off-site consumption, and are allowed only in blocks numbered 70 through 77, inclusive. The number of permitted drinking places is capped at three total (CMC 17.14.040).[38] Policy P1-22 of the General Plan requires the City to limit or reduce the number of drinking places; the numerical limit in the CMC implements this policy.[39]

The three permitted drinking places are presently Sade's (Lincoln Street between Ocean and 7th), A.W. Shucks (Ocean between San Carlos and Dolores), and Barmel (San Carlos between Ocean and 7th). The Planning Commission accepted the staff identification of these three drinking places at their September 23, 2015 meeting with a vote of 4-0 with one abstaining vote.

Sade's was established in 1926 at Ocean and Dolores, later moving west on Ocean between Monte Verde and Lincoln (to the present location of Portabella). In 1994, Sade's moved to its current location on the east block face of Lincoln Street between Ocean and 7th.[40] Sade's use permit (UP 93-47) specifies hours of operation of 11:00 am to 2:00 am. Sade's is the only establishment in the City without a food service.

A.W. Shucks was established in 1993 on Ocean between Dolores and San Carlos, taking the place of Maxwell McFly's, a bar that had been in use for many years. A.W. Shucks was permitted to add an ancillary food service through the approval of UP 93-45, which also specified "the applicant has agreed to reduce

[38] The three drinking place limit is also specified in CMC 17.56.010 and 17.56.020, Restricted Commercial Uses.

[39] Carmel-by-the-Sea General Plan, Land Use Element (adopted June 3, 2003) p.1-33.

[40] Note that the 200-foot minimum distance requirement was in place at the time of Sade's most recent location transfer; UP 93-47 measured the distance based on "shortest pedestrian route" rather than a radius measurement from lot lines.

the hours of operation to 11:00am to 11:00pm, five days a week, and to retain the 2:00am closing hour only on weekends."[41] The majority of the floor space of the business is occupied by the bar.

Carmel's third permitted drinking place is Barmel (UP 15-286), on San Carlos Street 2 NE of 7th Avenue. Barmel took the place of a previous restaurant/bar called Ody's Tavern.[42] Barmel historically operated solely as a drinking place but expanded food service in 1997 with approval of UP 97-22. The Planning Commission confirmed Barmel was still appropriately categorized as a drinking place at their September 23, 2015 meeting; the Commission voted to extend the closing hour to 2:00 am.

Carmel has historically had restaurants with both small and large bar components. Restaurants are allowed to have a bar or bar room as an ancillary use, with a requirement that only 20% of the seating be used at the bar (CMC 17.14.040.I)**.** Jack London's Bar & Grill (no longer in operation) had a larger bar component than most restaurants and was permitted to stay open until 2:00 am, but the primary use was still as a restaurant. Brophy's Tavern, NW of 4th and San Carlos (BL 15-434) has a bar-like appearance but operates under a restaurant designation. Brophy's Tavern is a non-conforming use located in the Residential and Limited Commercial Zoning District where neither restaurants nor drinking places are permitted. Brophy's allowed hours of operation are 8:00 am to 11:00 pm. Staff reconsidered the use designation in 2015 and recommended that Brophy's restaurant designation be maintained because it is a non-conforming use close to residential areas.

Liquor Stores

Liquor. Establishments primarily engaged in selling packaged alcoholic beverages such as ale, beer, wine and liquor (CMC 17.68.050)

Surf and Sand Liquors (UP 14-08; UP 07-10) is a longtime family-owned local business; Ryan Sanchez, grandson of the original owner, presently runs the store. In 2008, a staff report described Surf and Sand as a retail store where "wine and other alcoholic beverages make up approximately 50% of the use." A wine tasting bar within the store was approved in 2008 (UP 07-10). The store is located within 100 feet of the R-1 Zoning District. When Surf and Sand applied in 2013 to construct an expanded wine tasting area within their shop, the City acknowledged "this issue of proximity to the R-1 District was not identified by the City when the current use permit (UP 07-10) was approved in 2008" but the allowance "does not entitle a further expansion of the non-conformity."[43] The wine tasting room expansion was denied.

Carmel Liquors (BL 20-147) was established in 2020 on San Carlos between Ocean and 7th; it took the place of Lopez Liquors, established in 2011.

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[41] Presently, A.W. Shucks typically closes at 8:30pm and stays open until 9:00pm on Fridays and Saturdays.

[42] In 1984 the Red Lion restaurant/bar was issued Use Permit B.A. 84-52, which permitted hours of operation from 11:00 a.m. to 2:00 a.m. In 1997 the City issued Use Permit UP 97-22 for the Village Pub restaurant, which permitted hours of operation from 8:00 a.m. to 12:00 a.m. Barmel took over UP 97-22.

[43] Marc Wiener, Senior Planner, "Application Completeness Review" (March 7, 2013).

Covid-19

During the Covid 19 pandemic, the city issued a Proclamation of Local Emergency.[44] As a safety precaution, indoor dining and drinking ceased, but restaurants, wine tasting rooms, and bars were allowed to serve outdoors in temporary "parklets." The parklet spaces were allowed to stay open until 10:00pm. Prior to the pandemic, wine tasting shops closed at 6:00pm. While the 10:00pm policy resulted in extended hours for wine tasting rooms, it limited the hours for bars, which could be open until 2:00am previously.

Closing times for restaurants, bars, and tasting room parklets were discussed at the March 2, 2021 City Council meeting. It was determined that restaurants should close at 10:00pm (last seating at 10:00pm), tasting rooms should close at 7:00pm, and bar parklets could stay open past 10:00pm if they wished. Parker Logan, owner of Sade's Cocktails, requested to seat guests through 12:30 and close at 1:00 am; the Outdoor Seating Ad Hoc Committee (comprising Mayor Dave Potter and Councilmember Bobby Richards) found this to be a reasonable request and it was ultimately approved by City Council.[45]

Current Municipal Code

CMC 17.14.030 prescribes the land use regulations for the commercial districts. Schedule II-B, listed in CMC 17.14.030 identifies the land use regulations for Eating and Drinking Establishments: Drinking Places (ex. bars), Full-Line Restaurants, and Specialty Restaurants (ex. Coffee Shops). Pursuant to Table II-B, Drinking Places and Full-Line Restaurants are Conditionally Permitted in the Central Commercial (CC) and Service Commercial (SC) Land Use Districts. Specialty Restaurants are Conditionally Permitted in the CC Zoning District only. The following, evaluates the land use regulations pertaining to Eating and Drinking Establishments individually and as a combination of uses.

Drinking Places, Liquor Stores, and Wine Tasting Shops are defined in CMC 17.68.050:

Drinking Places. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks.

Liquor. Establishments primarily engaged in selling packaged alcoholic beverages such as ale, beer, wine and liquor.

Wine Tasting Shop. Establishments primarily engaged in the retail sale of wine for off-site consumption and as an ancillary use includes the service of wine for on-site consumption.

CMC 17.14.040.I.2, Drinking Places

[44] Chip Rerig, "Proclamation of Existence of a Local Emergency by the City Administrator" (March 12, 2020).

[45] Chappellet-Lanier, Tajha, "A Bar by Any Other Name," *Monterey County NOW* (March 1, 2021); Carmel-by-the-Sea City Council Meeting Minutes (March 2, 2021), p.5.

a) Minimum distance from another use selling distilled spirits intended for either on-site or off-site consumption: 200 feet.

b) Allowable locations: blocks numbered 70 through 77 inclusive, as shown on the map of Carmel-by-the-Sea.

c) Maximum number: three. See also Chapter 17.56 CMC, Restricted Commercial Uses.

d) See also subsection (I)(1) of this section, All Eating and Drinking Establishments.

CMC 17.14.040.I.3, Restaurant, Full Line

a) Any sale of alcoholic beverages shall be subordinate to this primary use.

b) Drive-in, formula and fast food establishments are prohibited.

c) Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.

d) The applications, menus and plans indicate that the business will primarily be a restaurant – full line, and that no more than 20 percent of the total number of seats are at a bar or in a separate bar room. If the use does not meet this standard, the standards in subsection (I)(2) of this section, Drinking Places, shall also apply to the use.

e) Customers shall be provided with individual menus while seated at a table or counter.

f) The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.

g) Outside seating may be allowed subject to Chapter 17.58 CMC, Design Review.

h) Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegars, oils and salad dressings shall be prepackaged and sealed.

i) Maximum number of food stores and/or restaurants located within structures fronting on Ocean Avenue: 15. See also Chapter 17.56 CMC, Restricted Commercial Uses.

j) See also subsection (I)(1) of this section, All Eating and Drinking Establishments.

k) Outdoor cooking devices are permitted on private property if designed and located to mitigate impacts to adjacent properties.

CMC 17.14.040.I.4, Restaurant, Specialty

a) Minimum size: 400 square feet.

b) Minimum number of customer seats on site: 14 seats. The customer seating area must be open to patron use during all hours of operation and the use must be managed to encourage on-premises consumption of food products.

c) Sales of soup, salads and sandwiches may be allowed in an amount up to 10 percent of sales.

d) The sale of alcohol is prohibited.

e) Drive-in, fast food, take-out or formula establishments are prohibited.

f) The service counter must be located within the interior of the business premises and arranged so that customers must first pass by or through the seating area to reach the counter and patron queues will be contained within the building.

g) Outside seating may be allowed, subject to Chapter 17.58 CMC, Design Review.

h) All products sold for consumption off the premises, other than frozen desserts, must be placed in covered containers or wrappings.

i) Cooking equipment is limited to indoor stoves and ovens.

j) Maximum number of food stores and/or restaurants located within structures fronting on Ocean Avenue allowed: 15. See also Chapter 17.56 CMC, Restricted Commercial Uses.

k) The operator of the use shall be responsible for the clean-up of all on-site and off-site litter generated by the use including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area. A practical plan for monitoring and implementing this standard shall be submitted for review with the application for use permit, and will be adopted as a condition of approval of the use.

l) See also subsection (I)(1) of this section, All Eating and Drinking Establishments.

<u>*Combining Uses*</u>: A Drinking Place is defined as *a business serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks.* To hold one of the three licenses for a drinking place, a business must serve beverages as a primary use and any additional use, including the service of food, is ancillary. Establishing an ancillary food service

(other than light snacks; i.e. nuts, pretzels, peanuts, etc.) with a Drinking Place may be permitted only through approval of a Conditional Use Permit issued by the Planning Commission as:

1. Serving food (restaurant, full-line or specialty) is not expressly permitted as an ancillary use for the Drinking Place use (CMC 17.14.040.B.2).

2. Serving food (restaurant, full-line or specialty) requires a use permit.

Establishing an ancillary food service would only be allowed with a full-line restaurant as alcohol is not permitted to be sold under a specialty restaurant classification.

To contrast, a full-line restaurant may provide ancillary alcohol sales when no more than 20% of the restaurant seats are located at a bar or separate bar room. Pursuant CMC 17.14.040.I.3.d (Full Line Restaurants), *The applications, menus and plans indicate that the business will primarily be a restaurant – full line, and that no more than 20 percent of the total number of seats are at a bar or in a separate bar room. If the use does not meet this standard, the standards in subsection (I)(2) of this section, Drinking Places, shall also apply to the use.*

1. If a full-line restaurant provides less than 20% of its seats at a bar or in a bar room, the business is classified as a full-line restaurant with permitted ancillary alcohol sales.

2. If a full-line restaurant provides more than 20% of its seats at a bar or in a bar room, the code classifies the use as a drinking place as the primary use and the restaurant as ancillary. As a use permit is required for either use, the Planning Commission may authorize the ancillary use (the restaurant) to exceed 10% of the primary use.

FUTURE CONSIDERATIONS

Carmel-by-the-Sea has wrestled with its policies on alcohol from its very founding. Property deeds have included alcohol restrictions since the late 1800s through to the post-Prohibition era. The mid-twentieth century saw liquor licenses challenged, while the early twenty first century brought a boom in wine tasting rooms. City law has changed with the times and today, it may be prudent to once again re-evaluate Carmel's approach to alcohol regulation.

When the Covid-19 emergency proclamation is rescinded, there will be increased urgency to clarify the City's policies on wine tasting shops and bars. The Covid era has served as a pilot program of sorts for expanded outdoor drinking in Carmel. While the existing Zoning Code and General Plan effectively disallow outdoor drinking areas for bars and tasting shops, there may be cause to re-evaluate this in the future, both for private and public property.

Option 1: Maintain Status Quo. The City could maintain the status quo, though residents and business owners cite a number of problematic conditions. The 200-foot minimum distance between properties with liquor licenses significantly limits available locations both for new businesses and for existing businesses looking to relocate. The 200-foot minimum distance rule has not been consistently applied

with tasting room approvals, resulting in an inequitable regulatory landscape for bars compared to tasting rooms. Wine tasting shops operate in the capacity of wine bars, in direct conflict with the retail function described in their use permits. There are numerous local restaurants that include a bar as an ancillary use, yet revenue breakdowns are not submitted to the City as proof of primary vs. ancillary bar use. In some cases, restaurants and bars are barely differentiated beyond their closing times. Something else to consider is that use permits for the three legal drinking places (bars) run with the land. If a bar goes out of business, the property owner may or may not choose to continue the use. Sade's UP 93-47 and A.W. Shucks UP 93-45 both state "this use permit shall become void and of no further force of effect upon termination or discontinuance of the use for any period of time exceeding six months."

Option 2: Codify and Enforce Policies Already in Place. The Wine Tasting Policy could be codified and better enforced. The use permits for the wine tasting shops and drinking places could be reviewed by code compliance and enforced. This option would involve consistent application of existing laws across all uses and establishments and would be viewed by the community as a tightening of restrictions.

Option 3: Loosen Restrictions. The City may choose to remove the 200-foot minimum distance requirement between all establishments with liquor licenses. Alternatively, the distance requirement could be removed for bars and tasting rooms but retained for liquor stores. The three-bar limit could be officially discarded, maintained, or expanded. Options for outdoor drinking and dining could be expanded (for public and/or private property).

Option 4: Create new use categories. The City could create new use categories, such as specialty and full-service drinking places. Wine tasting rooms could be re-categorized as specialty drinking places rather than primarily retail shops, and be permitted to serve in outdoor spaces (courtyards, passages, patios) within reason and subject to approval of ABC. The new use category approach would encompass potential future businesses, such as specialty beer or spirit tasting.

Whatever the approach, it is important that Carmel maintain a mix of uses per the General Plan and prioritize equitable policies for our business community.