



Carmel Residents Association

The Future of Development and Protecting the Character of Carmel-by-the-Sea

March 24, 2022



Tonight's Program

- What is Community Planning and Building?
- Recent State Housing Legislation
- ADUs and JADUs
- The Design Review and Planning Permit Process
- Design Traditions 1.5 Project
- Q&A



What is Community Planning and Building?



Community Planning and Building

- Planning
 - Guide the Design and Land Use Permitting Process
 - Plan for the future of the Village
- Building
 - Guide the Construction Process
 - Ensure safety of the Village
- Code Compliance
 - Guide adherence to City Code
 - Protect the general welfare of the Village



Community Planning and Building

Get Involved



State Housing Legislation



Regional Housing Needs Allocation (RHNA)

- Sets number of new homes governments must plan for
 - Administered by State Dept. of Housing and Community Development (**HCD**)
 - Determines the affordability mix (Low, Very Low, etc.)
 - 8 year cycle (6th cycle upcoming: 2023-2031)
 - Part of GP Housing Elements, also administered by HCD (2023 required update for Carmel)
- Each region of the state is given housing unit allocation
 - This is the “whole pie” for the region
 - Regional Council of Government (**COG**) responsible to “split the pie” across all jurisdictions
 - Association of Monterey Bay Area Governments (**AMBAG**) is our region’s COG
 - COGs must develop a methodology to split the pie,
- Methodology adoption
 - Must be adopted by AMBAG and State HCD



RHNA Methodology

- Our total regional RHNA “pie”
= **33,274 units**
- Draft methodology considerations weighted to split the “pie”:
 - Available employment (50%)
 - Proximity to transit (5%)
 - Risk of natural disaster (10%)
 - Economics and equity (35%)

	Final Draft RHNA Methodology
2022 Regional Growth Forecast	
Employment	50%
Transit	5%
Resiliency Factor (Wildfire and Sea Level Rise)	10%
Affirmatively Furthering Fair Housing (AFFH), based on RCAA+	35%



RHNA

- Methodology applied to each jurisdiction in AMBAG region (18 total)
- Carmel-by-the-Sea's slice of the "pie" is 3rd smallest regional amount
 - 6th Cycle (2023-2031) = **349 units** out of 33,274
 - 5th Cycle (2015-2023) = **62 units** out of 10,430
- Only 2 smaller pieces of 6th Cycle RHNA "pie"
 - 260 units (Sand City)
 - 184 units (Del Rey Oaks)
- Largest piece of 6th Cycle RHNA "pie" = 6,674 units (Salinas)



RHNA Next Steps

- January 12th, 2022
 - AMBAG board considers final **DRAFT** methodology
- March/April, 2022
 - HCD reviews/approves **DRAFT** methodology
- April/May, 2022
 - AMBAG board approves **FINAL** methodology
- May/June, 2022
 - RHNA allocations released – 45 day appeal period for jurisdictions
- June/July, 2022
 - 6th Cycle (2023-2031) RHNA plan adopted if no appeals
- December, 2023
 - Updated General Plan Housing Elements due to HCD



Senate Bills: SB-8, SB-9, and SB-10

- State laws
 - Goal: Increase housing production
- Effective January 1, 2022
 - SB-8
 - Cleanup bill
 - SB-9
 - Subdivisions and single family zoning
 - SB-10
 - Option for jurisdictions to adopt ordinances increasing density
- Likely to be little to no impact on Carmel-by-the-Sea



SB-8

- Omnibus cleanup bill
 - Easier/broader vesting for housing projects
 - Limits gov. ability to downzone after project start
 - Limits fee increases for housing applications
 - Expands some definitions like “Hearing” to include appeals
 - Limits gov. ability to reduce intensity of zoning
 - Regulates demolition of existing controlled rental units
 - Equal replacement required
 - Same rent for prior tenants



SB-10

- Voluntary option for jurisdictions to increase density
 - May amend zoning to allow up to 10 units per lot
 - Requires an ordinance to be adopted
 - Bill grants CEQA exemption for any ordinances until 2029
- Rezoned areas **MUST** be within ½ mile of “High Quality Transit”
 - Carmel-by-the-Sea does not qualify



SB-9 Overview

- California Housing and More Efficiency (“HOME”) Act
 - Allows for up to 4 single family dwellings (SFD) on a single lot (duplex, triplex, etc.)
OR
 - Subdivision and 2 SFD on each lot
- Approval must be ministerial if all requirements are met
- Not subject to CEQA (ministerial)
- NUMEROUS requirements to qualify
 - “Guardrails” by State to prevent exploitation by developers
 - Unlikely to have a significant impact in Carmel-by-the-Sea



SB-9 “Guardrails”

- Cannot remove more than 25% of existing walls
 - Site cannot be scraped clean to subdivide
 - City may still impose objective zoning standards
 - Coverage
 - Floor area
 - Height
 - Setbacks
 - Trees
- NOTE: Cannot limit to less than 800 s.f. units
- Cannot be applied to certain property types:
 - Historic (State and Local)
 - Within a Historic District
 - Properties mapped at risk of high fire or flood risk (CalFire/FEMA)



SB-9 “Guardrails” (cont.)

- Cannot split any smaller than 40%/60%
 - And, each lot MUST be a minimum of 1,200 s.f.
- City may require one (1) off-street parking space PER UNIT
 - 10x20 = 200 s.f. each
- Not allowed an additional ADU/JADU after subdivision
- Property owner must occupy one of the units for 3 years minimum
- No units can be used as a STR
 - Required to record a deed restriction
- Adjacent parcels cannot be subdivided by the same owner OR partners of the owner
- Must have water credit
 - Subdivision also requires new meter (cease and desist order in place)



Housing Figures

- CA State Dept. of Finance 2021 Estimates (based on census data):

Carmel-by-the-Sea Housing and Occupancy					
	Population	Total Housing Units	Total Occupied Units	Total Vacant Units	Vacancy Rate
2010	3,722	3,417	2,095	1,322	38.7%
2021	4,023	3,438	2,177	1,261	36.7%
% Change	8%	0.6%	3.9%	-61	-2%

- 2010: Highest city vacancy rate in Monterey County (6th highest in state)
- 2021: Highest city vacancy rate in Monterey County (8th highest in state)



Housing Feasibility Study

- 3 State grants received
 - Total of \$290,000
- Explore opportunities and barriers to building housing in the City
 - Contract support
- Report will inform:
 - RHNA compliance strategy
 - 2023 Housing Element Update
- Collaboration with other peninsula area cities ongoing
 - Consistency among General Plan updates
 - Shared ideas
 - Pooled resources



State Housing Legislation

Get Involved



ADUs and JADUs



ADUs and JADUs

- State legislation
 - Intended to increase housing stock
 - ADU = 1,200 s.f. max (EXTERNAL)
 - No smaller than 800 s.f. – “State Exempt ADU”
 - JADU = 500 s.f. max (INTERNAL)
- Ministerial approval (generally no discretion)
 - Building Permit
- Density standards cannot apply
 - Coverage, Floor Area, etc.



California Department of Housing and
Community Development

Accessory Dwelling Unit Handbook



Where foundations begin

Updated December 2020



ADUs and JADUs

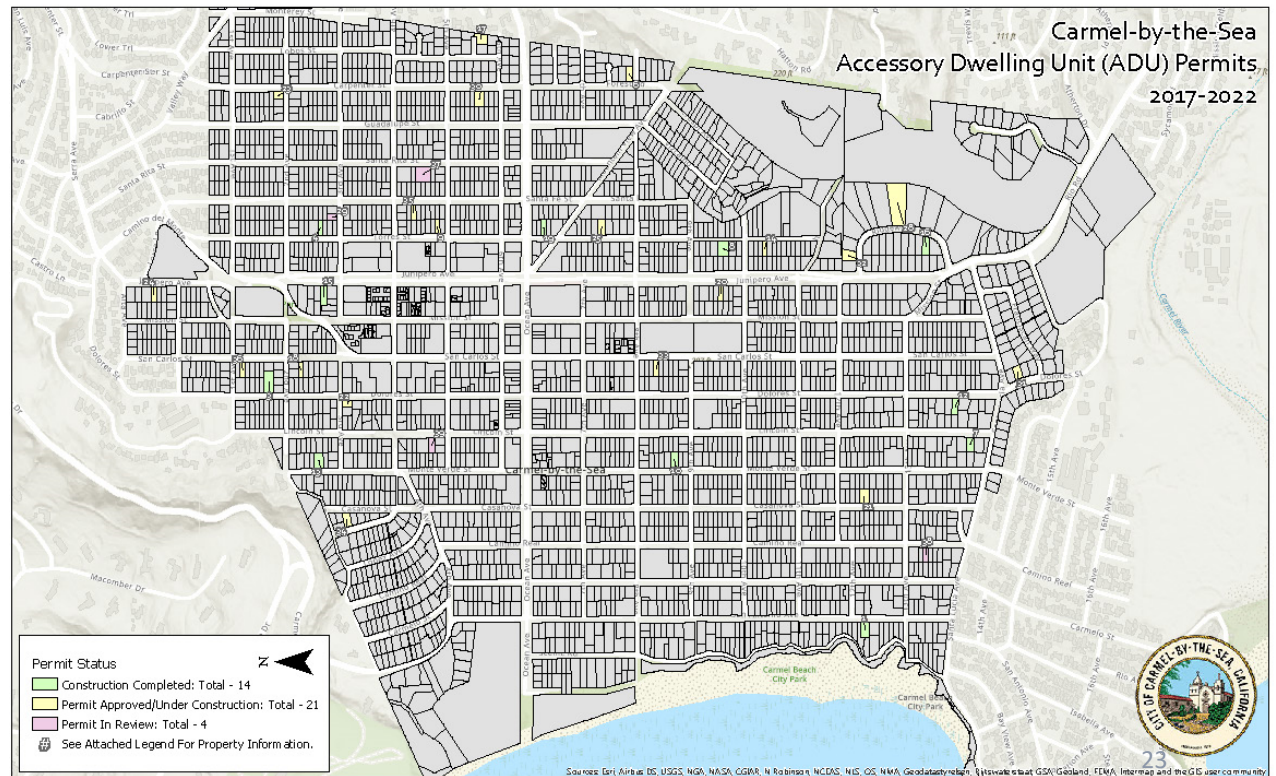
- Still some areas of local control
- Health/safety
 - Water
 - Sewer
 - Traffic
 - Public Safety
- Historic Properties and Districts
 - No impacts to resources
- Design
 - Limited, but still possible





ADUs and JADUs

- Ordinance update required
 - 39 ADUs since 2017
 - Prioritized by Council
- Begin drafting in April
 - Public Process
 - PC and City Council Approval
- Design Traditions 1.5 Project
 - Cannot regulate ADUs directly
 - Will still influence





ADUs and JADUs

Get Involved



The Design Review and Planning Permit Process



Design Review/Planning Permit Process

- 2 Basic “Tracks” for Planning applications
 - Track 1 = Staff level review/approval (generally)
 - Minor Projects (fences, windows, roofing, additions of less than 10%)
 - Notice of pending decision sent out
 - Posted on City’s website
 - Track 2 = Planning Commission Approval
 - New Construction
 - Major impacts
 - 2-step public hearing process
 - Public Notice
 - Posted on City’s website
- **NOTE:** Historic Properties Have Additional/Different Steps



Track 2 Design Review

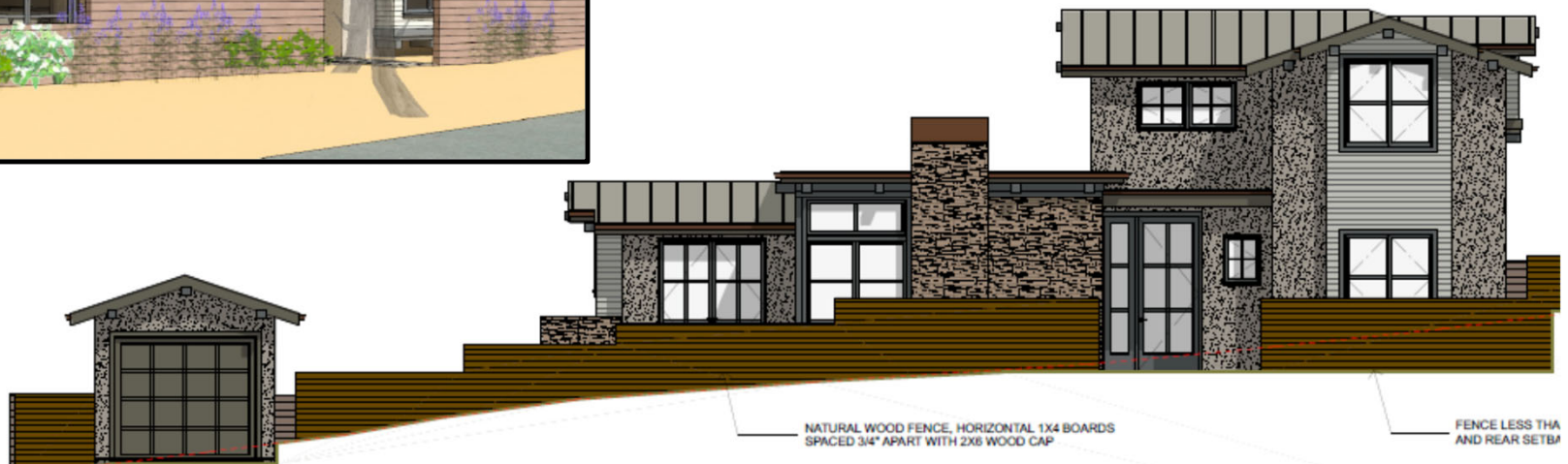
- 2-Step Process
 - Concept Hearing
 - Final Details Hearing
- Staff Role
 - **DO**: Guide, Suggest, Inform, Review, Process
 - **DO NOT**: Reject, Approve, Design Project, Modify
 - Balanced Staff Report prepared for Planning Commission to Consider
- Permit Streamline Act
 - “Complete” applications must be processed
 - Cannot refuse to take a project to hearing
 - Does not have to be approved, only processed



Track 2 Design Review



- The process at work –
First Concept Hearing





Track 2 Design Review



- The process at work –
Second Concept Hearing





Design Review/Planning Permit Process

Get Involved



Design Traditions 1.5 Project



Design Traditions 1.5 Project


- Update Zoning and Design Guidelines
 - Inter-related
 - Previous update 20+ years
 - Residential and Commercial
- Design Guidelines
 - Things are “Encouraged” or “Appropriate”
- Zoning Code
 - Terms like “Shall” and “Prohibited”
- Working with Winter & Co. again
 - Nore Winter – Design Traditions 1.0
 - Company remains current
 - Active speakers nationwide

Title 17 Zoning Code

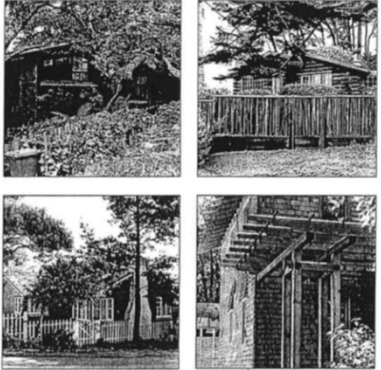
17.02	Title, Components and Purposes	Division I. General Regulations
17.04	Zoning Districts Established	
17.06	General Rules	
		Division II. Base Zoning Districts
17.08	Residential Zoning Districts	
17.10	R-1 District Design Regulations	
17.12	R-4 District Design Regulations	
17.14	Commercial Zoning Districts	
17.18	Public and Quasi-Public Districts	
		Division III. Overlay and Community Plan Districts
17.20	Overlay Districts	
17.22	Community Plan Districts and Specific Plans	

Carmel-by-the-Sea

The Design Traditions of Carmel



RESIDENTIAL
DESIGN GUIDELINES
FINAL DETAILS REVIEW



Adopted by City Council May 1, 2001

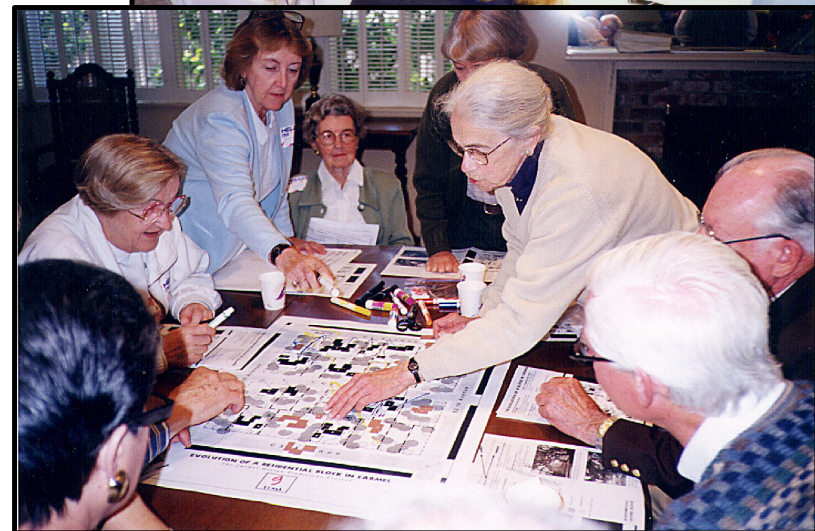
Provisions Applying in All or Several Districts

Division V. Processes and Authorities



Design Traditions 1.5 Project (DT-1.5)

- Will be Significant Public Input
 - Council appointed Steering Committee
 - 5 total members
 - Multiple Public Workshops (3)
 - Public Hearings (8)
- Process is designed to bring the residents along
- DT-1.5 is intended to serve the Village





Design Traditions 1.5 Project Timeline

- March – April, 2022: Start Up & Orientation
- May, 2022: Assess Existing Conditions Site Visit
- June, 2022: In-Person Community Workshops
- July, 2022: Review Input and Refine Strategy
- August, 2022: Confirm Project Direction with Community
- September - October, 2022: First Draft of Updates
- November, 2022: Present Drafts to Community
- December-January, 2022: Second Draft of Updates
- February-March, 2022: Public Hearings to Adopt Updates



Design Traditions 1.5 Project

Get Involved



GET INVOLVED

- Get Regular Updates!

We're Hiring

Are you looking for a fun and dynamic place to work? Join our team!

[Read More](#)

Helpful Resources

Carmel Beach Rules	Bids & RFPs
Service Request	Current Council Agenda
Trees	Meetings

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Last Name

Email Lists

- Accessory Dwelling Units (ADUs)
- Beach Fire Information
- Board/Commission Recruitment
- Budget
- City Council Meetings
- Climate Committee Meetings
- Community Activities Commission Meetings
- Events Happening in Carmel
- Financial Reporting
- Flanders Mansion
- Forest & Beach Commission Meetings
- Friday Letter
- Historic Resource Board Meetings
- House Numbers
- JB Pastor Building (Dolores & 7th) DR 20-395
- Outdoor Seating and Parklets
- Paid Parking
- Pension



GET INVOLVED

- Call or Email us!

Apply to serve on a City Board or Commission! [Read More >](#)

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Community Planning & Building

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Ocean and Seventh Avenues
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GET INVOLVED

- Come and say Hello!





Questions

QUESTIONS?