



# CITY OF CARMEL-BY-THE-SEA

## Design Traditions 1.5 Update:

**Review the proposed Plan, Timeline, & Scope  
of Work to finalize the Residential Design  
Guidelines 1.5**

Planning Commission  
April 8, 2026

Slide 1



# Background & The Path Forward

- Recent meetings: November 2025 - March 2026
  - Recommended “Steering Committee Draft”
  - Ad-Hoc formed: Councilmembers Baron & Delves
- Production Team efforts



# Production Team

- **Ad-Hoc Sponsors**
- **“Contributors”**
  - **Planning Commission Members**
  - **Members of the Public**
  - **Architect(s)**
- **Staff**



# Production Team

- **Goal**: Produce a useful, adequate final version of the Residential Design Guidelines 1.5, resulting in Planning Commission support, Council adoption, and California Coastal Commission approval.
- **Target Council Adoption Deadline**: September 1, 2026.



# Proposed Plan (Timeline)

➤ **Start at Adoption by Council and work backwards**

April				
Mo	Tu	We	Th	Fr
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

May				
Mo	Tu	We	Th	Fr
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

June				
Mo	Tu	We	Th	Fr
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30			

July				
Mo	Tu	We	Th	Fr
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

August				
Mo	Tu	We	Th	Fr
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				





# Proposed Plan

## ➤ Four (4), one-month “work cycles”

April					May					June				
Mo	Tu	We	Th	Fr	Mo	Tu	We	Th	Fr	Mo	Tu	We	Th	Fr
		1	2	3					1	1	2	3	4	5
6	7	8	9	10	4	5	6	7	8	8	9	10	11	12
13	14	15	16	17	11	12	13	14	15	15	16	17	18	19
20	21	22	23	24	18	19	20	21	22	22	23	24	25	26
27	28	29	30		25	26	27	28	29	29	30			
July														
Mo	Tu	We	Th	Fr										
		1	2	3										
6	7	8	9	10										
13	14	15	16	17										
20	21	22	23	24										
27	28	29	30											



# “Work Cycle” #1 (April)

April				
Mo	Tu	We	Th	Fr
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	



# “Work Cycle” #1 (April)

April				
Mo	Tu	We	Th	Fr
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

## LEGEND:

 = City Council Meeting



# “Work Cycle” #1 (April)

April				
Mo	Tu	We	Th	Fr
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

## LEGEND:

 = City Council Meeting


 = Planning Commission Meeting



# “Work Cycle” #1 (April)

April				
Mo	Tu	We	Th	Fr
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

## LEGEND:

 = City Council Meeting

 = Planning Commission Meeting

 = Make "Track Changes Edits" to the Draft that correspond to each "Assigned Task"



# “Work Cycle” #1 (April)


April				
Mo	Tu	We	Th	Fr
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

## LEGEND:

 = City Council Meeting

 = Planning Commission Meeting

 = Make "Track Changes Edits" to the Draft that correspond to each "Assigned Task"






 = Staff Reviews/Accepts the "Track Changes Edits"



# “Work Cycle” #1 (April)

April				
Mo	Tu	We	Th	Fr
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

## LEGEND:

	= City Council Meeting
	= Planning Commission Meeting
	= Make "Track Changes Edits" to the Draft that correspond to each "Assigned Task"
	= Staff Reviews/Accepts the "Track Changes Edits"
	= Production Team Meeting



# “Work Cycle” #1 & #2

April				
Mo	Tu	We	Th	Fr
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	



May				
Mo	Tu	We	Th	Fr
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

## LEGEND:

	= City Council Meeting
	= Planning Commission Meeting
	= Make "Track Changes Edits" to the Draft that correspond to each "Assigned Task"
	= Staff Reviews/Accepts the "Track Changes Edits"
	= Production Team Meeting



# Document Editing Process

1. **Planning Commission Meeting**



2. **Suggested edits are made to draft document**



3. **Staff Reviews and Approves changes**



4. **Production Team Meets**





# Scope of Work (Tasks)

- Consistency Analysis with General Plan, Local Coastal Program, Municipal Code, Strategy Paper & Other Applicable City Documents
- Update for Fire Safety
- Planning Process/Flowchart + Description
- Add Council & Planning Commission's Top "Most Wanted" Topics to be Clarified/Addressed
- Staff Content Review
- Identify Changes to Other City Docs (e.g. Muni Code)
- Index, Glossary, Hyperlinks
- Redline
- Formatting (LCP/California Coastal Act-Compliant)



# Commission Feedback

- Do you endorse the proposed Plan, Scope of Work, and Timeline to finalize the Residential Design Guidelines 1.5?
- Provide specific issues you would like to see addressed/clarified in the final document (incl. the most common issues the Planning Commission sees that currently lack clear guidance)
- Provide a list of which words that need clarification in the draft Residential Design Guidelines (Re: Glossary Update)



# Questions / Discussion

Thank you.