



# City of Carmel-by-the-Sea

## 2025 Annual Progress Reports General Plan and Housing Element

City Council Meeting

March 3, 2026



# Background

- Prepare and submit an annual report on the activities taken to implement the General Plan
  - Office of Planning and Research (OPR) now the Office of Land Use and Climate Innovation (LCI)
- Separate report on implementation of the Housing Element
  - Department of Housing and Community Development (HCD)
- Both reports are due annually by April 1st
- Reports are reviewed by the Planning Commission and City Council prior to submission to the State



# General Plan Report

- **General Plan Elements** (aka chapters/topics)
  - Land Use and Community Character (LUP) (2003)
  - Circulation (LUP) (2010)
  - Coastal Access and Recreation (LUP) (2003)
  - Coastal Resource Management (LUP) (2003)
  - Housing (2024)
  - Public Facilities and Services (2009)
  - Open Space and Conservation (2009)
  - Environmental Safety (2009)
  - Noise (2009)



# General Plan Report

- **General Highlights:**
  - No General Plan amendments during calendar year 2025
  - Two amendments to the Local Coastal Program
    - Wireless Telecommunications Facilities Regulations
    - Historic Context Statement



# General Plan Report

- **Land Use and Community Character**
  - Planning Commission considered 40 applications for residential design studies
- **Circulation**
  - Traffic Safety Committee met three times and recommended installation of additional stop signs to enhance pedestrian safety (implemented)
- **Housing**
  - Council allocated 14 acre feet of water to different land use categories
  - Entered into a Professional Services Agreement with Opticos Design Inc to prepare Objective Design and Development Standards
  - Council updated the Reasonable Accommodation Policy and Procedures
  - Council accepted the 2024 annual progress reports



# General Plan Report

- **Coastal Access and Recreation**
  - City continued active short term rental enforcement
- **Coastal Resource Management**
  - Assessment of the Fourth Ave outfall seawall repair, shoreline infrastructure repair, beach access stair restorations
  - Discussion on the impacts of architectural copper on Carmel Bay
  - Adopted a ban on artificial turf
- **Public Facilities and Services**
  - Carmel Police and Public Works Buildings facility upgrades
  - Council Chambers audio/visual upgrades
  - Fire station upgrades
  - Harrison Memorial Library restoration project



# General Plan Report

- **Open Space and Conservation**
  - Electric vehicle charging stations at Vista Lobos
  - Purchase of two electric vehicles in Public Works
- **Environmental Safety**
  - Carmel Prepares workshops
  - Emergency Preparedness Workgroup
  - Updated Fire Hazard Severity Zone maps
  - Updated Emergency Operations Plan
- **Noise**
  - Ban on pickleball at Forest Hill Park
  - Continued enforcement of gas powered leaf blowers



# Housing Element Report

- Housing Elements are updated every 8 years
- Currently on the 6th update which covers the planning period 2023-2031
- Annual reports have been posted on the city's website:  
<https://ci.carmel.ca.us/post/housing>
- City is required to track all new housing construction during the 8 year planning period and report it to the State on an annual basis
- City is also required to provide annual updates to the State on its progress in implementing each of the programs in the certified housing element
- The state provides an Excel file with multiple tables that must be used for reporting



# Housing Element Report

- **Table A:** The number of housing development applications **submitted** for new housing units
- 23 new housing units
- All accessory dwelling units (ADUs)

L	M	N	O	P	Q	R	S	T	U	V
				Note: "+" indicates an optional field						
				Cells in grey contain auto-calculation formulas						
<b>Table A</b>										
<b>Housing Development Applications Submitted</b>										
Proposed Units - Affordability by Household Incomes									Total Approved Units by Project	Total Disapproved Units by Project
				5				6	7	8
Extremely Low-Income Non Deed Restricted	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restrict ed	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVE</u> D Units by Project
0	0	0	0	0	0	0	23	23	7	0
							1	1	1	
							1	1	1	
							1	1	1	





# Housing Unit Summary

- **Table B:** A summary of the City's progress is meeting its Regional Housing Needs Allocation (RHNA)

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	113	3	-	-	-	-	-	-	-	-	-	3	110
Low	Deed Restricted	74		-	-	-	-	-	-	-	-	-	-	74
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	44		-	-	-	-	-	-	-	-	-	-	44
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Above Moderate		118	3	-	22	23	-	-	-	-	-	-	48	70
Total RHNA		349												
Total Units			6	-	22	23	-	-	-	-	-	-	51	298



# Housing Element Report

- **Table D:** Progress on implementing each of the housing element programs in the certified housing element.
- New refinements to Table D
- Additional columns for better tracking
- Emphasis on quantifiable outcomes
  - Units produced
  - Households/Persons assisted
  - Meetings held
- Links to supporting documents

C	D	E	F	G	H
<b>ANNUAL ELEMENT PROGRESS REPORT</b>					
<b>Housing Element Implementation</b>					
(Jan. 1 - Dec. 31)					
<b>Table D</b>					
<b>Program Implementation Status pursuant to GC Section 65583</b>					
<b>Housing Programs Progress Report</b>					
including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the ho					
3	4	5	6	7	8
Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count
Maintain adequate sites to meet RHNA through June 2031	6th cycle	Continuous	The Planning Division is scheduled to present a report to the City Council on March 3, 2026, on the City's progress in meeting its Housing Element objectives.  Using the dropdown options, please indicate status of program implementation	Units	16



# Housing Element Report

- Tables C, E, F, F2, G, H, J, K: Not applicable to Carmel
- Table L (new): Identification of any sites added to the National, State, or Local historic register during the calendar year (1 new SFR)

Jurisdiction		Carmel-By-The-Sea		NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.		
Reporting Period		2025				
<b>ANNUAL ELEMENT PROGRESS REPORT</b>						
<b>Housing Element Implementation</b>						
<b>Table L</b>						
<b>Historical Resources</b>						
<b>Parcel Identifier</b>		<b>Designation</b>			<b>Size</b>	
1		2			3	
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Date of Designation</b>	<b>Designation Level</b>	<b>Historic Site Period</b>	<b>Areas of Significance</b>	<b>Parcel Size (in acres)</b>
<b>Summary</b>						
010-285-015-000	Carmelo 4SE of 12th	10/1/2025	Local	1900 to Present	Architecture	0.09



# Recommendation

**Recommendation:** Adopt a Resolution (Attachment 1) accepting the General Plan and Housing Element Annual Progress Reports for the Calendar Year 2025.

**Proposed CEQA Action:** Find that the acceptance of the General Plan and Housing Element Annual Progress Reports for the calendar year 2025 is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378.