



CITY OF CARMEL-BY-THE-SEA

Hello!

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CITY OF CARMEL-BY-THE-SEA

Buying/Selling a House in Carmel-by-the-Sea

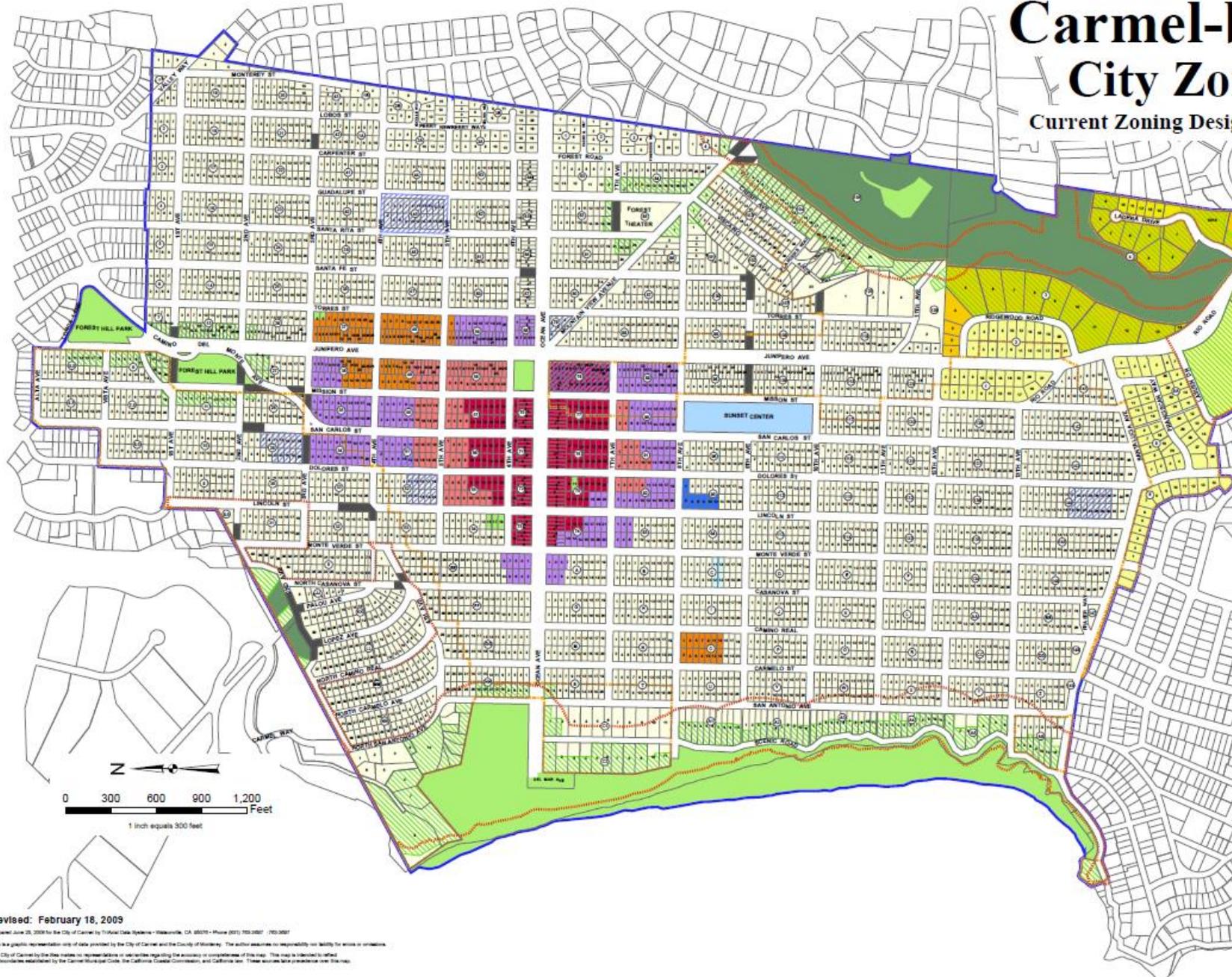


Monterey County Association of Realtors

September 9, 2025

Carmel-by-the-Sea City Zoning Map

Current Zoning Designations on Original Lots



Legend

- City Limits
- Parcel Boundaries
- Permanent Street Closures

Base Zoning Districts

- R-1 Single-Family Residential
- R-1-C-6 Single-Family (6,000 sf min.)
- R-1-C-10 Single-Family (10,000 sf min.)
- R-1-C-20 Single-Family (20,000 sf min.)
- R-4 Multi-Family Residential

- CC Central Commercial
- SC Service Commercial
- RC Residential and Limited Commercial
- P-1 Natural Parklands and Preserves
- P-2 Improved Parklands
- A-1 Theatrical
- A-2 Community and Cultural
- A-3 Senior Citizen Facility

Overlay Districts and Community Plans

- AS Archaeological Significance Overlay
- P Park Overlay
- CP Community Plan Area
- AB* Appeal Jurisdiction / Beach Overlay
- ESHA* Environmentally Sensitive Habitat Area - Overlay

*Note: The ESHA Overlay applies to all land within an identified ESHA and to all land within 30 feet of an ESHA. Please see General Plan for identified ESHA's in Mission Trail Nature Preserve, Pescadero Canyon, and at locations along Carmel Beach.

The Appeal Jurisdiction is a representation of the certified Appeal Jurisdiction layer from the coastal zone. Please see Certified Post LCP Map or Current Zoning for parcels in contact with this boundary.

Revised: February 18, 2009

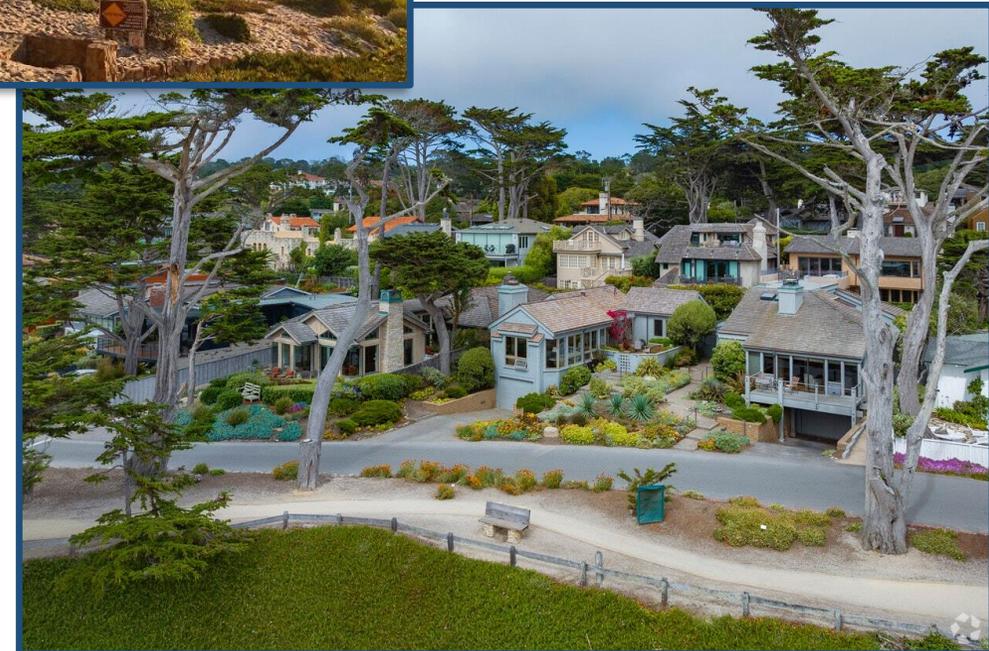
Prepared June 25, 2008 for the City of Carmel by TriVital Data Systems - Menloville, CA 94551 - Phone (925) 753-2827 / (925) 3597

This is a graphic representation only of data provided by the City of Carmel and the County of Monterey. The author assumes no responsibility for errors or omissions. The City of Carmel by the Sea makes no representations or warranties regarding the accuracy or completeness of this map. This map is intended to fulfill the requirements established by the Carmel Municipal Code, the California Coastal Commission, and California law. These sources take precedence over this map.



City of Carmel-by-the-Sea

- Established 1902
 - Incorporated 1916 (Halloween)
 - Primarily residential
- One (1) square mile
 - 3,100 residents
 - 3,600 SFDs, 400 multi-family
 - At least 50 percent part-time residents
- \$40MM operating budget
 - 80 acres of parks
 - 2 libraries
 - Police, Fire, Ambulance





The More You Know...

- Things to make buyers/sellers aware of:
 - Historic Properties (“Resources”)
 - Non-Conformities
 - Short Term Rentals
 - Permitting Requirements
 - Online Resources
 - Questions?





Historic Properties (“Resources”)

- Anything over 50-years old – Potential “Resource”
 - Historic evaluation (valid 5-years)
 - Check property file ONLINE
 - City will help with evaluation if needed (2-3 weeks)

HISTORIC

- Preserve Resource (no demo)
- Can Still Build (yes, really)
 - Differentiate from resource
- Development Benefits
 - Variances: setback, height, coverage
- Mills Act Contract
 - Program currently on hold

NOT HISTORIC

- Typical development regulations



Non-Conformities

- Site Does Not Comply With Current Code
 - Height
 - Setbacks
 - Floor Area
 - Coverage (Patios, Walkways, etc.)
- Demolished Non-Conformity
 - Must be rebuilt to comply
 - Some exceptions (historic)
- Set Expectations – Due Diligence
 - Property file / Architect





Short Term Rentals

- Strictly Prohibited
 - Active Code Compliance
 - Web-based Tool
- 30+ Days Allowed
- Approx. 40 Legacy Permits
 - Commercial District Only
- Why? - Protect Residential Character of Village
- **NOTE**: Timeshares Also Prohibited





Permitting

• Pop Quiz!



Q: What Needs a Planning Permit in Carmel-by-the-Sea?

A: Pretty Much **EVERYTHING**

- Fences, landscaping, tree trimming, painting, roofing, driveways, gutters, lighting, house siding, and on, and on....
- Ranges from free “over-the-counter” to Planning Commission
- Why?.....Character Preservation



Resources



- **We Are Here to Help!**
- Contact us EARLY (please)
 - Call: 831-620-2010
 - Email: Planning@ci.carmel.ca.us or agINETTE@ci.carmel.ca.us
 - Visit: City Hall - Monte Verde Street, Between Ocean Ave. and 7th Ave.
- City Website: <https://ci.carmel.ca.us/>
 - Codes, Policies, Services and MUCH MORE!
- Interactive GIS Map: <https://planningsites.org/CarmelPlanning/>
 - Historic Property Files
 - Unique Property Information (including historic status)



The More You Know...

Questions?

