

EXHIBIT 3-A

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE
(831) 620-2014 FAX

6 December 2004

MPWMD
C/O David A. Berger
General Manager
5 Harris Ct.
Monterey, CA 93942

RECEIVED

DEC -7 2004

MPWMD

SUBJECT: FUTURE WATER NEEDS

I. Break Down

Potential New Single Family dwellings:	69
Potential Multi-Family Dwellings:	257
Non-Residential Square footage: (268,946 CC & SC) (23,405 RC)	292,351 square feet
Fixtures for remodels:	13277.5 fixture units (1 bathroom- per dwelling)
Contingency:	10% of future water needs.

II. Explanation of Rationale:

Residential (R-1) District: The Housing Element of the General Plan (page 3-54) indicates that there are 69 vacant or underutilized lots in the R-1 District.

Another demand for water in the R-1 District will come from existing residences requesting new fixtures, particularly bathrooms. There are 2,825 existing residential dwellings in the R-1 District. Staff has assumed that each dwelling will add a new bathroom (4.7 fixture units). In all likelihood some will add less and some will add more but this appears to be a safe assumption. This would also account for the creation of new low-income subordinate units as allowed and encouraged by the Municipal Code.

Multi-Family (R-4) District: The Housing Element of the General Plan (page 3-57) indicates that there is a potential for 165 new multi-family units to be located in the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC), and Multi-Family (R-4) Districts. The R-4 District has nearly been built out since 1999. Staff has identified the potential for approximately 35 additional units in this District. This leaves 130 units to be built in the commercial districts. No additional commercial water use is anticipated in this zone because the district does not allow construction of additional commercial space.

CC, SC, and RC Districts: There are approximately 40 acres of land within the 3 commercial districts. After subtracting land area for existing commercial square footage, hotels and motels and other constraints, staff estimates that there is approximately 9.66 acres of land for future development. Within this overall limit, each district is evaluated separately below.

Residential & Limited Commercial (RC) District: After subtracting land area for existing hotels and motels, residences, and historic resources we are left with approximately 2.65 acres of land. This figure is then multiplied by the maximum allowable floor area ratio (70%), as identified in the General Plan, to yield 1.79 acres of floor area for new housing and commercial space. Assuming that 70% of the floor area will be used for housing and 30% for new commercial space staff estimates that there will be approximately 55 new residential units and .54 acres of new commercial uses.

Central Commercial (CC) & Service Commercial (SC) Districts:

After subtracting land area for future development in the RC District, existing historic resources, and other constraints staff determined that there are 5.6 acres available for new development in these districts. The potential floor area is obtained by multiplying 5.6 acres by the maximum floor area ratio, as identified in the General Plan for these districts (135%), and equals 7.55 acres of floor area available for new housing and commercial uses. Staff has assumed that 1.05 acres will be used for new housing and the remainder for new commercial and retail uses.

I have attached a list of permitted uses for the Central Commercial (CC), Service Commercial (SC) and Residential and Limited Commercial (RC) Districts.

Additional Housing Opportunities: Staff has identified the potential for 92 additional housing units that could be located on City owned properties (Sunset Center, Public Works, etc.).

City Reserves: The City would desire to have a water reserve equal to 10% of the City's future water needs to be used for City projects, parks and for other special needs.

III. General Plan

The General Plan was last updated on 3 June 2003 and has a 20-year planning period.

IV. Housing Element

The Housing Element was last updated in July of 2003 and covers 1 July 2002 - 30 June 2007. The Element projects 69 new single family residential units and 165 new multi-family units.

V. Contact Information

Sean Conroy
Associate Planner
831-620-2010
sconroy@ci.carmel.ca.us

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Retail				
Animal Sales and Services				
Animal Grooming	P	P	P	See Sec. 17.14.4 (C)
Animal Hospitals	--	C	--	See Sec. 17.14.4 (C)
Kennels	--	C	C	See Sec. 17.14.4 (C)
Automobile Sales and Services				See Sec. 17.14.4 (D)
Motorcycles, Mopeds & Parts	P	P	--	
Vehicle Repair	--	C	C	
Vehicle Service and Gasoline	--	C	C	See Sec. 17.14.4 (D)
Building Materials, Hardware and Garden Supplies	P	P	C	See Sec. 17.14.4 (G)
Eating and Drinking Establishments				See Chapter 17.55
Drinking Places	C	C	--	See Sec. 17.14.4 (I)
Restaurant, Full line	C	C	--	See Sec. 17.14.4 (I)
Restaurant, Specialty	C	--	--	See Sec. 17.14.4 (I)
Food and Beverage Sales				See Chapter 17.56
Convenience Market	--	L - 2	L - 2	See Sec. 17.14.4(J)(2) and (D)(2)
Food Store - Full line	C	C	C	See Sec. 17.14.4 (J)
Food Store - Specialty	C	C	--	See Sec. 17.14.4 (J)
Liquor	P	P	C	See Sec. 17.14.4 (J)
Retail Sales	P	P	--	See Chapter 17.16; See Sec. 17.14.4 (T)
Antique Shops	P	--	--	See Sec. 17.14.4 (T)
Art Galleries	P	--	--	See Sec. 17.14.4 (T)
Arts and Crafts	P	--	--	See Sec. 17.14.4 (T)
Jewelry Shops	P	--	--	See Sec. 17.14.4 (T)

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Sales by Public Outcry (Auction)	--	C	C	See Sec. 17.14.4 (U)
Specialty/Theme	P	P	--	See Sec. 17.14.4 (T)
Stationery	P	P	P	See Sec. 17.14.4 (T)
Thrift Shops	P	P	--	See Sec. 17.14.4 (T)
Vending Machines	C	C	C	See Sec. 17.14.4 (T)
SERVICE/OFFICE				
Banks and Other Financial Institutions	P	P	P	See Sec. 17.14.4 (F)
Automatic Teller Machines (ATM)	C	C	C	See Sec. 17.14.4(E)
Business Services	P	P	L - 1	
Commercial Recreation	P	--	--	See Sec. 17.14.4 (H)
Community Care Facility	P	P	P	
Computer Services	P	P	P	
Day Care Centers	--	C	C	
Emergency Medical Care	P	P	P	
Government Offices	P	P	P	
Hotels and Motels	C	C	C	See Chapter 17.56: Restricted Commercial Uses and Sec. 17.14.4 (M)
Hospitals and Clinics				
Hospitals		C	--	See Sec. 17.14.4 (L)
Clinics	P	P	P	See Sec. 17.14.4 (L)
Hospice Care, Limited	P	P	P	
Maintenance and Repair Services	L - 3	L - 3	L - 3	
Office				
Business and Professional	P	P	P	
Medical and Dental	P	P	P	
Other	P	P	L - 4	See Sec. 17.14.4 (O)

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Parking Facilities, Commercial	--	C	C	See Sec. 17.14.4 (P) and Chapter 17.64: Findings.
Personal Improvement Services	C	C	--	See Sec. 17.14.4 (Q)
Personal Services	P	P	P	
Laundry and Dry-Cleaning	C	C	C	See Sec. 17.14.4 (R)
Video Tape Rental	P	P	--	See Sec. 17.14.4 (S)
Research & Development Testing Services	P	P	P	See Sec. 17.14.4 (T)
Residential Care Facilities				
General	--	C	C	
Limited	--	P	P	
Senior	--	C	C	
Travel Services	P	P	P	See Sec. 17.14.4 (V)
RESIDENTIAL/PUBLIC AND SEMIPUBLIC				
Colleges and Trade Schools	P	P	P	
Community Centers	P	P	P	
Conference Facilities, Small	P	P	P	
Community Social Service Facility	P	P	P	
Family Day Care				See Sec. 17.8.5(B)
Small Family	--	--	P	
Large Family	--	C	C	
Libraries, Public	P	P	P	
Multi-family Dwellings				See Sec. 17.14.4(N)
0 -22 dwelling units/acre	P	P	P	
22 - 33 dwelling units/acre	C	C	C	
34 - 44 dwelling units/acre	C	C	C	See Chapter 17.64: Findings.
Museums, Galleries, Gardens (noncommercial)	P	P	P	
Park and Recreation Facilities				

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Individual Recreation	C	C	--	
Organized Recreation	C	--	--	
Parking Facilities, Noncommercial	--	C	C	See Chapter 17.64: Findings.
Public Safety Facility	P	P	P	
Religious Facilities	--	--	C	
Schools, Private	P	P	P	
Senior Citizen Housing	P	P	P	
Single Family	P	P	P	See Sec. 17.8.5(G)
Theater, Live Performance	C	C	C	
Theater, Motion Picture	C	C	--	
Transitional Housing Facility	--	--	C	
INDUSTRIAL				
Handicraft/Custom Manufacturing	P	P	C	See Sec. 17.14.4 (K)
Industry, Limited	P	P	--	
TRANSPORTATION, COMMUNICATION AND UTILITIES				
Communication Facilities	--	--	--	
Facilities Within Buildings	P	P	C	
Utilities, Major	P	P	C	
Utilities, Minor	P	P	C	
AGRICULTURAL				
Nurseries	P	P	P	
OTHER				
Accessory Use				See Sec. 17.8.5 (A)
Nonconforming				See Chapter 17.36: Nonconforming Uses and Buildings.
Temporary				See Sec. 17.52.16.

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Specific Limitations and Conditions:				
<p>L - 1: Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and non-retail computer services and repair.</p> <p>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 Sec. 17.14.4(J)(2) and (D)(2).</p> <p>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.</p> <p>L - 4: Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies.</p>				

*All uses are subject to Section 17.14.4.A and B.