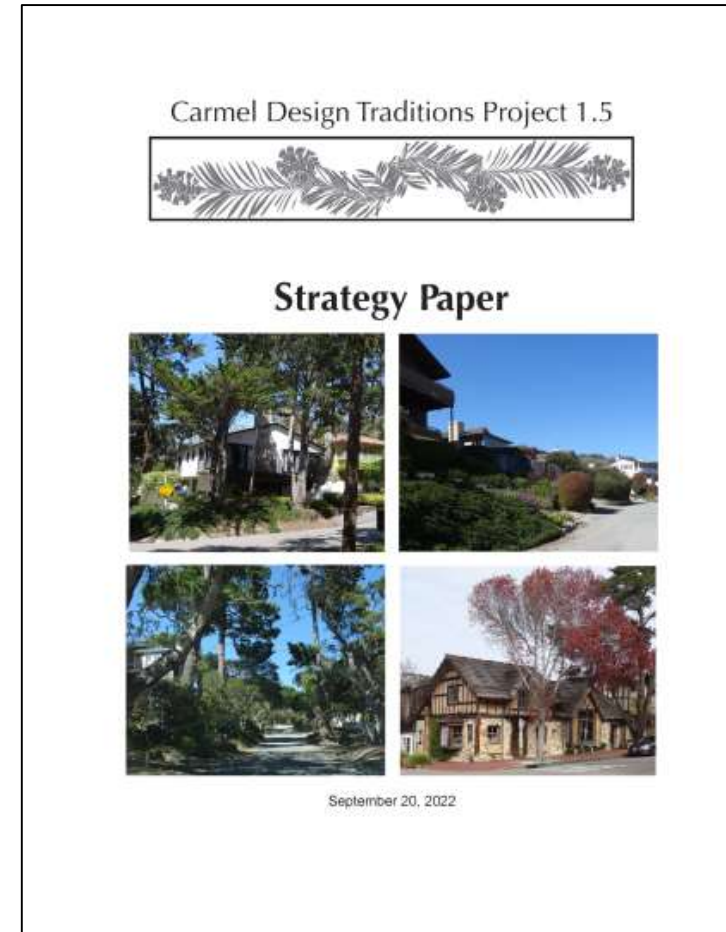


Carmel-by-the-Sea Design Traditions 1.5

Agenda:

1. Project overview
2. Workshop #1 and Survey Results
3. Residential design
4. Downtown design
5. Code question (if time allows)
6. Administrative question
7. Next steps



https://drive.google.com/file/d/1yh1_90hOFohqmmzIYQ7TTX1AXu2Dpamx/view



Project Scope

1. Updating the Residential Design Guidelines
2. Updating the Commercial Design Guidelines
3. Crafting related Zoning Code amendments
4. Engaging the community throughout the process



The Project Team

- **City Planning Staff**

- Manage overall process
- Background research
- Field research
- Guide revisions
- Edit draft materials
- Zoning amendments
- Assist in public outreach
- Manage logistics
- Manage adoption

- **Winter & Company**

- Guide Project direction
- Lead public workshops
- Generate illustrations
- Draft the documents
- Manage publishing
- Assist with adoption

- **Steering Committee**

- Community interest
- Advise on issues
- Assure outreach is successful
- Comment on draft materials



The Stakeholders

- The Community
 - Residents
 - Business Owners
 - Community Groups
 - Etc.
- City Council
- Planning Commission
- Historic Resources Board



Design Traditions 1.5 – Project Steps

Step:

1. Start-up & orientation
2. Assess existing conditions
3. Community workshop #1
4. Develop strategy (work plan)
5. Confirm project direction
6. Develop Draft #1 of design guidelines
7. Develop Draft #1 of zoning amendments

Completed by:

- April 22, 2022
- May 12, 2022
- June 30, 2022
- Aug. 10, 2022
- Oct. 20, 2022
- Nov. 18, 2022
- Nov. 18, 2022



Design Traditions 1.5 – Project Steps

Step:

Completed by:

- | | |
|-----------------------------------------------|--------------------|
| 8. Present drafts to the community | • Dec. 12-13, 2022 |
| 9. Develop draft #2 of the design guidelines | • Jan. 20, 2023 |
| 10. Develop draft #2 of the zoning amendments | • Jan. 20, 2023 |
| 11. Implementation (adoption) | • Mar. 2023 |



Community Engagement

- Steering Committee meetings
 - Monthly
- Community Workshops (Hybrid)
 - Workshop 1: June, 2022
 - Workshop 2: Oct, 2022
 - Workshop 3: Dec 2022
- Planning Commission Meetings
- City Council Meetings




The Workshop Handbook

Use the Handbook for your individual comments


- At the Workshop, as time allows
- After the Workshop
 - Due Oct. 10th



Carmel Design Traditions Project 1.5



CARMEL WORKSHOP #2
Personal Workshop Handbook



October 3, 2022

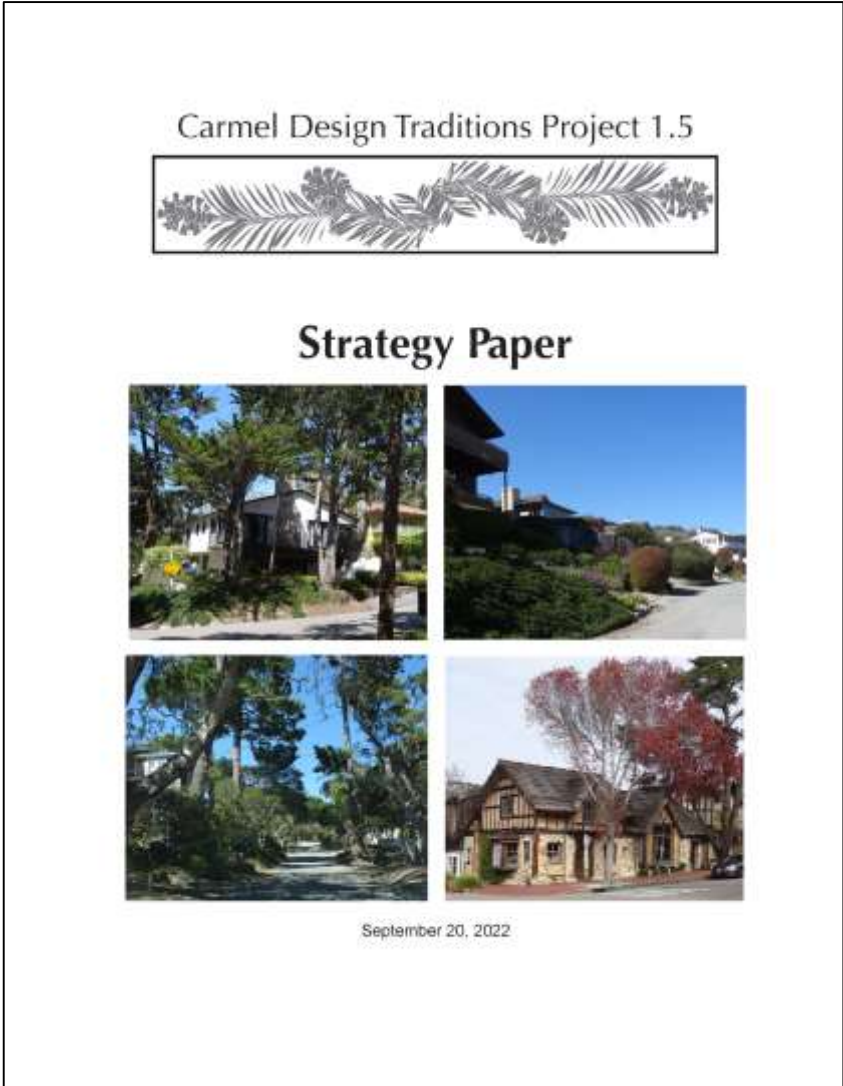
The complex block contains the title 'Carmel Design Traditions Project 1.5' at the top, followed by a decorative pine branch graphic. Below this is the title 'CARMEL WORKSHOP #2 Personal Workshop Handbook'. The central part of the block features a 2x2 grid of four photographs showing various street scenes in Carmel, including residential streets with trees and houses. At the bottom of the block is the date 'October 3, 2022'.

Overview of the Strategy Paper

To be used as a work program for updating the guidelines and standards



Available on line...



Overview of the Strategy Paper

- I. Design in Carmel: Its Design Traditions
- II. Respecting Traditions: High Level Design Principles
- III. Current Issues
- IV. Summary of key recommendations
- V. Strategy for updating the Downtown Design Guidelines
- VI. Strategy for updating the Residential Design Guidelines
- VII. Strategy for zoning code amendments
- VIII. Strategy for review process and administration amendments
- IX. Next steps



Improve Organizational Structure

1. Combine the two residential Design Guidelines documents into one book.
2. Develop a separate book for the downtown.
3. Add more cross references to other codes and regulations.
4. Improve “wayfinding” in the documents.
5. Add more visual examples of appropriate and inappropriate designs.
6. Include more narrative text describing how to evaluate “context.”
7. Address design in the ROW.



Highlights of the Recommendations

THREE TYPES OF EDITS:

Illustrate existing guidelines more effectively.

- “Yes” and “No” examples

Add new Design Guidelines topics that are now important.

- e.g. heat pumps, rain gardens...

Change existing guidance if needed.

- e.g. roof material, retaining walls in ROW



In limited circumstances a garage may be located under a structure when the visual impacts will be minimized. This garage is clearly subordinate to the main building mass.



Consider using a carport for variety along a block.



Example of Updated Residential DGs

Appropriate gates



Inappropriate gates



DRAFT



In limited circumstances a garage may be located under a structure when the visual impacts will be minimized. This garage is clearly subordinate to the main building mass.



Consider using a carport for variety along a block.

Add reference to code here

6.0 Parking and Access

Traditionally, parking was a subordinate element in Carmel's residential neighborhoods, both on an individual parcel and along the street in general. Today, providing access for an automobile on a site is often a necessity, and doing so is encouraged, as a means of reducing on-street parking pressures. Nonetheless, it should remain subordinate to the overall character of the site.

Usually a garage was a subordinate element in a site plan and often was detached from the house. The wide variety of garage positions contributed to the diversity of the street scene. Many were located at the front property line, while others were sited in the rear. In later years, the garage was often attached, but remained subordinate to the main mass of the house. These traditions of diversity and subordinate character should be continued.

In some cases, it appears that owners positioned their garages away from prominent views. In particular, they located them uphill, away from downhill views to the ocean. When locating a garage, consider view impacts, the relationship to open space on the lot, and the relationship to that of neighboring properties.

Objectives for this section:

- To minimize the visual impacts of cars on a site
- To minimize the extent of hard, impervious surfaces
- To avoid garage structures that dominate the site and building design

6.1 Facilities for parking shall not dominate the design of the house or site.

- The mass of a garage shall be subordinate to that of the house.
- Garages that are subordinate design elements are appropriate.
- Garages that are not visible from the street are appropriate.
- Garages integrated into the building design are encouraged.

- On smaller lots, with a garage visible from the street, provide a single, one-car garage door.
- Avoid moving established driveways if trees or significant vegetation would be harmed.

6.2 Parking facilities that maintain or enhance variety along the street edge are encouraged.

- Consider using a detached garage or carport.
- In some cases, parking facilities may be located in the front setbacks (as a conditional use)



Other Recommendations

Improve Administration of the Design Guidelines

1. Consider codifying some guidelines.
2. Consider a Design Review Board.
3. Schedule regular training.

Zoning Code improvements.

1. Consider an alternative to Volumetric measure.
2. Clarify measurements (better illustrations).



How the Strategy Paper was informed...

1. Study sessions with City Council and Planning Commission
2. Workshops #1a & 1b
3. Online Survey
4. Individual public comments
5. Staff work sessions
6. Steering Committee work sessions
7. On-site analysis



Results of workshops #1 - GENERAL

1. Context makes a difference
2. The interface of a building with landscaping is important
3. The interaction of basic design variables influences the sense of compatibility (Massing, materials, etc.)
4. Landscapes that reinforce the sense of being a “village in a forest” are highly valued
5. Attention to detail is important



Results of Workshop #1 - Residential

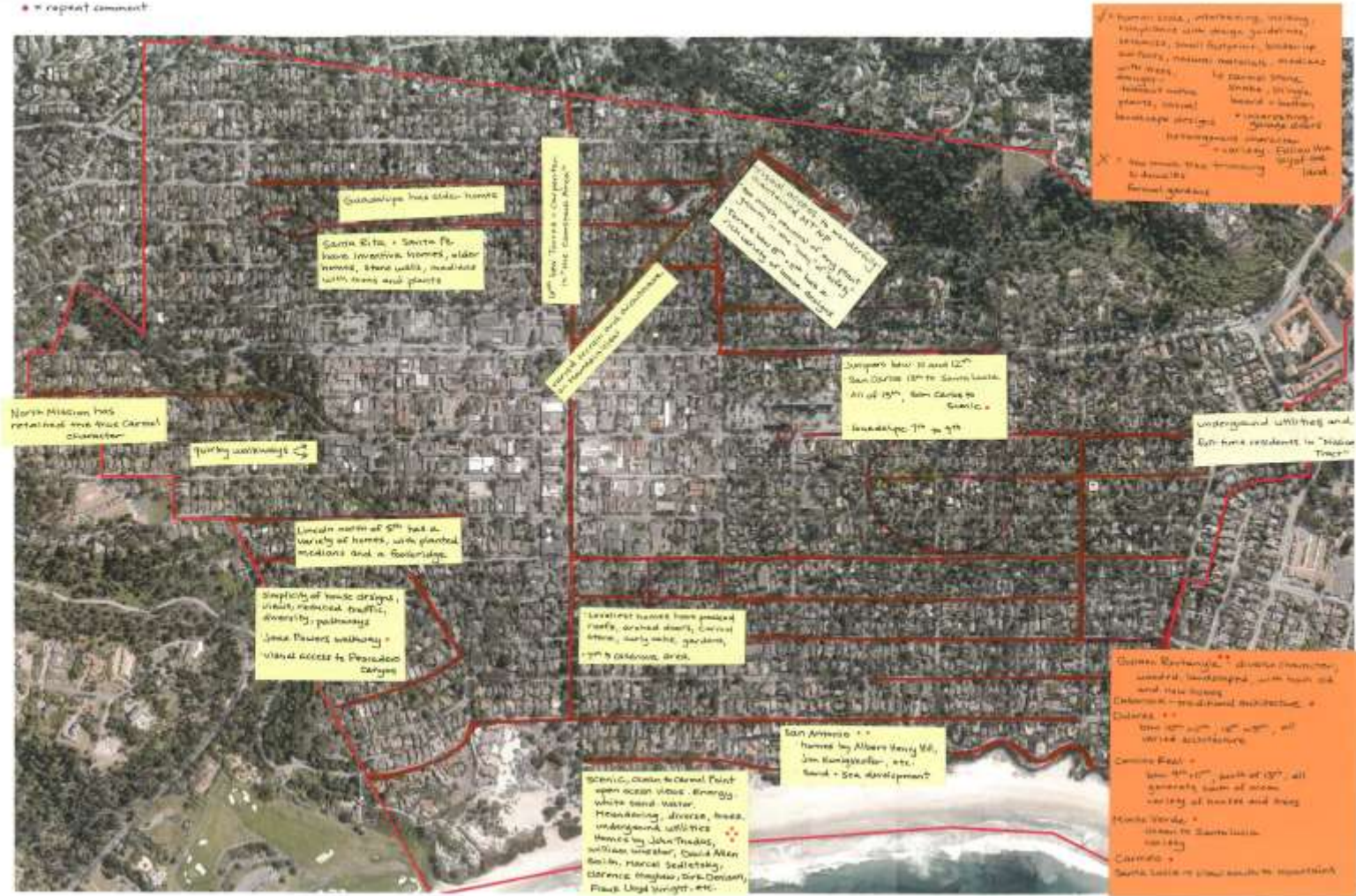
ACTIVITIES:

1. Favorite Streets
2. Designing a House
3. Front Yards
4. Right of Way



Favorite Streets Activity

- Some in all neighborhoods
- Tree canopy
- Front yard landscapes
- Human scale
- Views
- Diversity in architecture



Consolidated comments map



Results of workshop #1 - Residential

KEY DESIGN VARIABLES MENTIONED:

- Size (height and width)
- Percentage of solid-to-void
- Building materials
- Roof form
- Color
- Proportions
- Landscapes



Results of workshop #1 - Residential

PREFERRED FEATURES:

- A front wall with some variation in depth
- One story in front
- A sloped roof
- A muted primary color
- A balanced ratio of windows to wall
- A consistent use of a traditional material
- Sufficient landscaping in front



Results of workshop #1 - Residential

LEAST FAVORED FEATURES:

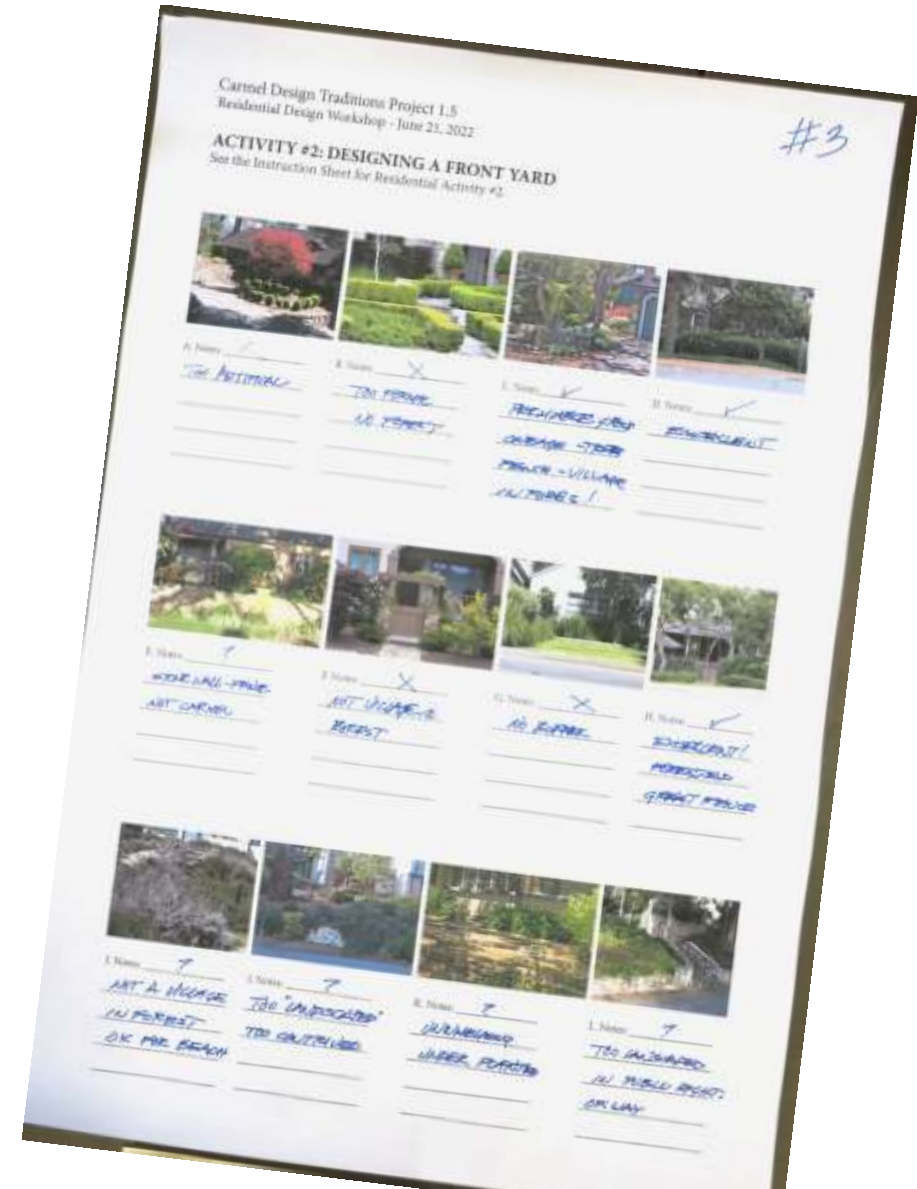
- Flat front wall
- Large surfaces of a single material
- Full two stories in front
- A flat roof
- A low ratio of windows to wall
- A light color (e.g. white)
- Minimal landscaping in front



Results of workshop #1 – Front Yards

Preferred:

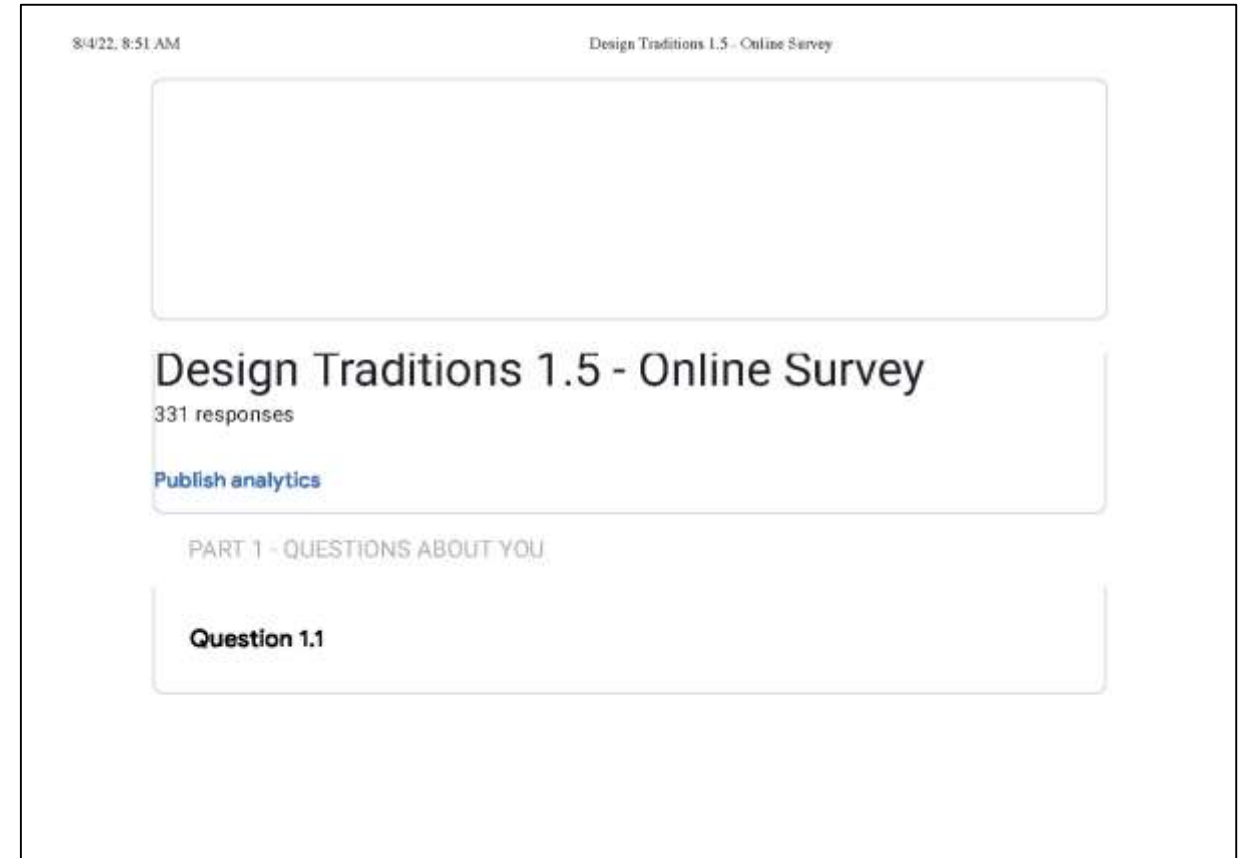
1. Landscapes with “village in a forest” character
2. Traditional plant materials, informally arranged
3. Yards with a “layered” effect
4. “Filtered” views into the yard
5. “Rustic” landscapes
6. Landscapes near the beach have their own palette
7. Landscapes with more drought tolerant plants, although valued, were not considered successful if they did not have a “layered” character.



Results of the online survey

Survey Topics Addressed:

- Forest Character
- Architectural Style
- Roof Form
- Building Massing Downtown
- Multifamily Building Forms
- Alternative Materials



331 Respondents to the Survey



Survey Results: Forest Character

MAINTAINING FOREST CHARACTER IS A PRIORITY?

41.1% Strongly agree

37.8% Somewhat agree

78.9% Combined are in agreement in some form.

13% disagree somewhat.

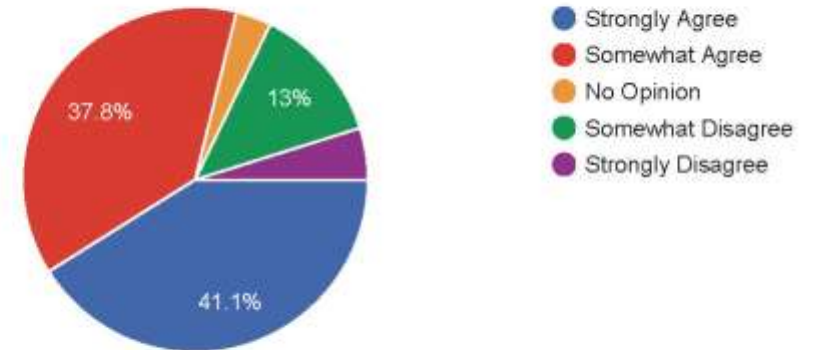
Even fewer strongly disagree or have no opinion

Observation: Strengthen guidelines about landscaping, etc.



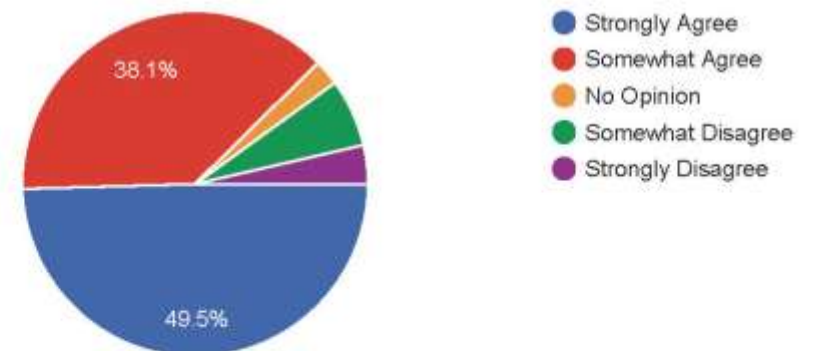
1. "Maintaining "forest character" in front yard designs should be one of the primary objectives of the Design Guidelines."

331 responses



2. "Prioritizing water conservation and fire prevention should be one of the primary objectives of the Design Guidelines."

331 responses



Survey results: Roof Form

Primary roof should be pitched...

32.0% Strongly agree
24.8% Somewhat agree
56.8% Combined in agreement

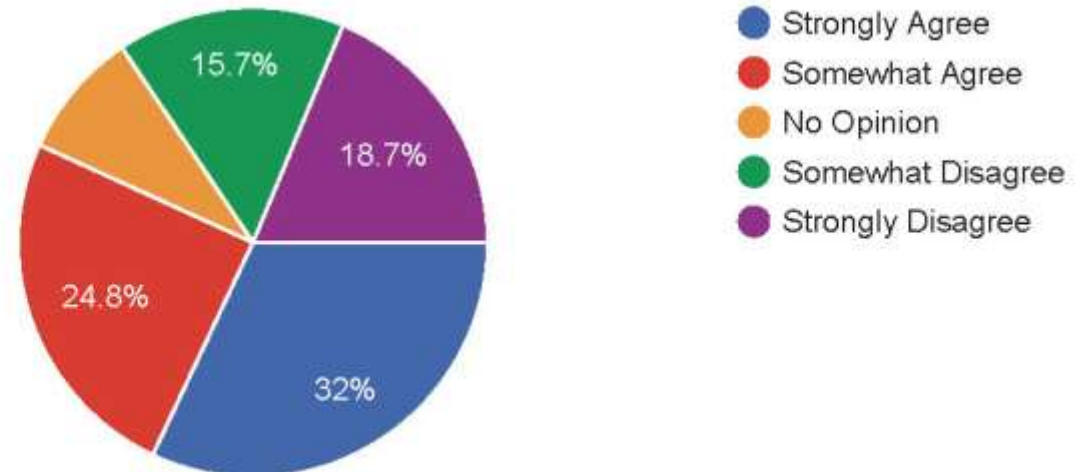
18.7% Strongly disagree
15.7% Somewhat disagree
34.4% Combined in disagreement

Observation: Continue to discuss and clarify guidelines.

Question 2.3

"It is important that the PRIMARY roof of a house have a sloped (pitched) form."

331 responses



Architectural Style

New house can fit regardless of style...if subordinate...

43.5% Strongly agree

25.4% Somewhat agree

68.9% Combined in agreement

15.1% Strongly disagree

14.8% Somewhat disagree

29.9% Combined in disagreement

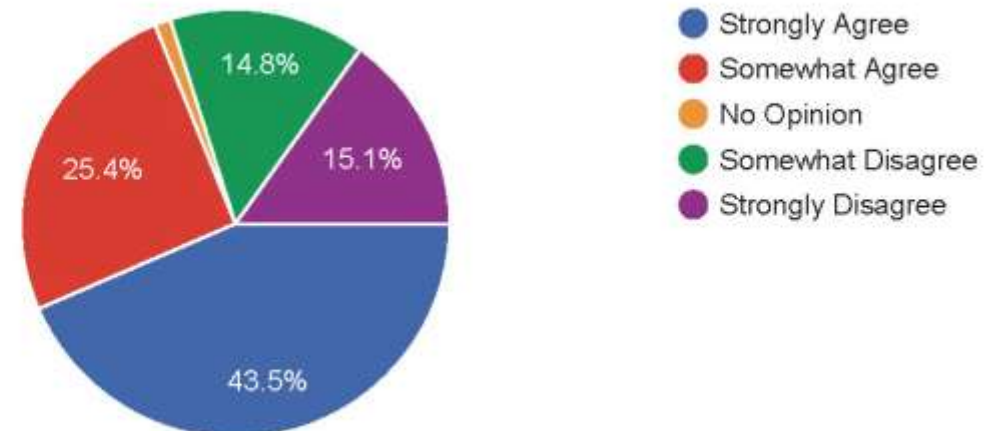
Observation: Key variables are important regardless of "style." Continue to explore in more detail.



Question 2.2

"A new house can fit in, regardless of 'style' if it is subdued in its character, including size, form, materials, color, etc." (I.E. both modern and classic styles could "fit" in the Village, if they are subdued in character and subordinate to their surroundings).

331 responses



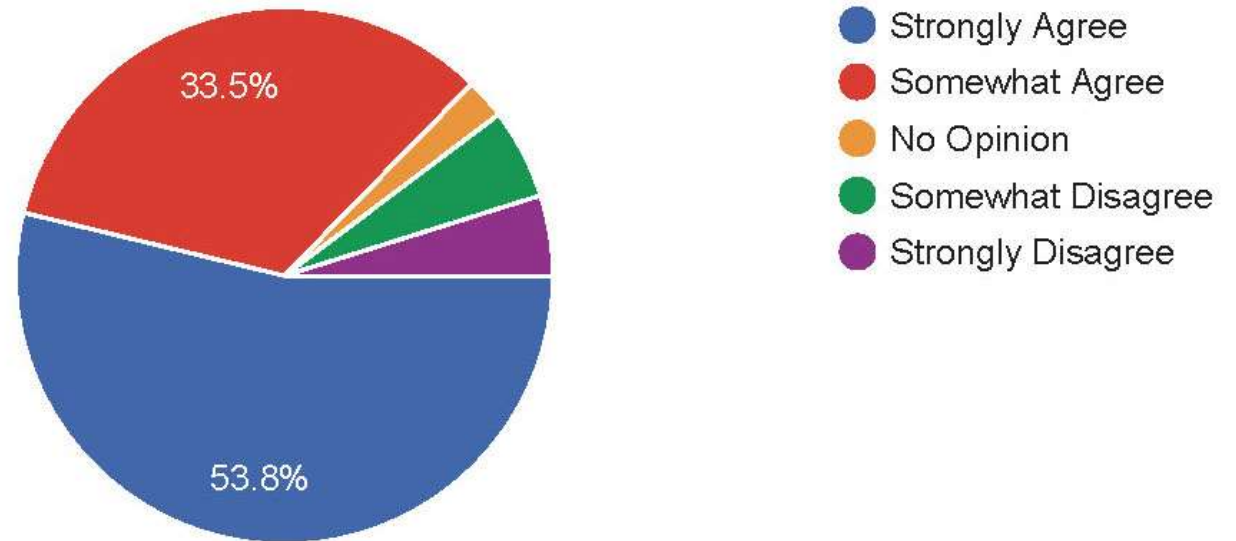
Downtown - Building Massing

53.8% Strongly agree
33.5% Somewhat agree
87.3%
Combined are in
agreement to some
degree

Observation: Provide clearer guidance
about the use of varied massing to
promote compatibility.

"A new building can fit in downtown Carmel if it is organized into one- and two-story 'modules' that reflect traditional building sizes."

331 responses



The Survey: Alternative Materials

36.6% Strongly agree

36.9% Somewhat agree

73.5% Combined are in agreement to some degree

13% Disagree somewhat

9.7% Strongly disagree

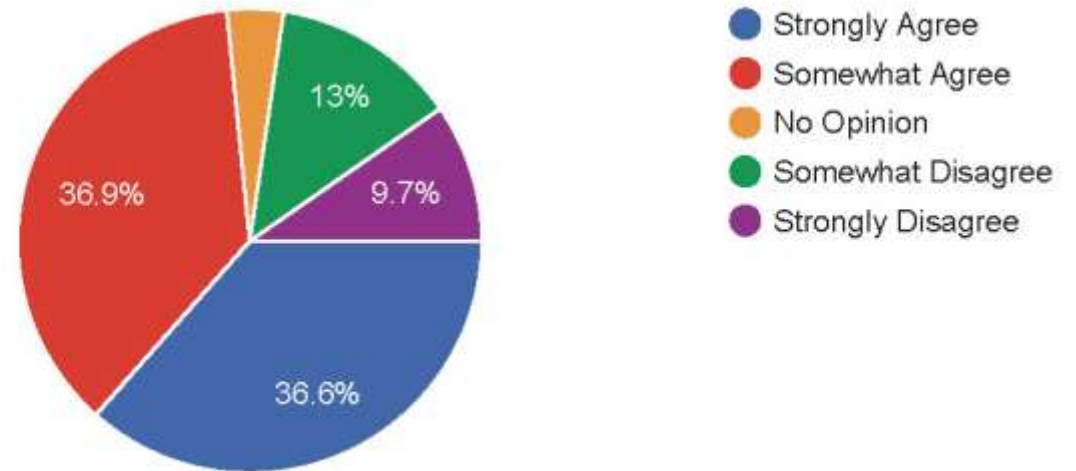
The remainder have no opinion

Observation: Continue to explore in more detail

Question 3.2

"A new building in the downtown commercial area can be constructed of alternative (e.g.: man-made) materials if they convey finishes and textures similar to traditional or natural materials and details."

331 responses



Valued characteristics - Neighborhood

Draft

Carmel is a Village in the Forest which is:

Subdued: No one thing is attention-grabbing; a building fits within the context of its block, its neighborhood and the city at large.

Exploratory: There is a sense of discovery along each street. One must experience a block in space and time, by moving along or through it.

Historic: A rich mix of historic and other traditional buildings, representing a range of styles, is found throughout the community.



Valued characteristics - Architecture

Draft

Carmel is a Village in the Forest which is:

Genuine: A sense of authenticity is conveyed in natural building materials and design.

In scale: Buildings are human-scaled in their forms, materials and details.

Crafted: Buildings are of high quality and durable. This also is expressed in design details of buildings.

Diverse: There is variety in the range of building styles that fit in with the character of being a Village in the Forest.

Nestled: Buildings fit in with and are subordinate to the forest setting.



Valued characteristics of Carmel - Landscapes

Draft

Carmel is a Village in the Forest which is:

Informal: Landscapes contribute to the forest character.

Walkable: Landscapes are pedestrian-scaled and enhance the public realm.

Connected: Properties connect to the public right-of-way with landscape details that extend the forest character. They are not walled off.



Valued characteristics - Downtown

Draft

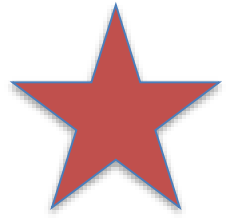
Carmel is a Village in the Forest which is:

Pedestrian-friendly: Buildings are human-scaled with details at the street level that invite exploration.

Open and welcoming: Storefronts, courtyards and landscapes enhance the interplay of indoor and outdoor spaces.



Activity #1: Edit the list of characteristics – Pg. 3



1.1 Does this list of Key Features capture the character of Carmel in general?

___ Yes

___ No

___ Other: _____

Instructions:

1. Review the list of Key Features on your own. (5 minutes)

2. Then answer the questions on your own. (5 minutes)

1.2 If needed, mark up any edits to the list that you would suggest.

1.3 Add any other features to the list that you think are important:



High-level Design Principles

Draft

1. Maintain a healthy forest character: Plan landscapes in both the public and private realms to sustain the Village in a Forest and restore areas that are in need.
2. Enhance the forest: Provide layers of landscaping (varying plant and tree heights) between the street and each home and use drought-tolerant plants and fire-resistant materials while continuing to convey the forest character.
3. Keep it modest: Design buildings and landscapes to be human-scaled and fit in with their surroundings rather than stick out.
4. Respect historic precedents: Retain traditional buildings that convey the history of the community.



High-level Design Principles, continued...

Draft

5. Fit with the context: “Remember your neighbors” is an important principle. This varies by neighborhood. Key design factors include:

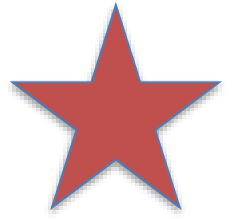
- Building size (height and width)
- Building form and proportion
- Percentage of solid-to-void (ratio of windows to wall)
- Building materials
- Roof form
- Color
- Fit with the topography

5. Pay attention to detail: Convey excellence and authenticity in materials and design. Add value with well-crafted work that is visible to the community and promote the use of natural materials.

6. Encourage a “compatible diversity” in design: Avoid repetition in building designs and site features. Express individuality in subtle ways while respecting surroundings.



Activity #2: Edit the Design Principles – Pg. 5



2.1 In general, does this list capture the principles that should set the stage for the Design Guidelines?

_____ Yes

_____ No

_____ Other: _____

2.2 Mark any edits to the list you would suggest.

2.3 Add any other principles that you believe are important to include here:

Instructions:

1. First, discuss the list of Design Principles with your group. (10 mins.)

2. Then, on you own, answer these questions about the Design Principles: (5mins.)



DISTRIBUTE HANDBOOKS NOW.

PART 2 – RESIDENTIAL DESIGN

TWO ACTIVITIES:

- Considering Key Design Variables
- Considering Traditional and Historic Styles



Single Family Topics

Clarify existing guideline text, including...

1. Being subordinate and fitting in (define)
2. Views and solar access (views)
3. Landscaping in the front yard (layered)
4. Driveway paving (porous)
5. Color (muted)
6. Building form (authentic massing)
7. Synthetic materials
8. Use of stone



Residential Design

- Digging deeper into the topic
- Local examples are from the survey



Some Design Variables...

BUILDING

- Building size
- Building height
- Building form
- Roof form
- Materials
- Windows
- Color

SITE

- Front yard
- Fence
- Driveway
- Right-of-Way



Activity #3: Residential design – Page 7



Instructions:

1. Discuss the images with your table

- Focus on how well each fits in Carmel, considering the design variables listed. (10 mins.)

2. Next, working individually in your Workbook evaluate each image using the design variables table. (15 mins.)

1.



VARIABLE	FITS IN	PARTIALLY FITS	DOESN'T FIT
BUILDING			
Building Size	___	___	___
Building height	___	___	___
Building form	___	___	___
Roof form	___	___	___
Materials	___	___	___
Windows	___	___	___
Color	___	___	___
SITE			
Front yard	___	___	___
Fence	___	___	___
Driveway	___	___	___
ROW	___	___	___
Other comments:			

2.



VARIABLE	FITS IN	PARTIALLY FITS	DOESN'T FIT
BUILDING			
Building Size	___	___	___
Building height	___	___	___
Building form	___	___	___
Roof form	___	___	___
Materials	___	___	___
Windows	___	___	___
Color	___	___	___
SITE			
Front yard	___	___	___
Fence	___	___	___
Driveway	___	___	___
ROW	___	___	___
Other comments:			



Traditional Styles in Residential Design

To what degree should traditional or historic styles be:

- A. Allowed
- B. Encouraged
- C. Required?

Reference the Historic Context Statement for descriptions.



A Sampling of Carmel Styles

Following are examples of some of the architectural styles frequently seen in Carmel-by-the-Sea. A diversity of styles exist but most have some features in common including the use of simple forms, natural materials and sloping roofs. They are presented in an approximately chronological order, reflecting the sequence of their appearance in Carmel.



19th Century Cottage

- Clapboard siding, painted
- Porch with decorative trim
- Rectangular primary form
- Gable and pyramidal roofs
- Vertical, double-hung windows
- Modest wooden, jig saw trim



Craftsman Bungalow

- Informal "L" or "U" shaped plans which enclose a patio
- Low-pitched, overhanging gable roofs
- Exposed beams, braces and rafter tails
- Occasionally stucco or shingle siding
- Windows clustered into horizontal bands
- Windows have extended lintels and sills.
- Porch integrated into building



Cotswold ("Storybook")

- "Thatch" or staggered composition shingle roof
- Low eave line
- Curved roof edge
- Multi-paned windows
- Half doors
- Heavy timber trim
- Decorative shutters



Rustic Cottage

- Board and batten siding, stained
- Rectangular primary form
- Gable roof
- Vertical, double-hung windows
- Little or no ornamental trim



Tudor Revival

- Stucco sided
- Steeply-pitched, asymmetrical roof
- Tall, narrow windows
- Prominent chimneys
- Decorative half-timbering

Considering Traditional Styles

- ISSUES:
 - Which styles?
 - How accurately executed?
 - Impact on reading the community's history?
- REASONS:
 - Focuses on a specific span of time
 - Promotes a traditional image



Style – Existing Design Guidelines



Objectives:

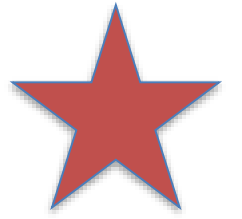
- To promote a diversity of architectural styles that are also compatible with the village-in-a-forest context
- To promote simplicity in building design
- To promote buildings that are in scale
- To continue the use of “natural” building materials

9.1 Diversity of architectural styles is encouraged.

- A new building should be different in style from buildings on nearby and abutting properties.
- A design that creates individual character while also maintaining compatibility with the character of the neighborhood, is encouraged.
- A design that incorporates innovation and the use of skilled workmanship is encouraged.



Activity #4: Architectural Style – Pg. 15



4.1 Historic styles of Carmel should be PERMITTED, but not required.

4.2 Designing in the historic styles of Carmel should be STRONGLY ENCOURAGED.

4.3 New, or “Modern” or “Contemporary” designs should be PERMITTED, IF they also meet guidelines for compatibility.

Instructions:

On your own, answer these questions about Architectural Style. (5 mins.)

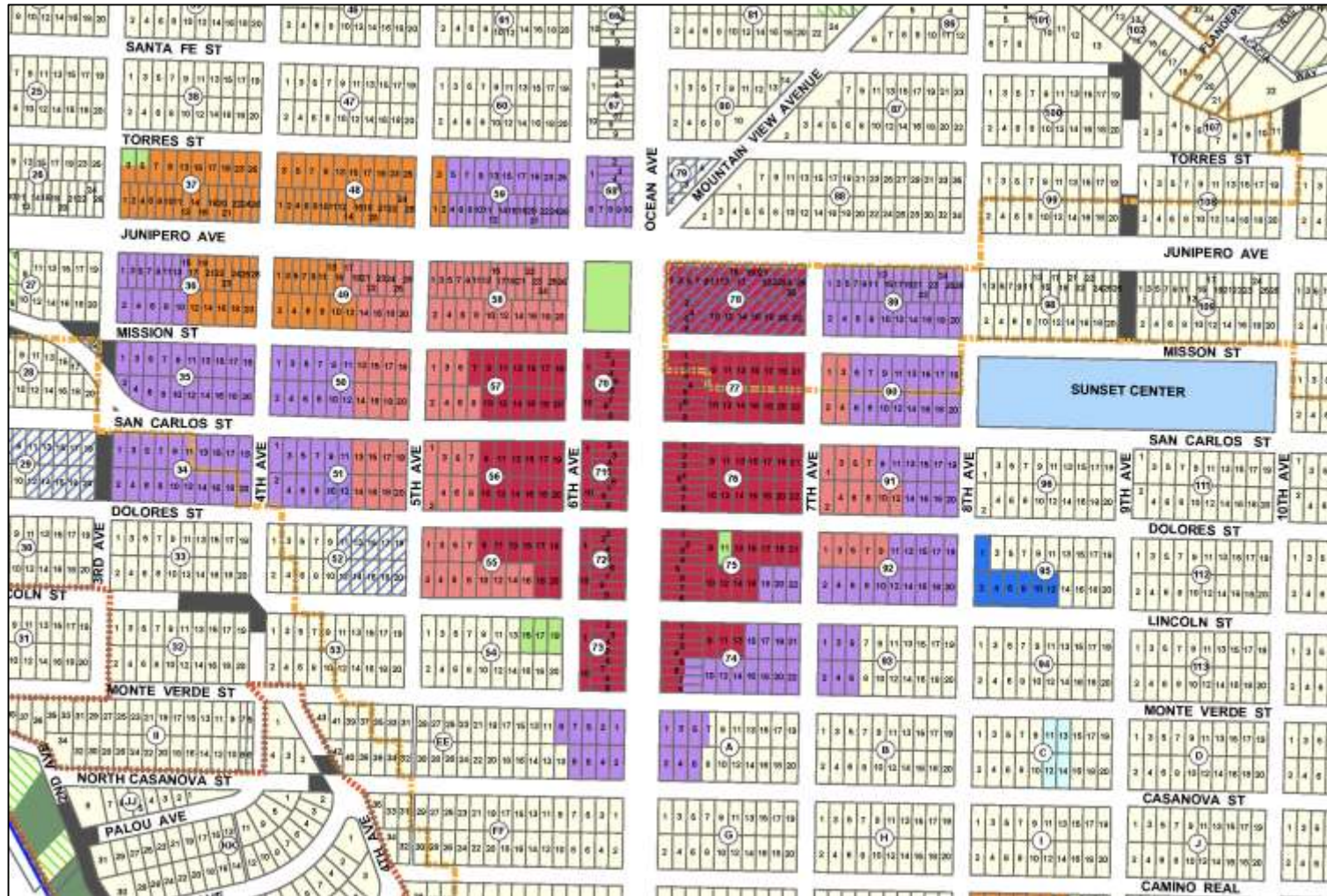


PART 3 – Downtown and Citywide

- Downtown Design Guidelines
- Building Massing Downtown
- Alternative Building Materials



Part Three - Downtown



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

Downtown includes commercial and multifamily uses.



Designing a Commercial Building

WORKSHOP #1 RESULTS:

Important features of Downtown:

- Architectural detail
- Compatible scale
- Consistency in design
- High quality materials
- Traditional roof forms
- Muted earth tones



Approach to the Downtown Guidelines

Emphasize these principles:

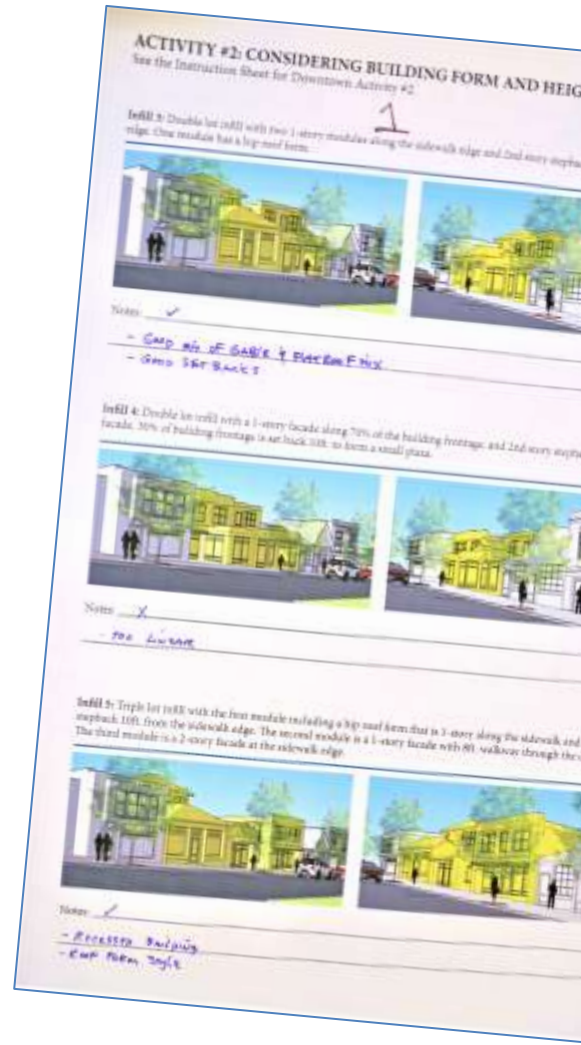
1. Meet key design variables (building size, ratio of solid to void, materials, roof form, color, etc.)
2. Promote variation in massing and articulation of building form to reduce perceived scale in a manner that is authentic (not a fake series of false fronts)
3. Use high quality materials
4. Incorporate well-crafted, durable details
5. Assure street level appeal and pedestrian scale
6. Enrich the interplay between indoor and outdoor spaces.
7. Provide a welcoming sense of discovery along the street



Approach to Massing

Observations:

- Organize a building occupying more than one lot into modules which reflect traditional sizes
- Balance:
 - Similarity among modules
 - Variety among modules
- Stepping back a second floor
- Some two-story at sidewalk edge is OK
- Vary roof forms



Downtown – Sample pages

Existing text becomes policy statement for more detailed guidelines.

3. Building forms should complement the rhythms established by other buildings in the immediate vicinity. Such patterns as height, number of stories, width of storefronts, scale of building forms, eave heights, and sizes of doors and windows should be used as guides to establish the context for new or remodeled buildings.

4. Add a new design element in order to create a separate business identity to incorporate if it breaks the basic lines, materials and concepts of a building or supports a landscape or design element.



Building Mass, Scale and Height

“Building forms should complement the rhythms established by other buildings in the immediate vicinity. Such patterns as height, number of stories, width of storefronts, scale of building forms, eave heights, and sizes of doors and windows should be used as guides to establish the context for new or remodeled buildings.”



Provide variation in building height when a new building is substantially wider than traditional buildings in the area.

Each traditional building in the downtown exhibits distinct characteristics of mass, height and a degree of wall articulation that contributes to its sense of scale. A new building shall express these traditions of mass and scale, and it shall be compatible in height, mass and scale with its context.



1.35. Convey the size of traditional buildings in new construction.

- The height of a new building shall appear to be within the height range established in the context, especially at the street frontage.
- Floor-to-floor heights shall appear similar to those of traditional buildings.



Maintain the scale of traditional building widths in the downtown.

1.36. Provide variation in building height when a new building is substantially wider than traditional buildings in the area.

- In order to reduce the perceived mass of a larger building, divide it into subordinate modules that reflect traditional building sizes in the context.
- Vary the height of building modules in a larger structure. The variation in height should reflect traditional building heights.
- Excessive modulation of a building mass is not appropriate, since this would be out of character with simpler traditional building forms in the downtown.



Establish a sense of human scale in a building design.

1.37. Maintain the scale of traditional building widths in the downtown.

- Design a new building to reflect traditional building widths.
- Where a building must exceed this width, use changes in design features so the building reads as separate building modules reflecting traditional building widths and massing. Changes in the expression and details of materials, window design, facade heights and wall setbacks shall be used.
- Where these articulation techniques are used, they shall be expressed consistently throughout the structure, such that the composition appears as several authentic building modules. A design that appears as a series of unrelated false fronts is inappropriate.



1.38. Establish a sense of human scale in a building design.

- Use vertical and horizontal articulation techniques to reduce the apparent mass of a larger building and to create visual interest.
- Express the position of each floor in the external skin of a building to establish a scale similar to historic buildings in the area.



Alternative Materials - Citywide

Variables to Address:

- Material Type
- Appearance
- Application
- Performance

• Some alternatives to consider:

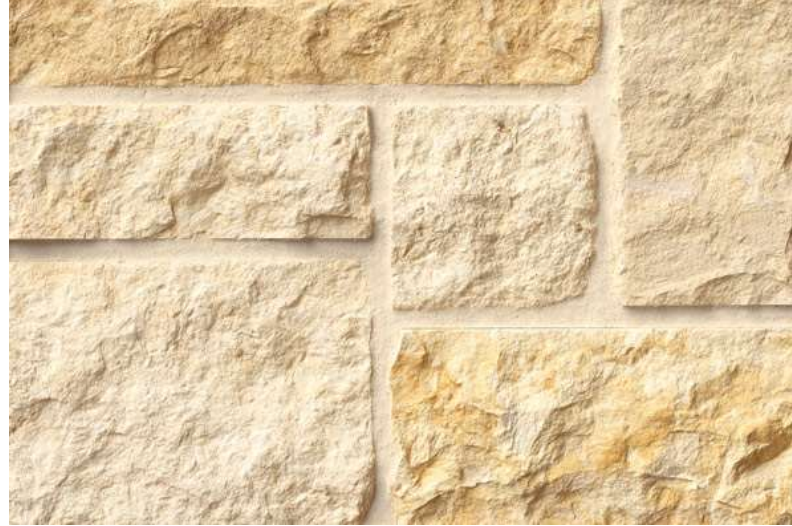
- Stone
- Siding
- Roofing



Alternative Materials - Stone



Manufactured stone (concrete)



Genuine limestone



Cast stone

Variables to consider:

Color

Finish

Actual unit?



Alternative Materials - Stone



Supporting wall



Foundation

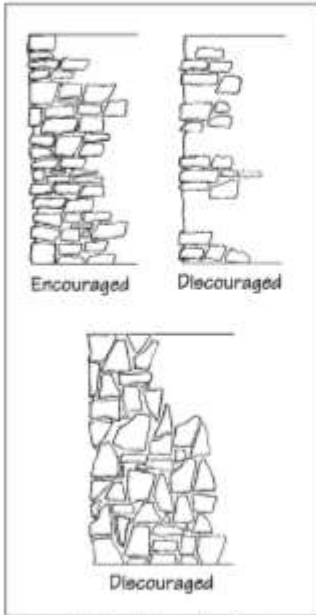


Entire building



Stone

remainder of the building with wood lap siding are appropriate applications of native stone and wood.



The application of stone should appear structural and authentic.

noods.

Stonework

Stone is a traditional building material used throughout the City. When used carefully it can add interesting contrasts, texture and solidity to a design. Applicants intending to use stonework must provide a proposed lay-up pattern and specify the type of stone proposed. For examples and additional information on stonework, refer to Appendix A . The following guidelines apply to stonework:

- 9.9 Keep stonework designs simple and traditional in character.
- The use of a single type of stone is encouraged to maintain simplicity and authenticity. Using multiple types of stone, or combinations of stone and other masonry within a single project is discouraged.
 - Use natural stone. Imitation stone is strongly discouraged.
- 9.10 The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided.
- The use of stone on the full exterior of individual building elements is encouraged. The use of stone on just one elevation, the street facade for example, is discouraged.
 - The application of stone around only windows or doors as ornamentation is discouraged.
 - The random placement of individual stones or clusters of stones on building elements such as foundations or chimneys is discouraged.



Site wall



Veneer



Fiber-cement Siding



Painted shingles



Smooth finish lap siding



Grained lap siding



Board & batten siding



Fiber-cement Siding - Detailing



Siding – Existing Guidelines

9.5 Use “natural” building materials.

- Painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls.
- Using native Carmel stone is also encouraged.
- Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block.
- Where a material is painted, a plain, uniform finish is preferred. Antique and faux finishes should be avoided.

9.6 Avoid the use of synthetic materials.

- The use of vinyl or aluminum siding, for example is discouraged. Products that simulate a wood grain on synthetic siding also are inappropriate.
- Some new materials may be considered only if they convey a scale and texture similar to that of traditional materials.
- Avoid mixing synthetic materials with natural materials in the same design.

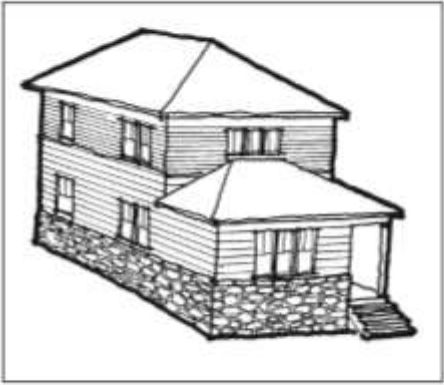


Stucco may be considered as a building material.



Roof Materials

• Carmel-by-the-Sea Design Traditions • Final Details Guidelines for Building Design •



Preferred: Establishing a stone foundation and then wrapping the remainder of the building with wood lap siding are appropriate applications of native stone and wood.

9.8 Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

- Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).
- Clay tile, slate and concrete tile may be considered appropriate on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.).
- Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.
- Metal, plastic and glass roofs are inappropriate in all neighborhoods.

Stonework

Stone is a traditional building material used throughout the City. When



Alternative Materials - Roofing



Polyurethane shakes



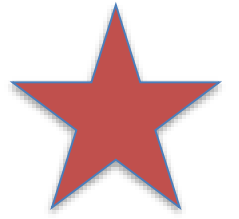
Concrete shingles



Low profile metal roof



Activity #5: Alternative Materials - Pg. 17



Workshop Handbook

ACTIVITY #5: BUILDING MATERIALS

This activity addresses the use of alternative building materials, throughout the city. Carmel has a tradition of using "natural" building materials. Wood siding, in clapboard and board-and-batten forms is an example. Real stone and hand-applied plaster are other examples. Some people have suggested that alternative, or "man-made" building materials should be permitted as well. Some of these are intended to appear similar to natural materials. Synthetic stone and fiber-cement siding are examples. Some of these may have good fire-resistance properties.

For background, in the recent online survey, 73% of respondents agreed "strongly" or "somewhat" with this statement:

"A new building in the downtown commercial area can be constructed of alternative [e.g. man-made] materials if they convey finishes and textures similar to traditional or natural materials and details."

Instructions:

1. First, discuss the questions with your group.
2. Then, on your own, answer the questions.

5.1 In general, should alternative materials be permitted, provided that they are applied in a manner that appears similar to traditional "natural" materials?

Yes, alternative materials should be permitted.

No, alternative materials should be strongly discouraged.

Not certain

Comment: _____

5.2 Which are some alternative materials that should be considered?

Assuming more detail would be provided about their visual qualities, which merit consideration? (Check only those materials that should be considered.)

Fiber-cement siding, appearing similar to wood siding

Other alternative siding materials (other than fiber-cement) _____

Alternative roof shingles

Metal roofs (with muted color and low profile seams)

Synthetic stone

Other alternative material: _____

Instructions:

1. First, discuss the questions with your group. (10 mins.)
2. Then, on your own, answer the questions. (5 mins.)



PART 4

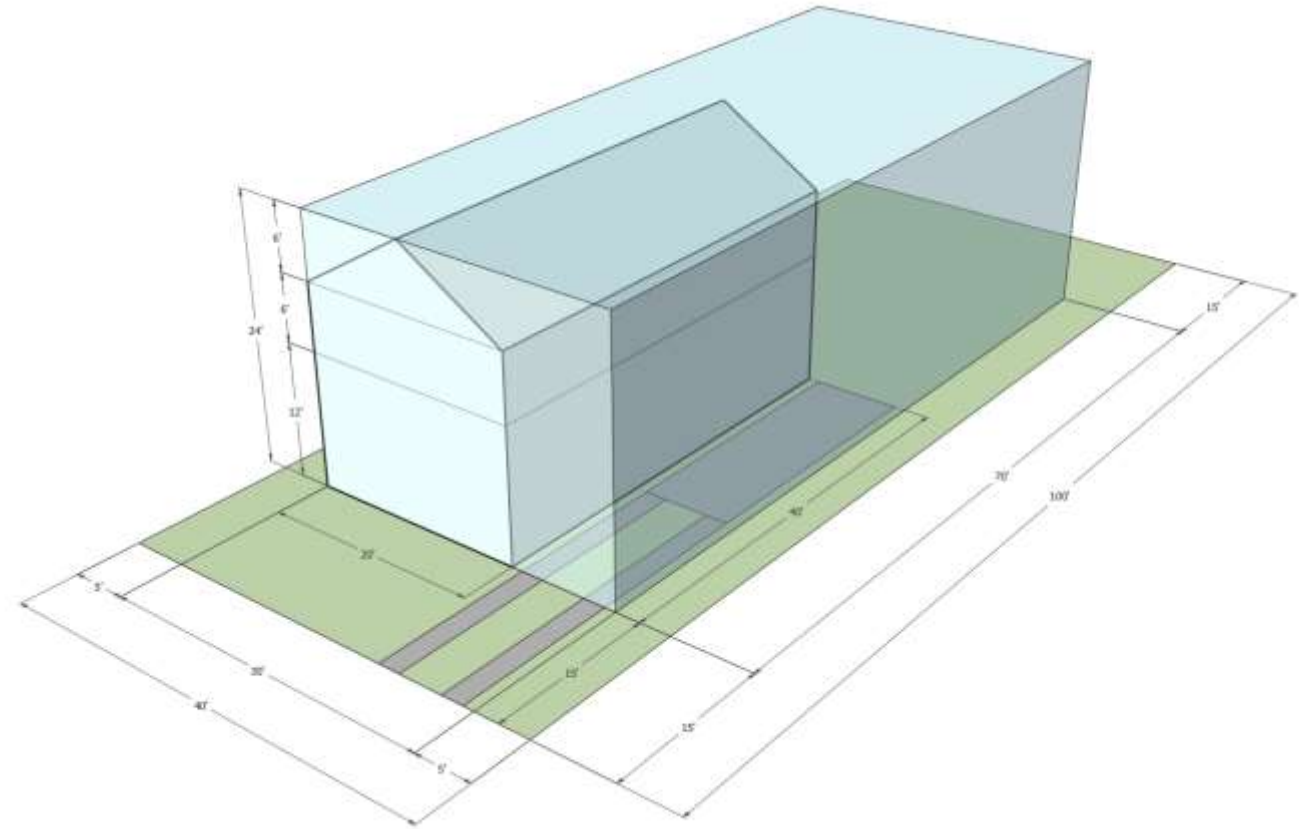
- Zoning Code revisions related to design
- Who Reviews for compliance with the Design Guidelines?



Code & Administration

Code Issue: Volumetrics

- May encourage a roofs?
- Is difficult to calculate with complex building forms

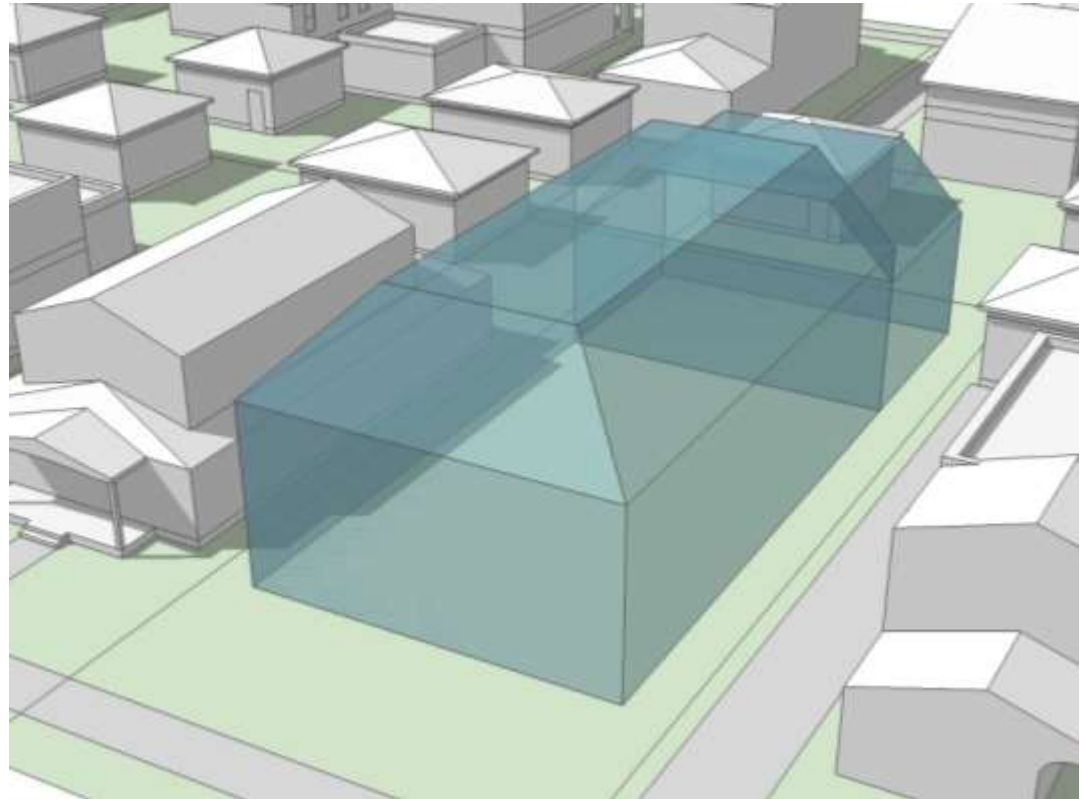


Existing “implied” Bulk Plane



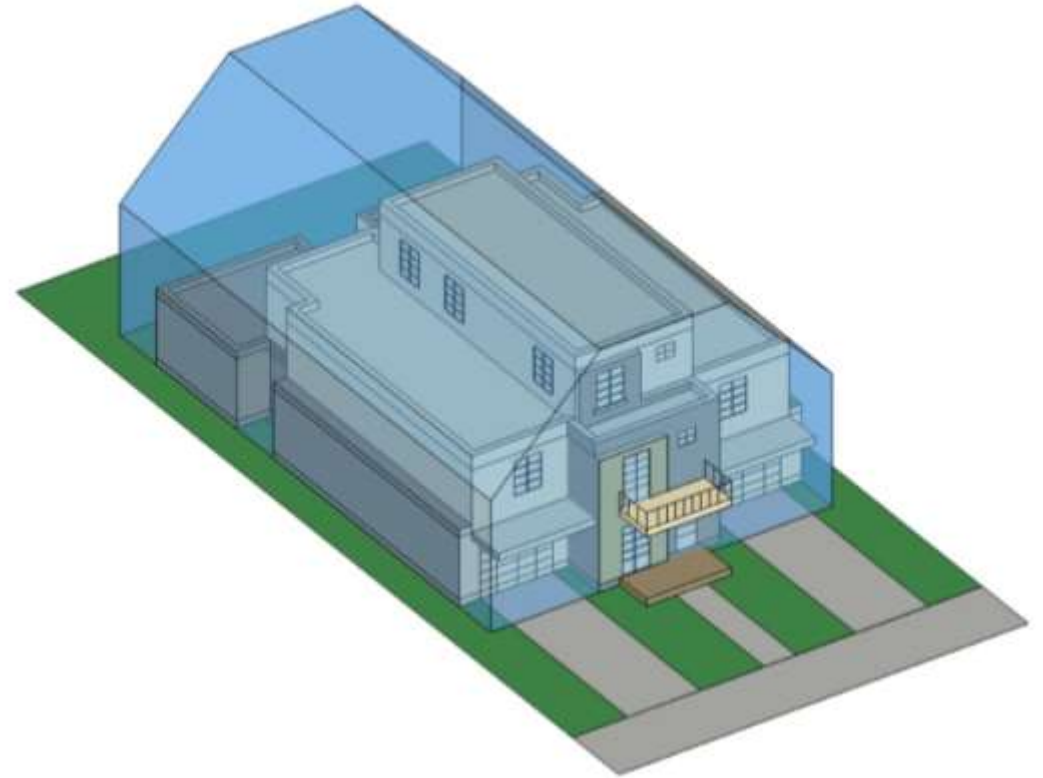
Bulk Plane Definition

- A Bulk Plane is a series of horizontal and vertical planes which, when applied in three-dimensions set the boundaries of the space a building may occupy.



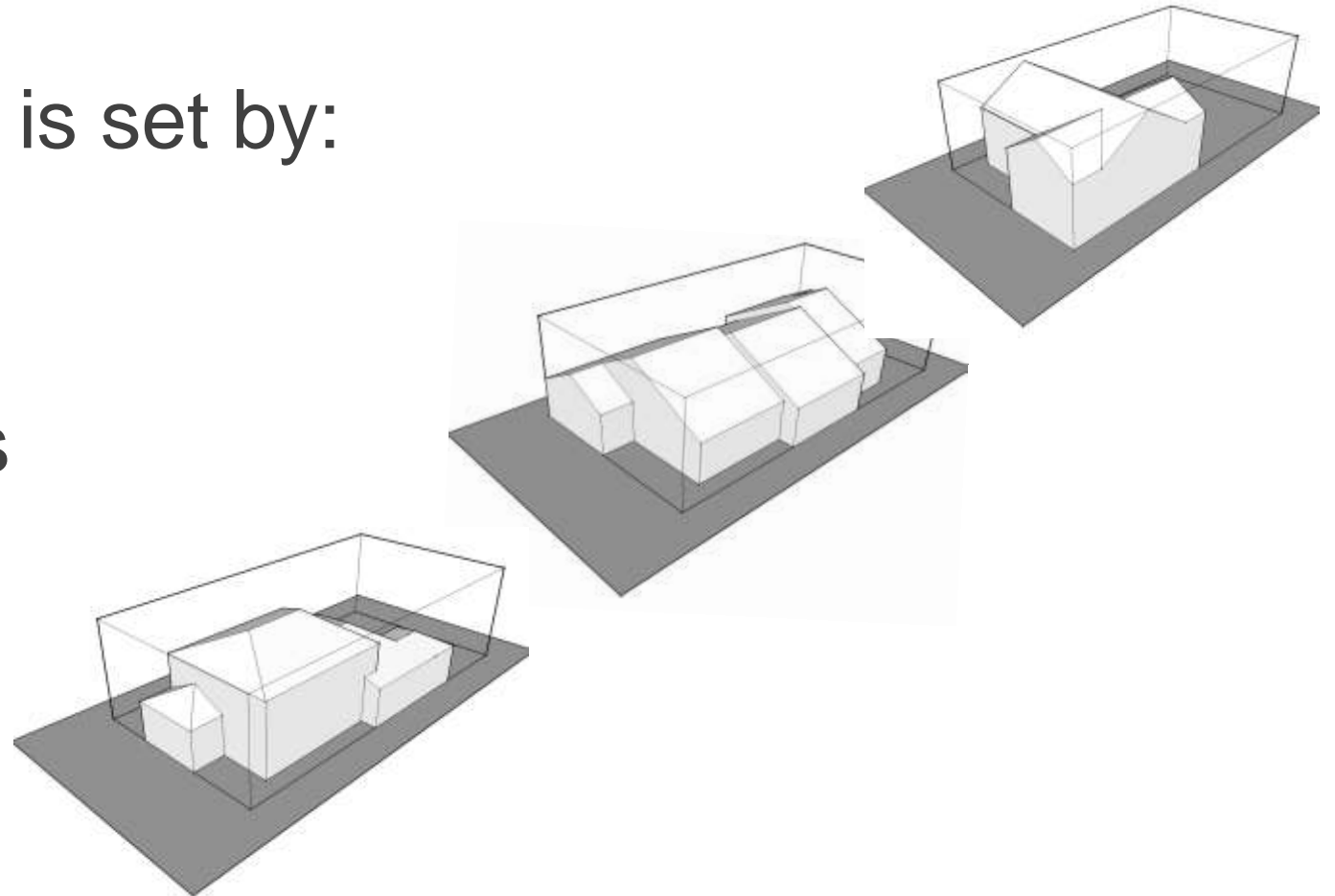
What the Bulk Plane does:

1. It defines the limits of building height based on location within the site.
2. It can shift mass – usually to the center of the site
3. It does not dictate form (but it may encourage certain types)
4. It does not dictate style



A Bulk Plane works in combination with:

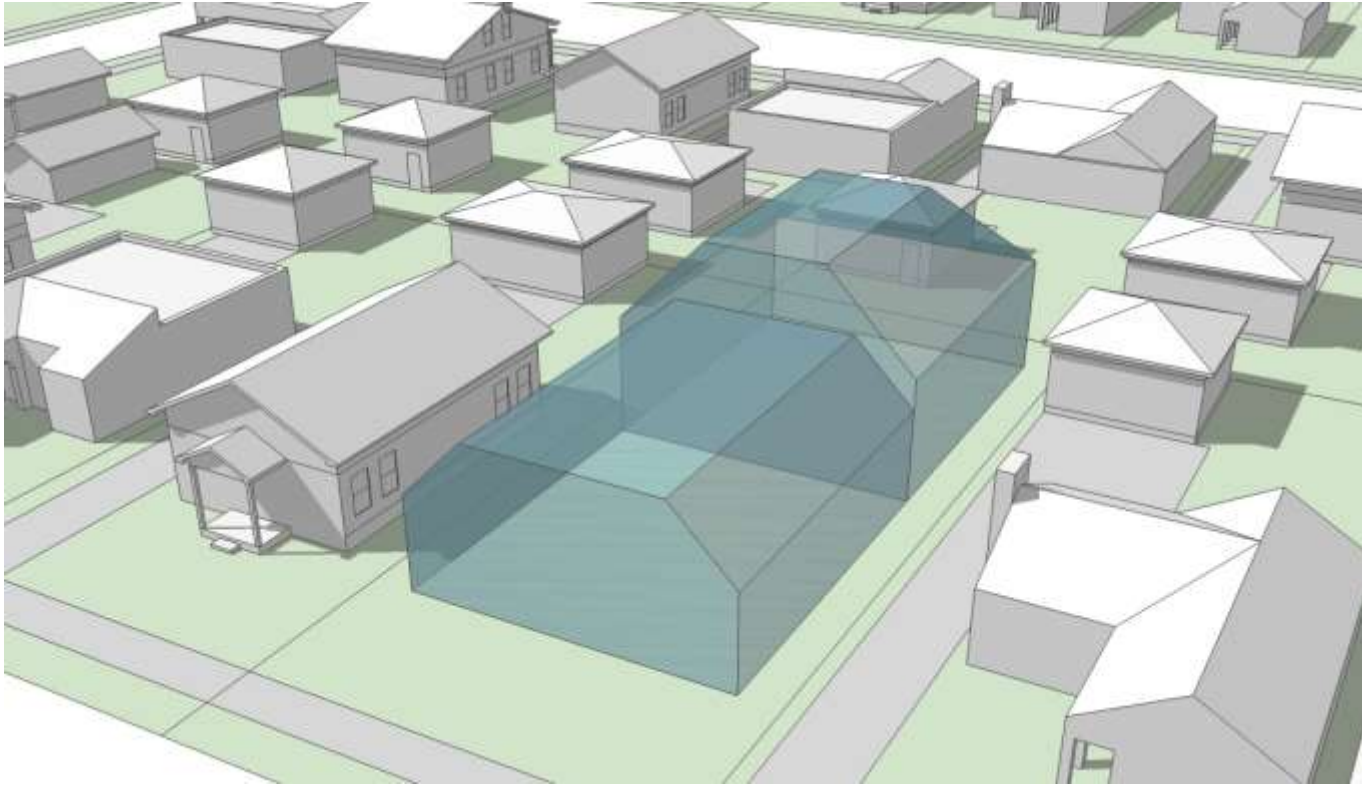
- Maximum building area is set by:
 - Floor Area Ratio
 - Absolute maximum SF
- Minimum yard setbacks
 - Front
 - Side (cumulative)
 - Rear



- Example of a Floor Area Ratio (FAR) of 0.40 in 3 different configurations. The maximum floor area is calibrated such that a building cannot fill the entire buildable envelope.



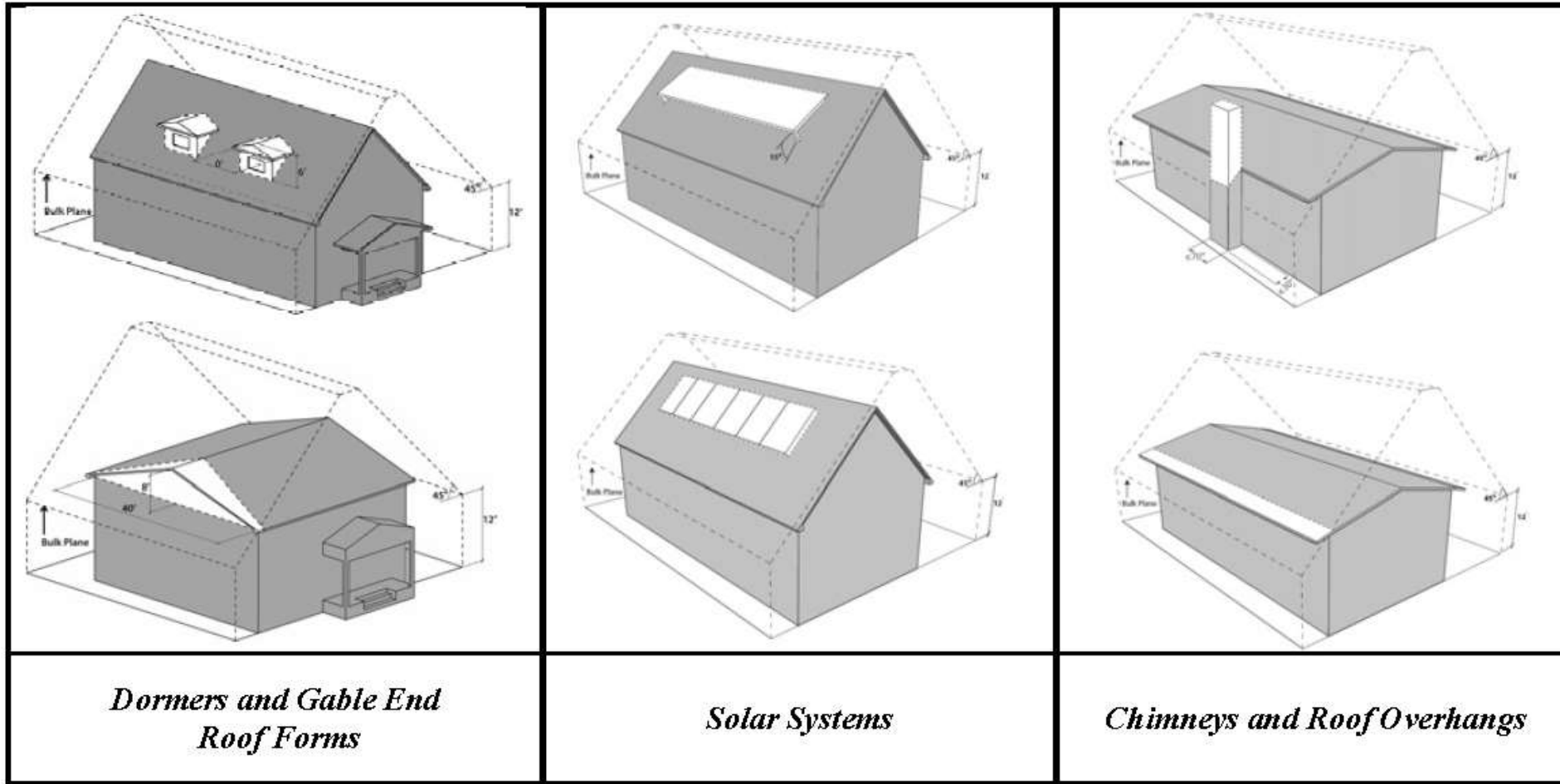
Example. Bulk Plane with Two Forms



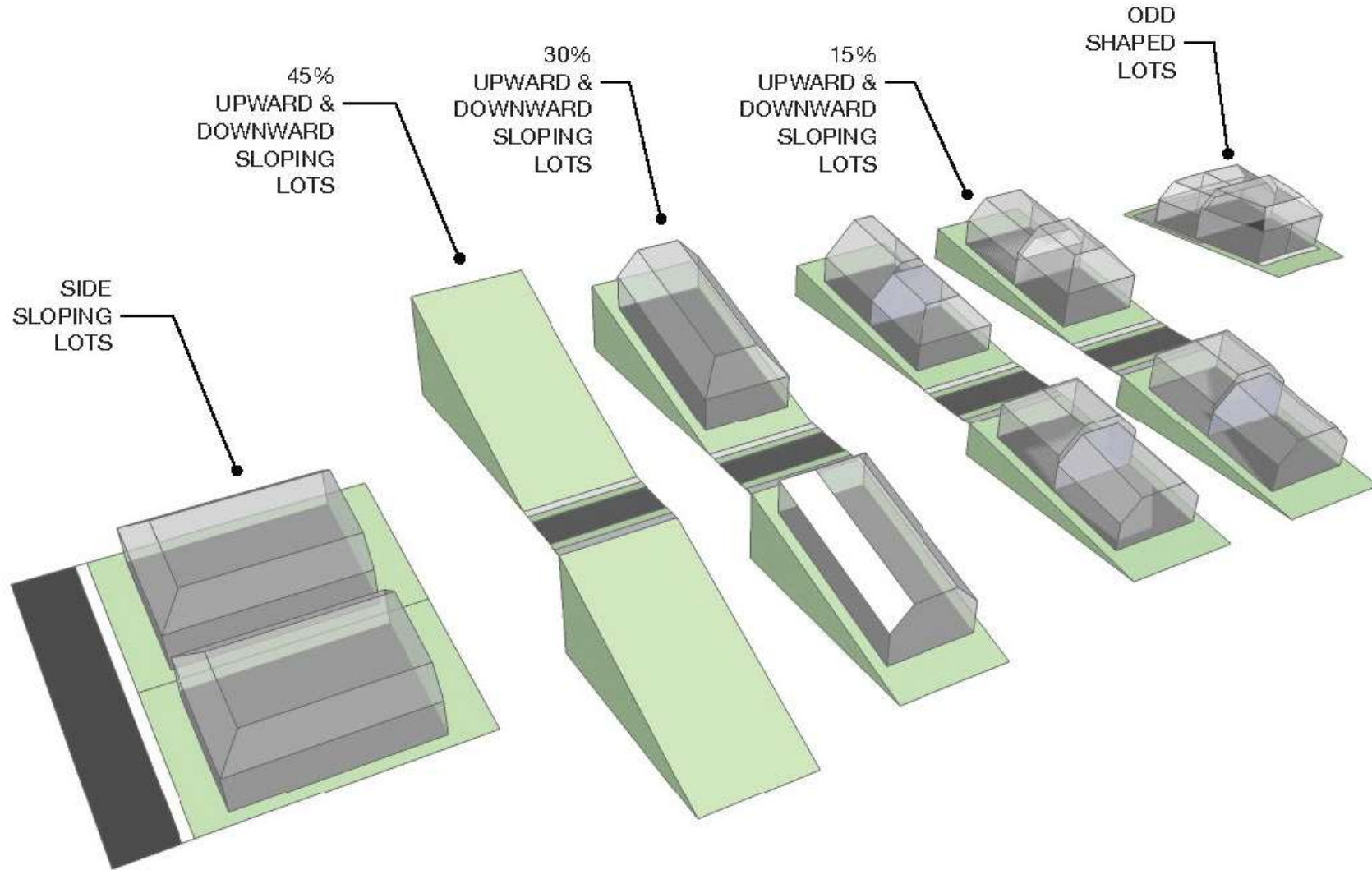
- *1 story envelope in front with 1 ½ story envelope in the rear*
- *No slope in front bulk plane*



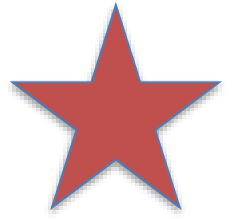
Encroachments may be permitted...



Applying to Sloped Lots



Activity # 6: Bulk Plane?- Pg. 18



6.1 Do you believe a Bulk Plane system should be considered as an alternative to the existing volumetric system?

6.2 What benefits (if any) do you see in a Bulk Plane System?

6.3 What issues (if any) do you see in a Bulk Plane System?

6.4 What questions would you want to have answered if this is considered further?

Instructions:
On your own, answer these questions about Architectural Style: (10 mins.)



Who Reviews?

1. The Planning Commission **continues to review and decide.**
2. A Design Review Board **ADVISES** the Planning Commission on compliance with the Design Guidelines.
3. A Design Review Board **makes a decision** related to the Design Guidelines and informs the Planning Commission
 - PC continues to make other decisions

- Details to consider...
 - Terms of service
 - Qualifications



Who Reviews? – The Survey

42% - Prefer that the Planning Commission conducts review and all makes decisions. (Design, variances, etc.)

39% - Prefer that a Design Review Board advises the PC, who all makes decisions.

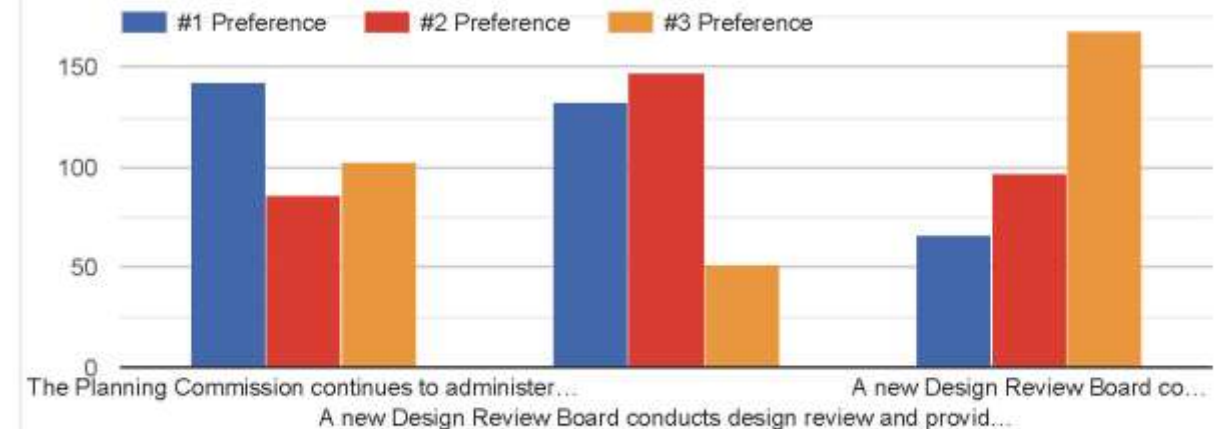
19% - Prefer that a Design Review Board conducts review and makes decisions related to the Design Guidelines.

- PC continues to make other decisions, such as variances, special conditions

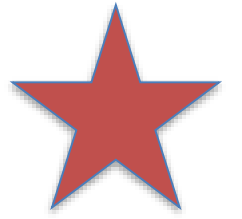


Question 5.1

Put the Design Review Body options on the left in your order of preference, with "#1 Preference" being your MOST preferred option



Activity # 7: Who Reviews? – Pg. 19



7.1 Which one of these approaches would you recommend?

7.2 What issues do you see if a Design Review Board were to be established?

7.3 What questions would you want to have answered if a Design Review Board were to be considered?

Instructions:
On your own, answer these questions about Architectural Style: (10 mins.)



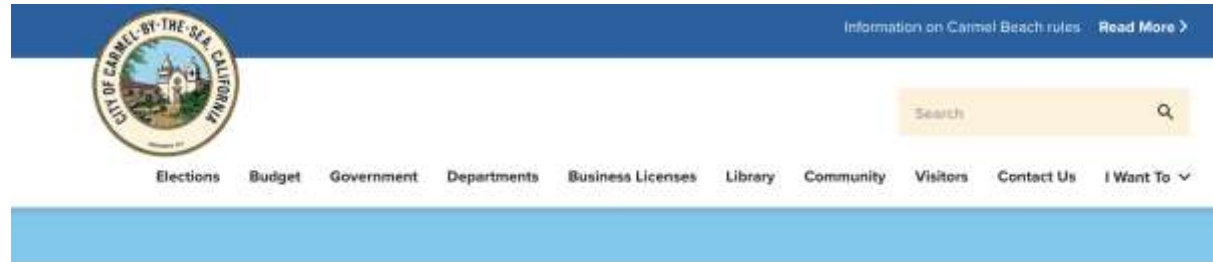
Next Steps

Tentative dates

1. Oct. 12 Work session with Planning Commission
2. Oct. 10 Collect Workshop Handbooks and analyze them
3. Nov. 1 Work session with City Council
4. Mid-Nov. Develop first draft of the materials
5. Dec. 12-13 Conduct workshop #3 to review the drafts



Access to the Strategy Paper & Handbook



City Spotlight



Design Guidelines Update

Oct. 3rd Community Workshop

-The Design Traditions 1.5 Project-

Design Guidelines Community Workshop. Click here to find workshop materials.

A graphic for a city spotlight event. It features the City of Carmel seal at the top center. The background is divided into three horizontal color bands: dark blue at the top, yellow in the middle, and light blue at the bottom. The text is centered within these bands.

Calendar

- October 3, 2022 - 4:30pm
City Council Special Meeting
- October 4, 2022 - 4:30pm
City Council Regular Meeting
- October 11, 2022 - 9:30am
Community Activities Commission Meeting
- October 12, 2022 - 4:00pm
Planning Commission Meeting
- October 13, 2022 - 3:30pm
Forest & Beach Commission

[All Events](#)

