
Lim Project Submission (concerns)

Gwyn McColl <[REDACTED]>
To: Evan Kort <ekort@ci.carmel.ca.us>

Sun, Jul 2, 2023 at 3:45 AM

Hi Evan,

Attached please find the information we put together with a local architect. She is very familiar with the guidelines and helped us with drawings, etc to show the impact of the proposed design.

As you know, we are very concerned that the height of what they are proposing will impact our trees, our views, and the light we receive downstairs.

We hope the Lims will consider finding an alternative design that will allow them the space they deserve and desire, while minimizing the negative impact on our lives.

Thank you so much for adding this to the report. And also for allowing the commission to tour our home to see the situation from our perspective.

Thank you also for your patience. I don't mean to be difficult, I simply want to protect what we love about living where we do.

Best,
Gwyn

Sent from my iPhone

 **LimMcColl.pdf**
9991K

General Review Principles



MC.17.58.060.B. Findings for Design Review Approval. Before approving an application for design review in any district, the Director, Historic Preservation Board, or the **Planning Commission shall find that the final design plans:**

1. Conform to the applicable policies of the General Plan and the Local Coastal Program;
2. Comply with all applicable provisions of this code; and
- 3. Are consistent with applicable adopted design review guidelines.**

MC.17.58.060.D. Findings Required for Approval of Deviations from Design Guidelines. In addition to any other findings required by this code, before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, the Director, Historic Preservation Board, or the **Planning Commission shall** adopt specific findings based on information in the record to **show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.** (Ord. 2009-07 Att. A, 2009; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

GP.G1-2.O1-8.P1-47. Apply the City's Residential Design Guidelines that explain the qualities that are characteristic of the community to assist in the preparation and approval of plans for residential development through the design review process. **Include provisions for scale, mass, bulk, height, setbacks, open space, landscaping,** exterior materials, lighting and community character. Establish procedures for using the guidelines that will allow flexibility and creativity in architectural expression yet maintain continuity in the design character of the residential district. (LUP)

GP.G1-2.O1-8.P1-48. Establish maximum limits on site coverage and floor area in order to preserve open space and avoid excessive mass and bulk. **Establish provisions for a smaller ratio of allowable coverage and floor area on larger sites and on sites constrained by environmental factors to preserve open space, vegetation, natural landforms and the character of surrounding neighborhoods.** (LUP)

Proposed Project on Casanova near Palou

⑥⑦ Total VIOLATIONS

①⑧ Carmel Municipal Code Violations

①② Carmel General Plan Violations

③⑦ Design Guideline Violations

①⑥ Urban Forest + Landscaping Violations

①⑧ Neighborhood + Site Design Violations

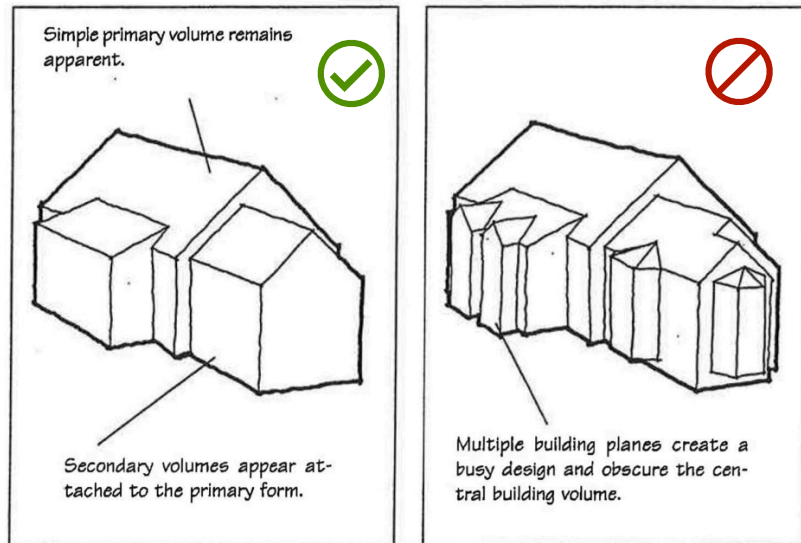
①⑩ Mass & Bulk + Boxed-in Neighbor Violations

①② Private Views + Solar Access Violations

①⑧ Scale Violations

①③ Building Form Violations

Building Form



Preferred: Simple building form and a simple roof

Discouraged: Complex building form and multiple planes

13 MC.17.58.060.C.4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses **simple building forms and simple roof forms without complexity that would attract undue attention to the site.**

MC.17.58.060.C.8.a. The design uses **simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages** consistent with the City's design objectives.

GP.G1-2.O1-8.P1-45(1) The design uses **simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages** consistent with the City's Design Objectives. (LUP-finding)

DG.8.0. ...providing **extensive variety in building planes, roof planes and in architectural details...** can result in a facade that is **overly "busy"** and can attract attention, **making the mass of the building more noticeable.** This treatment is **out of character and should be avoided.**

DG.8.1 (1) Building forms should be simple. **Basic rectangles, L- or U- shapes** are typical. **Avoid "busy" building forms.**

DG.8.1 (3) Roof forms should be composed of **just a few simple planes.**

DG.8.2 (1) Keep building walls simple in the...variation in wall and roof planes.

DG.8.2 (3) **Avoid building forms that are complex,** monumental, formal or out of scale with the neighborhood context.

DG.8.3. Use **simple roof forms. Limit the number of subordinate attachments,** such as dormers, to avoid a cluttered design.

DG.8.3 (3) Avoid complex roof forms that call attention to the design or add unnecessary detail.

DG.8.5. Roof **eave lines should appear low** in scale.

DG.8.5 (1) **Low plate heights** that reduce the height of exposed walls are encouraged.

DG.8.5 (2) Consider tucking second story rooms under the sloping sides of a roof form and keeping low eave heights. Light can be brought to such rooms using dormers or clerestories.



△ PROPOSED LEFT SIDE (NORTH) ELEVATION



△ PROPOSED REAR (EAST) ELEVATION



△ PROPOSED FRONT (WEST) ELEVATION

Mass and Bulk + Boxed-in Neighbors

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MC.17.10.010.D. Mass and Bulk. Residential **designs shall** maintain Carmel's enduring principles of modesty and simplicity and **preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties.** ...building and roof planes with **just a few, simple forms** and keeping floor levels and plate heights close to grade...reduce mass and bulk. ...

MC.17.10.010.F. Boxed-in Neighbors. ...Designs incorporating tall or bulky building elements located near an adjoining site...should be avoided.

MC.17.58.060.C.7. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. **Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.**

GP.G1-2.O1-8.P1-45(2) Mass of the building relates to the context of other homes in the vicinity. (Finding)

GP.G1-2.O1-8.P1-45(3) The development is similar in size, scale, and form to buildings on the immediate block... (Finding)

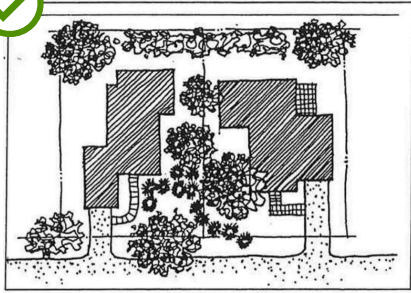
GP.G1-2.O1-8.P1-49. ...Projects with **less above-grade square footage shall be preferred....Locate open space so that it visually links with adjacent properties.**

DG.4.0 Open Space, Site Coverage, and Setbacks. Open space should be **coordinated with** the design of **structures on site** and also with **adjacent sites to enhance the parklike environment of the city. Open space should be distributed around a building to provide a visual separation from adjacent structures on abutting sites** and avoid the appearance of crowding.

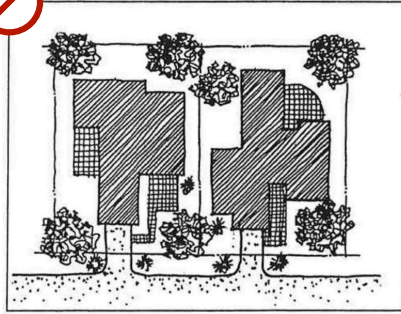
DG.4.1 More open space should be provided along side yards when buildings on adjacent properties are located close to the joint property line. This is particularly important when two-story structures are involved. A design should **avoid creating a "tunnel" or narrow corridor between buildings on adjacent sites.**

DG.4.4 (1) Variety in side yard setbacks is encouraged. **Stagger setbacks with respect to adjacent properties to avoid a "canyon effect."**

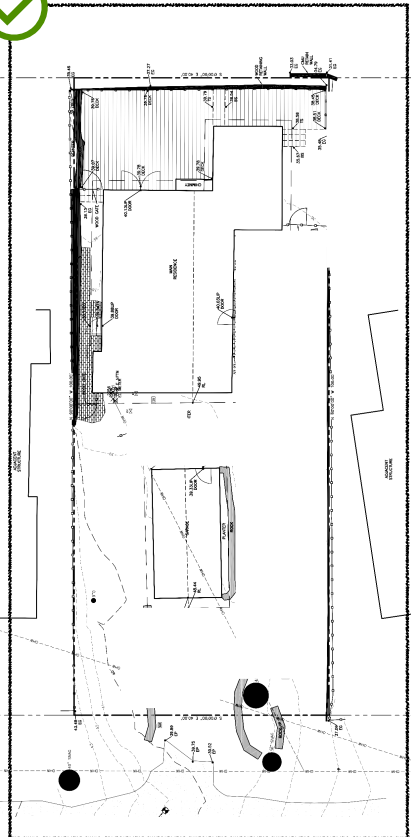
DG.4.4 (2) Consider how the side yard space may **relate to** that of the adjoining property to **maximize the perception of open space.**



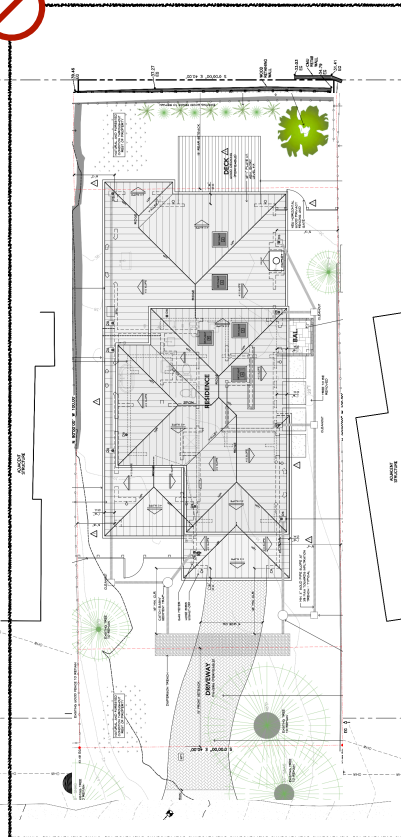
Preferred: Open space is organized to have a positive effect.



Discouraged: Open space is simply "left over" ground within required setbacks with limited positive effect.

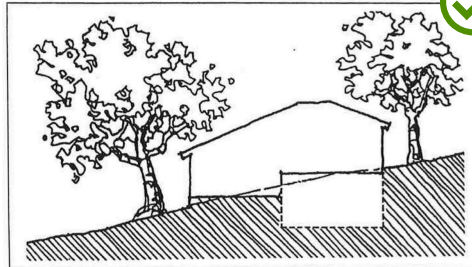


existing

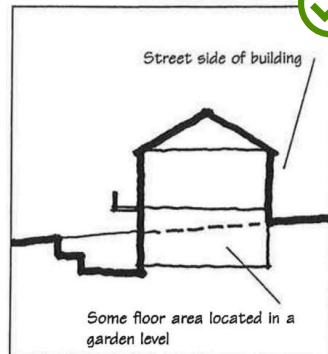


proposed

Neighborhood + Site Design



Preferred: This structure works with the natural contours of the site and avoids tree roots.



Locating some floor area in a garden level is also encouraged as a means of reducing building height.



08 MC.17.10.010.B. Neighborhood Design. **Each site shall contribute to...the...forest,...the...local topography and the...open space resources such as setbacks and landscaping....**

MC.17.10.010.C. Site Design....Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. **...relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations, rather than ignoring them or trying to override them.**

GPG1-2.O1-8.P1-39. Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. **...relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations rather than ignoring them or trying to override them. (LUP)**

DG.3.0. Topography... **promote the use of natural slopes and stepped floor plans...so that houses hug the land...maintain the sense of natural topography [while] minimizing the mass and scale of a building...by locating some floor area partially below grade or fully below grade in a basement... more extensive excavation may be necessary.**

DG.3.1. Minimize construction on steep slopes.

DG.3.1 (2) Minimize the footprint of a building on steep slopes.

DG.3.2 (1) The site design should **follow the natural contours of the site... step the foundation and building forms to follow the contours**

DG.3.3 (1) The site design should **follow the natural contours of the site... step the foundation and building forms to follow the contours**

Scale



08 MC.17.10.010.E. Scale. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and shall be avoided.

MC.17.58.060.C.5. The project **does not present excess visual mass or bulk...to adjoining properties.** The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.

MC.17.58.060.C.8.b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale.

MC.17.58.060.C.8.c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.

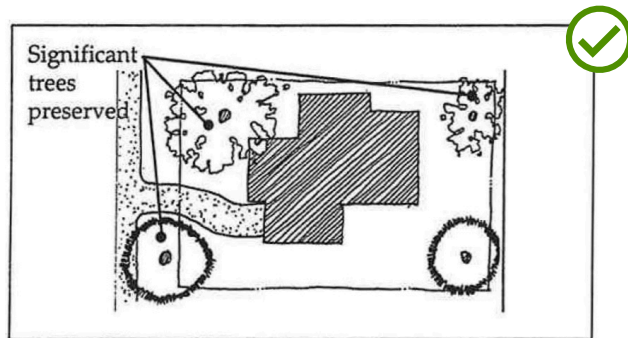
GP.G1-2.O1-8.P1-40. Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. **Buildings shall not present excess visual mass or bulk to public view or to adjoining properties.** Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs, and walkways. Oversized design elements make structures appear dominating and monumental. **This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and should be avoided.**

DG.7.0 Building Mass and Scale "A building should contribute to the character of the neighborhood and **should not dominate** the street or **neighboring properties.** Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged. A large building mass can block views, interfere with the enjoyment of open space and restrict free passage of light and air. Therefore, **a large, expansive building mass should be avoided.** Keeping the actual building mass in scale with those seen traditionally is the best approach. **This can be achieved by building less than the allowed floor area, constructing some floor area below grade, ...and keeping above-ground floor levels close to grade."**

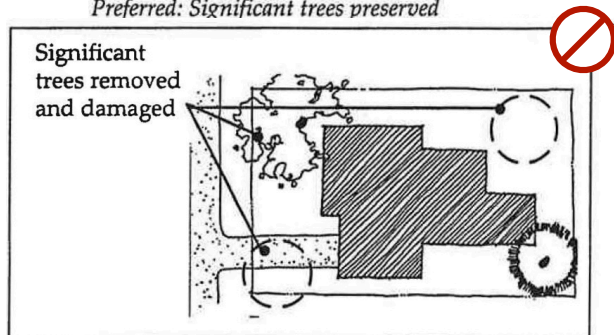
DG.7.2. Minimize the mass of a building as seen from...adjacent properties

DG.7.3. Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.

The Urban Forest + Landscaping



Preferred: Significant trees preserved



Undesirable: Trees removed and heavily pruned

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MC.17.10.010.A. Site improvements...should be designed to preserve significant trees and to perpetuate the established urban forest...Each site should contribute to the urban forest...

MC.17.10.010.I. Designs should coordinate structural elements with landscaping to... enhance the urban forest...by coordinating with open space on neighboring sites...

MC.17.58.060.C.2. The project contributes to neighborhood character including forest resources, ...local topography, and...open space...such as setbacks and landscaping.

MC.17.58.060.C.3. The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area....

MC.17.58.060.C.8.d. ...All moderately significant **trees have been protected to the maximum extent feasible**. All buildings and structures will be set back a minimum of six feet from significant trees.

GP.G1-2.O1-8.P1-41. The design of structures shall be coordinated with open space to enhance the park-like environment of the City. **Open space should be distributed around buildings to provide...a distinct separation from buildings on adjacent sites....**

GP.G1-2.O1-8.P1-44. ...Locate buildings...to **avoid removal and pruning** and ...minimize damage...Establish continuity of landscape elements throughout...

GP.G1-2.O1-8.P1-45 (4)...All buildings...setback a minimum of 6' from...trees.

GP.G1-6.O1-8.P1-38. Each site shall contribute to neighborhood character including the type of forest...present,...local topography and...open space...

DG.1.0. Preserving the Forest Character "**Protection of existing healthy trees** should be among **the highest priorities in any project**....Buildings...should be located to **minimize the removal, pruning, or damage** to existing...trees on and adjacent to the site. The "Preliminary Site Assessment" map should be consulted when...locating new structures..."

DG.1.1. Existing...understory trees should be preserved. (4) Position building masses and roof forms to **avoid cutting into the canopy of established trees**.

DG.1.2. Locate new construction to minimize impacts on established trees.

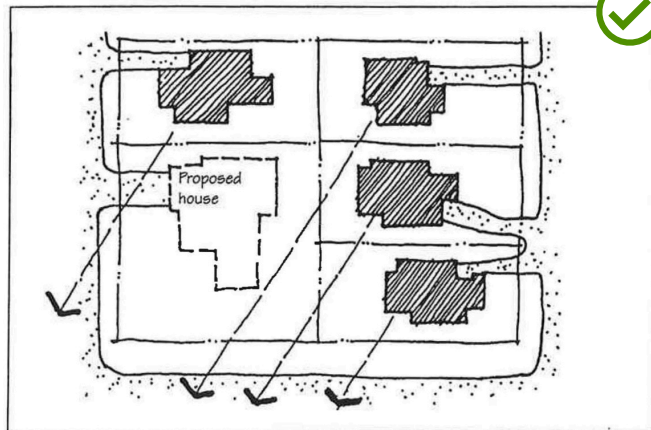
DG.1.2 (1) Structures...set back a minimum of six feet from...any tree...

DG.1.2 (4) Plan building masses...in areas that will minimize the impact on trees and their root structures.

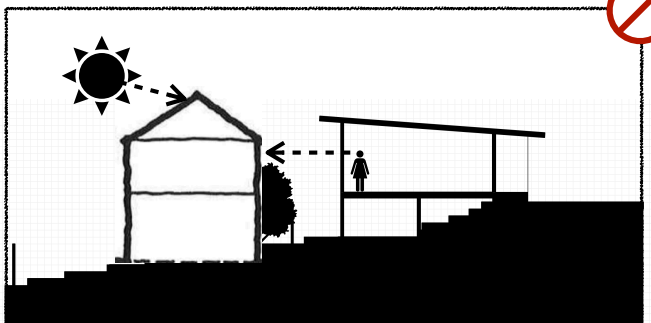
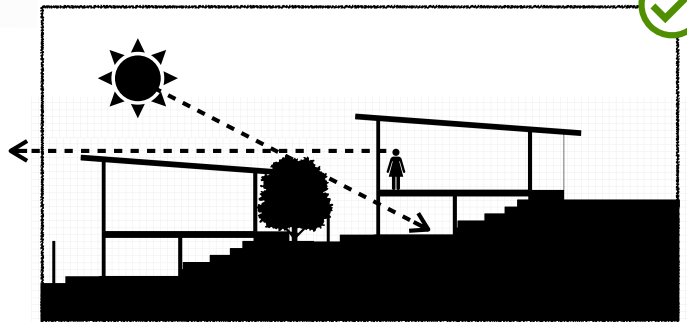
DG.1.4. Maintain a forested image on the site...

DG.1.6. **Maintain trees...around the periphery of the site.** (2) Preserving existing belts of vegetation around a site can...screen buildings.

Private Views + Solar Access



Preferred: A new building is sited to maintain views from existing houses.



12 MC.17.10.010.K. Private Views. Designs should **respect** views enjoyed by neighboring parcels. ...Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.

MC.17.10.010.L. Solar Access. Designs should **preserve** the rights to reasonable **solar access on neighboring parcels**. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto...south-facing windows on neighboring sites, should be avoided.

GP.G1-2.O1-6.P1-27. ...ensure that development...**does not diminish** the village character by excessively blocking important...**private views...natural topography, mature trees, or native growth.**

GP.G1-2.O1-8.P1-51. Consider the effect of proposed residential construction on the privacy, **solar access and private views of neighbors** when evaluating design review applications. **Avoid designs that are insensitive to the designs of neighboring buildings.** ...

DG.5.0 Privacy, Views, Light, and Air ...balance and share view opportunities to natural features...

DG.5.1 **preserve** reasonable **solar access to neighboring parcels**...protect and preserve the light, air and open space of surrounding properties...tall or bulky building elements near the property line of an adjoining site should be avoided.

DG.5.1 (3) Preserve significant **trees** that will help to **screen views** into adjacent properties.

DG.5.2 ...locate buildings so they will not substantially **block views** enjoyed by others

DG.5.3 Maintain views through a property to natural features...

DG.5.3 (1) Locate major building masses to maintain some views through the site from other properties.

DG.5.3 (2) Consider keeping the mass of a **building low** in order to maintain **views over the structure.**

DG.5.3 (3) Also consider using a **compact building footprint** to maintain views along the sides of a structure.

