CITY OF CARMEL-BY-THE-SEA
Notice and Agenda

Contact: 831.620.2000 www.ci.carmel.ca.us

Community Meeting Notice

Tuesday, April 29, 2025
1:00 PM

SPECIAL MEETING - DESIGN TRADITIONS 1.5 STEERING COMMITTEE

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the link below to view or listen to the meeting via Zoom teleconference:

https://ci-carmel-ca-us.zoom.us/j/85848903067?pwd=2jICjQRgP3ERaCLWHeHgxS1xItWKan.1&jst=2, or dial +1 301-715-8592. Meeting ID: 858 4890 3067 Passcode: 113416

HOW TO OFFER PUBLIC COMMENT: Public comment may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to bswanson@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS - Under the Brown Act, public comments for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be

muted.

3. ANNOUNCEMENTS

4. DISCUSSION ITEMS

A. Community and and Steering Committee feedback on:

1. Revised formatting of the Residential Design Guidelines based on previous Steering Committee direction
2. Revised photography layout and picture selection for Residential chapter of guidelines

5. FUTURE AGENDA ITEMS

6. ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage http://www.ci.carmel.ca.us in accordance with applicable legal requirements.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

CITY OF CARMEL-BY-THE-SEA
COMMUNITY MEETING
Staff Report

April 29, 2025

TO:	Community Meeting Members
SUBMITTED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	Community and and Steering Committee feedback on: 1. Revised formatting of the Residential Design Guidelines based on previous Steering Committee direction 2. Revised photography layout and picture selection for Residential chapter of guidelines

RECOMMENDATION:

BACKGROUND/SUMMARY:

The Steering Committee will be asked to provide feedback on revised formatting, layout, and photo selection for the residential Design Guidelines.

Here's what was done in this draft (**Attached**):

- Reduced the overall number of pictures, focused on removing ones that represented guidelines that are self-explanatory. Goal - reduce clutter and redundancy.
    - **NOTE**: You will see "(No Picture Needed)" throughout the document. This will go away, but was just meant to show it was intentional to not have a picture.
- Reduced the number of properties used as photo examples, and repeated them throughout the document. Goal - create a recurring set of "hero houses" that show a theme and how a well designed house meets guidelines in multiple sections.
- Included new photos of more recently constructed homes that exemplify the Design Guidelines (amateur photos). Goal - The guidelines are for new construction, so it needs to show how new structures can be made to comply as well as how historic homes set the canvas.
- Pictures are now in-line with the Design Guideline that they support, effectively acting as a caption for the picture. Goal - reduce confusion about what guideline a picture was meant to represent
- Only pictures that positively represent the guidelines (i.e.: no red "X" pictures). Goal - we don't want to shame people, and the guidelines should be a positive document.
- Some diagrams were left in to show a red "X" when needed. Goal - we don't want to shame people.
- Larger pictures. Goal - easier to see examples
- Created a more intentional title page for each of the six sections (Enhance, Subordinate, Fit, etc...). Goal - help the reader to know when they were entering a new section of the guidelines

Questions to be answered include, but are not limited to:

1. How do you feel about the re-sized pictures? Too big? Too Small?
2. How do you feel about the new format of the guidelines in-line with the picture that is meant to represent them? Does it make it less confusing? More confusing? Is it pleasing to the eye?
3. How do you feel about the concept of the "hero homes" repeating through the document? Does it work for you? Are there too many hero homes? Too few?
4. How do you feel about the mix of historic and more recently constructed homes? Is it a good mix? Need more recent homes? Need more historic homes?
5. Recognizing that the next step will be to get professional photography done (**these are still amateur pics**), which "hero homes" do you LOVE and want to keep for sure? Which "hero homes" do you think might need to be taken out of the mix? (focus on quality of the design, not quality of the picture)
6. How do you feel about the diagrams being peppered throughout the document along with the photos? Are they effective in filling in gaps that photos might not be able to? Are they distracting? Do you want to see more? Do you want to see less?
7. Now that there are no photos with a red "X" on them, how do you feel about the effectiveness of the guidelines? Is it more focused on what GOOD design is? Less focused? Does it still guide people towards good design? Has it become too weak?

To view prior meeting materials, including the previous formatted version, visit the DT 1.5 Steering Committee website here:

https://steeringcommittee.univer.se/

Materials include a draft version of the Design Guidelines with suggested pictures added for discussion/selection.

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

Residential Design Guidelines - Updated Formatting

I. RESIDENTIAL DESIGN GUIDELINES

1. Enhance, restore, and preserve the forest in all improvement projects: private, public, and otherwise.

1.1. Preserve all existing healthy upper canopy and lower canopy trees. (See Above Image)

1.1.1. Before beginning design work, have a licensed surveyor or engineer prepare the required survey, showing existing site conditions, topography, drainage features, trees, structures, right-of-way edges and character, views, privacy issues, historical evaluations, nonconformities, neighborhood design contexts, and other features useful in designing a project. (No Image Needed)

1.1.2. Address comments provided by a City Planner and the City Forester on the required survey and on the required City Forester evaluation of existing tree significance and condition on and immediately adjacent to the project site, including in the right-of-way. (No Image Needed)

1.1.3. Address the Forest and Beach Commission's project review comments on the effects that proposed work will have on significant trees. (No Image Needed)

1.1.4. Consult the “Preliminary Site Assessment” tree survey when designing and locating new structures and additions to determine which trees are significant and should be protected. (No Image Needed)

1.1.5. Provide enough open space on each building site to both preserve and add upper and lower canopy trees at sufficient spacings for growth to maturity. (No Image Needed)

1.1.6. Locate new construction in accordance with the Land Use Code to minimize impacts on established trees and avoid pruning of limbs and canopies. Set foundations for buildings and walls back far enough from the base of any tree to adequately protect its roots. Plan curb cuts, paving and drainage systems to maintain air transport and water percolation to root systems. (No Image Needed)

1.1.7. Protect existing vegetation during construction in order to screen buildings, contribute to the forest character of the street, and achieve a settled, mature look upon project completion. (No Image Needed)

1.1.8. Plan access and site development to protect trees during construction as provided in the Land Use Code. Do not alter the grade level near nor excavate into the root zone or drip-line of any healthy mature tree, whether on or adjacent to the site, including on abutting properties and in the right-of-way. (See Above Image)

1.2. Preserve or enhance the informal, vegetated, open space character of the right-of-way. (See Above Image)

1.2.1. Preserve vegetation and trees, especially those with canopies over the street, both in the right- of-way and the periphery of the site so that the pavement curves around and emphasizes natural landscape features and topography, creating the appearance of a meandering forested lane with occasional “mini-parks”. (See Above Image)

1.2.2. Remove any excess existing paving and other non-conforming and easily displaced materials, such as gravel per M.C. 12.24.020.B. Never keep in the right-of-way irrigation equipment or un-permitted paving, gravel, boulders, logs, timbers, planters, fences, retaining walls, other above-ground encroachments, or any hardscape that would widen the street or create a parking space. (See Above Image)

1.2.3. Maintain the existing character of street gutters, which is typically a rolled asphalt curb or, more formally, is a channel faced with large native rock, but is never just plain concrete. (See Above Image)

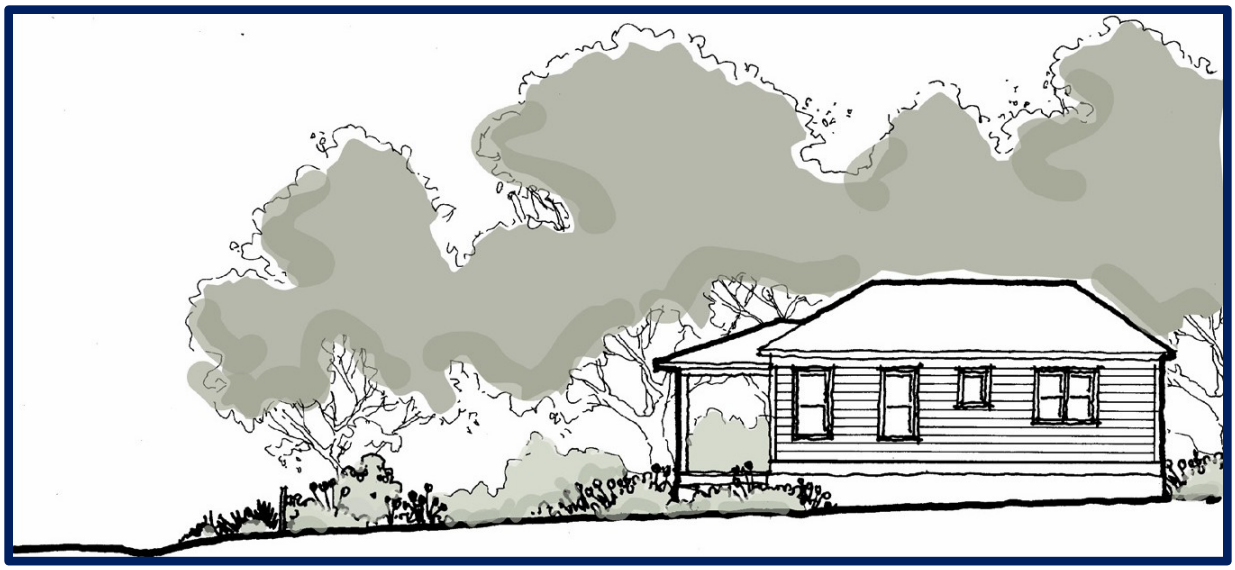
1.2.4. To create connectivity with adjacent properties, leave the right-of-way as an unpaved, natural forest floor with an informal edge, consisting of trees, naturally occurring vegetation, and organic surfaces, such as pine needles. (See Above Image)

1.2.5. When adding plantings to the right-of-way use only naturally occurring natives to the Carmel forest: drought-tolerant and non-irrigated, green foliage, ground covers, or low shrubs, informally arranged. Do not use bedding plants and exotic species in the public right-of-way. (See Above Image)

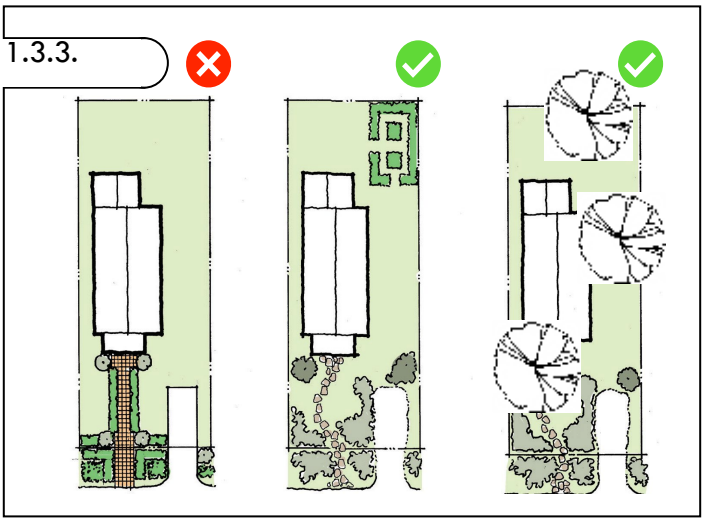
1.2.6. Do not remove trees or add gravel or other “hardened” surfaces to provide parking in the right-of-way, but instead reinforce the forest image by separating parking spaces from driveways with plantings and by using natural soil, or fresh, mini- woodchips as surface materials. (See Above Image)

1.3. Preserve and enhance the forested image of the site. (See Above Image)

1.3.1. Preserve and supplement trees, especially those that arch over the street, and provide a mix of upper canopy trees for scale and multi-stemmed lower canopy trees for screening. The City Forester determines the mix and the City regulations cover tree replacement ratios and species. (See Above Image)



1.3.2. Do not wall off properties at the front property lines but instead extend the forest character of the right-of-way into the visible parts of the site by keeping a large portion of each site as open space, with plantings located to filter views of structures. Find maximum limits for hardscape site coverage in the Carmel Municipal Code. (See Above Image and Diagram)



1.3.3. Locate plants and ground surfaces in relaxed, informal arrangements that are consistent with the urban forest character, reserving any formal, unnatural arrangements, bedding plants, or exotic flowering plants only for small areas out of public view or small walkway or entry accents. (See Above Image and Diagram)

1.3.4. Use site plantings that are native, drought-tolerant species, in accordance with the Municipal Code. (No Image Needed)

1.3.5. For a forest meadow ground cover, use only informal, no-water varieties kept out of public view and do not use manicured lawns or artificial turf. (No Image Needed)

1.3.6. Projects that involve a new building or substantial alteration require a professional landscape plan, which identifies areas for low-scale plants, shrubbery, and trees for initial review and shows specific planting plans for final review. Address the special needs of each species, using, for example, high-water-use plants near redwoods but not near oaks, paving materials that minimize tree root impacts, and best practices for fire mitigation. (No Image Needed)

1.4. Preserve un-altered, pre-development water drainage ways as site amenities. (No Image Needed)

1.4.1. Minimize stormwater impacts with Low Impact Development (LID) principles, including: addressing stormwater close to the source, installing bio-retention, and other planted drainage areas, and using “sand-set” instead of “mortar-set” paving with pervious paving materials for water percolation and soil aeration. (No Image Needed)

1.4.2. Enhance water quality with stormwater management systems that mimic the natural water cycle, filter stormwater into the ground and direct flows through vegetative buffers and rain gardens where plant and tree uptake can remove pollutants. (No Image Needed)

1.4.3. Design new on-site stormwater control devices to appear naturally integrated into the forest. Use green roofs, retention areas, or landscaped areas to capture flow and prevent new runoff toward adjacent properties per Carmel Municipal Code Section 15.08.230. (No Image Needed)

2. Subordinate every built structure to the character and continuity of the forest, natural environment, and to the natural features of its own site.

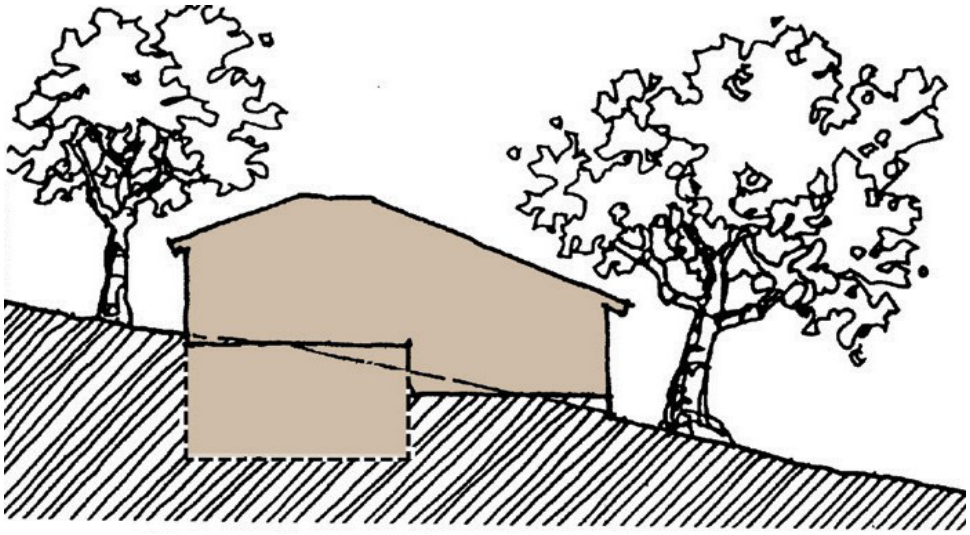
2.1. Nestle a building in the trees to minimize the mass visible from public view. (See Above Image)

2.1.1. Position buildings to avoid cutting into the canopy of established trees. (See Above Image)

2.1.2. Decrease the apparent size of buildings by building less than the maximum allowable floor area, using a compact footprint, minimizing large volume spaces (high ceilings or steep pitches across wide spans), and eliminating large, unused underfloor areas and extensive cantilevers, especially over cut areas. (See Above Image)

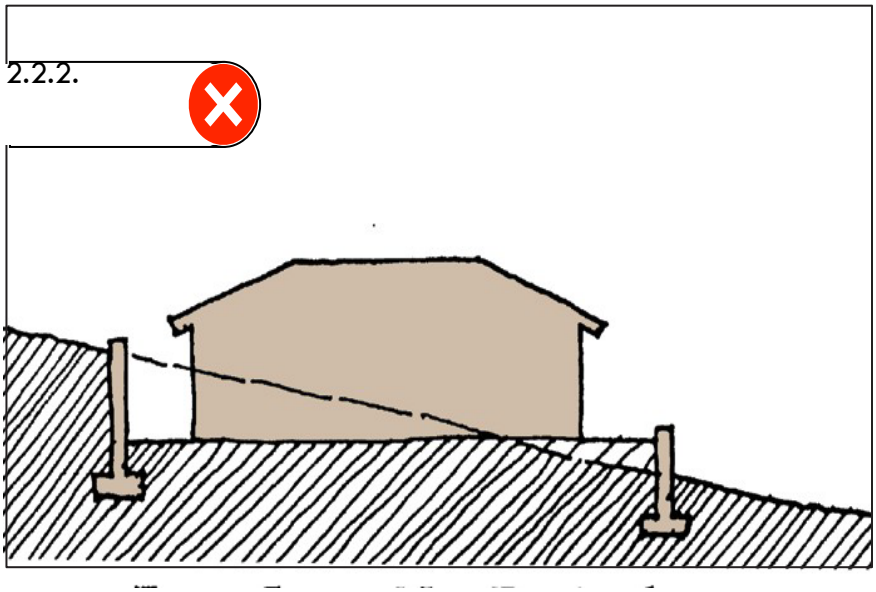
2.1.3. Reduce perceptible building height by locating some floor area either fully or partially below grade or at a “garden” level with any walkout area, light well, retaining wall, or terrace concealed to the side or rear. When these locations are not feasible, provide more screening with other building elements or landscaping. (See Above Image)

2.1.4. Minimize the visual impacts of retaining walls, garden walls, window wells, and other foundation structures by incorporating sloped, planted areas to create a smooth grade transition. Ensure tall retaining walls, terracing, or revetments are not visible from the public way. (See Above Image)

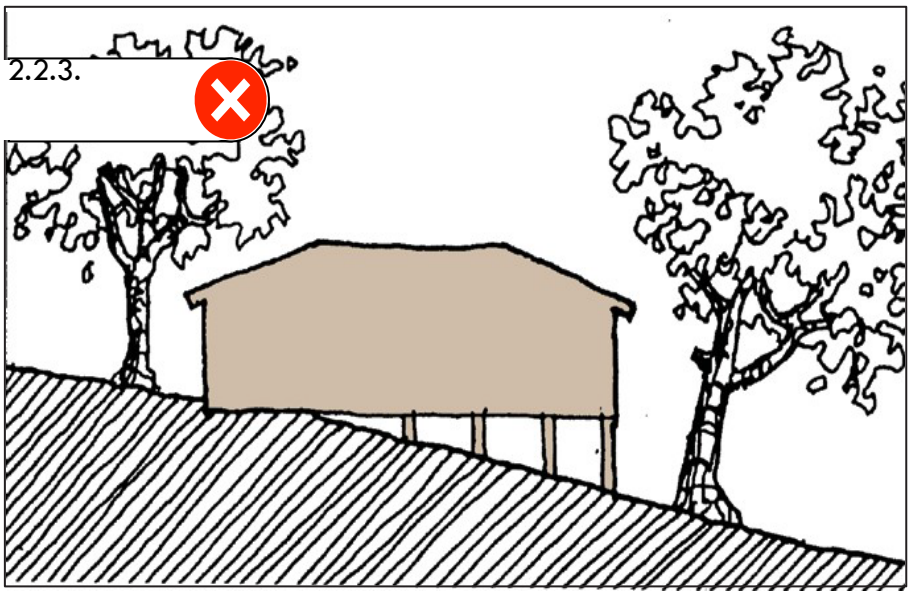


2.2. Follow the site’s natural contours. (See Above Image and Diagram)

2.2.1. Minimize construction on steep slopes. (No Image Needed)



2.2.2. Minimize excavation and fill on a site by maintaining existing topography and keeping all grading and excavation completely within the proposed building footprint. (See Above Diagram)



2.2.3. Step building height, foundations, and floor levels to follow site slopes and contours. When floor levels cannot be stepped, larger underfloor spaces count as part of the allowed floor area. (See Above Diagram)

2.2.4. Avoid abrupt changes in grade within a site and between adjoining properties. When such transitions are unavoidable, use sloped, planted areas. If a stable planted slope cannot be created, then use multiple landscaped terraces rather than a single tall wall. (See Above Image)

2.3. Subordinate parking facilities to the house and site. (See Above Image)

2.3.1. Minimize the impact of a garage or carport by: concealing them from the street, detaching them at the back of the lot or elsewhere, subsuming them into the building design, for example by tucking them underneath, locating them partially below grade (while avoiding any three-story appearance), orienting the garage door away from the street, and, on small lots, using only a single, one- car garage door. (See Above Image)

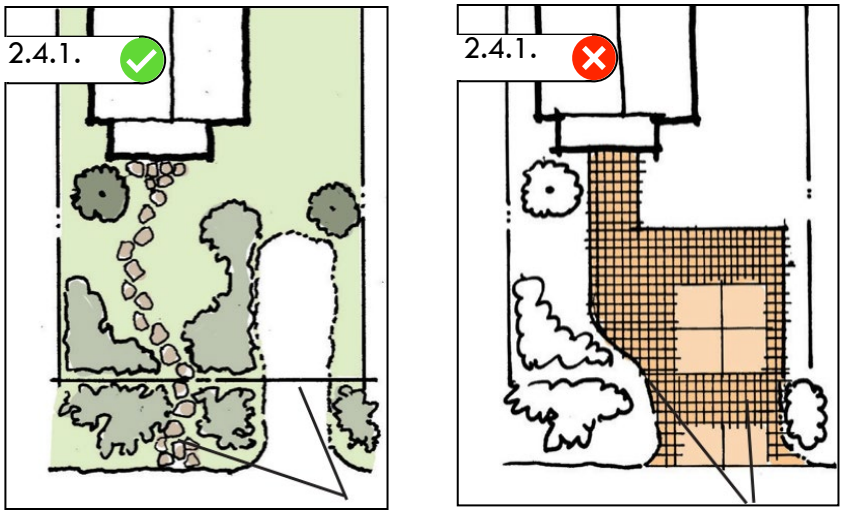
2.3.2. Use parking facilities to maintain or enhance variety along the street edge and to maximize landscaped open space, views, and privacy. If a detached, one-car garage or carport benefits the overall streetscape, the City may determine that it can encroach into the front setbacks. The City does not allow two-car garages in the front setback. (See Above Image)

2.3.3. To maintain forest floor continuity, established vegetation, and ample front yard space, keep driveways at grade and without cuts and fills that would create a "ramp" effect or require retaining walls perpendicular to the street. (See Above Image)

2.3.4. Minimize the amount of paved surface area for a driveway by using organic materials, "tire track" paving strips, sharing a single driveway between two adjacent properties, and/or limiting each site to the required single curb cut (unless a corner site requires a "through driveway"). (See above Diagram)

2.3.5. Minimize the visual impacts of retaining walls, garden walls, window wells, and other foundation structures by incorporating sloped, planted areas to create a smooth grade transition. Ensure tall retaining walls, terracing, or revetments are not visible from the public way. (No Image Needed)

2.4. Design all paved areas to be small, informal, and intimate. (See Above Image)



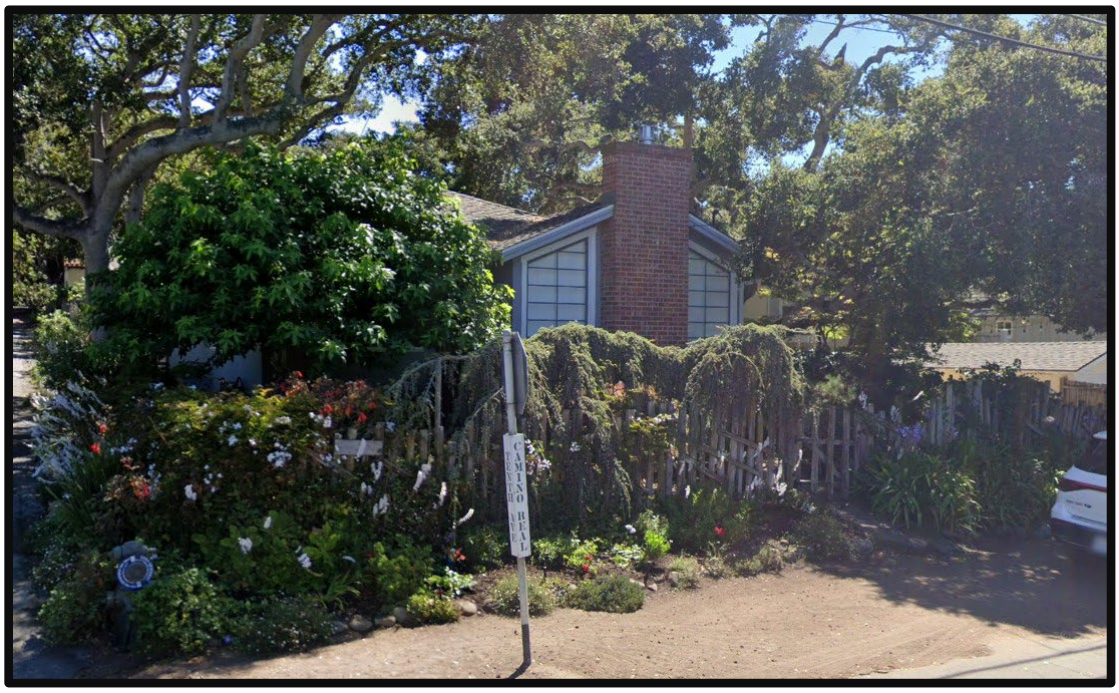
2.4.1. Reduce widths of asphalt or concrete, separate a driveway from a front walkway with plantings, avoid formal or urban paving treatments, and soften paved edges with landscaping. (See Above Diagrams)

2.4.2. Select paving with muted colors and texture authentic to the material, such as Carmel stone, granite, cobblestone, brick, asphalt, natural concrete, gravel, decomposed granite, and mulch, keeping easily displaced materials on private property only per M.C. 12.24.020.B. (See Above Image)

2.5. Blend private landscape with that of the public right-of-way to make vegetated spaces appear larger and to improve continuity with the forest. (See Above Image)

2.5.1. Design without a fence or wall along a street frontage. (See Above Image)

2.5.2. Where privacy or enclosure is needed, use shrubs, hedges, or other vegetation. (See Above Image)



2.5.3. If vegetation does not provide sufficient safe enclosure along a street for children, pets, or others, install an informal, unfinished, wood fence, which preserves visual access into the front yard and at street intersections, by using open pickets wherein the size of the spaces are at least equal to the size of the material. (See Above Image)

2.5.4. When creating an arbor, maintain a narrow, low, light, and open design, instead of a tall, wide structure with massive timbers or other heavy elements that dominate the street. (See Above Image)

2.5.5. In rare cases, where a fence is needed but the predominant building material is stone, masonry, or stucco, a low garden wall of the same material and construction may fit into the site if fully integrated with the topography and other hardscape and if kept at four feet or less from grade. (See Above Image)

2.5.6. Place front yard enclosures (such as hedges, fences, or walls) farther back from the front property lines as they become more solid. Refer to Maximum Building Envelope information to determine allowable heights and placements. (See Above Image)

2.6. Preserve the nighttime, “dark-sky” character of neighborhoods. (No Image Needed)

2.6.1. Subdue all exterior lights with shielded and focused fixtures of low lumens and warm white temperatures, as defined in municipal code. Do not use fluorescent lighting. (No Image Needed)

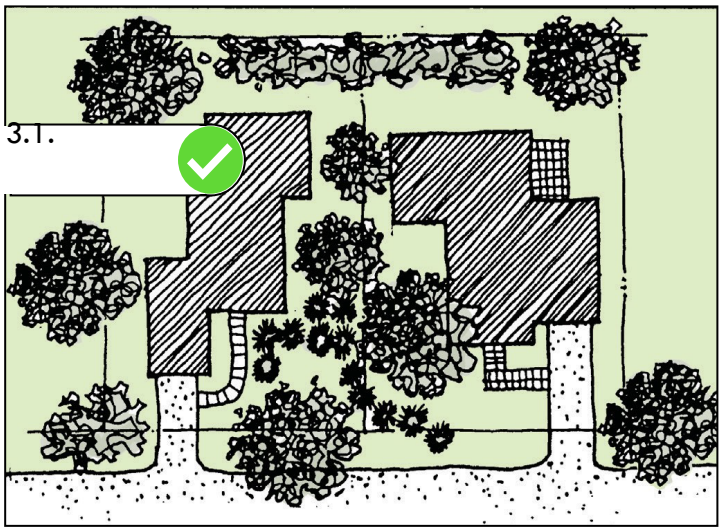
2.6.2. Use lights only where needed for safety and at outdoor activity areas, such as building entries, gates, terraces, walkways, and patios. (No Image Needed)

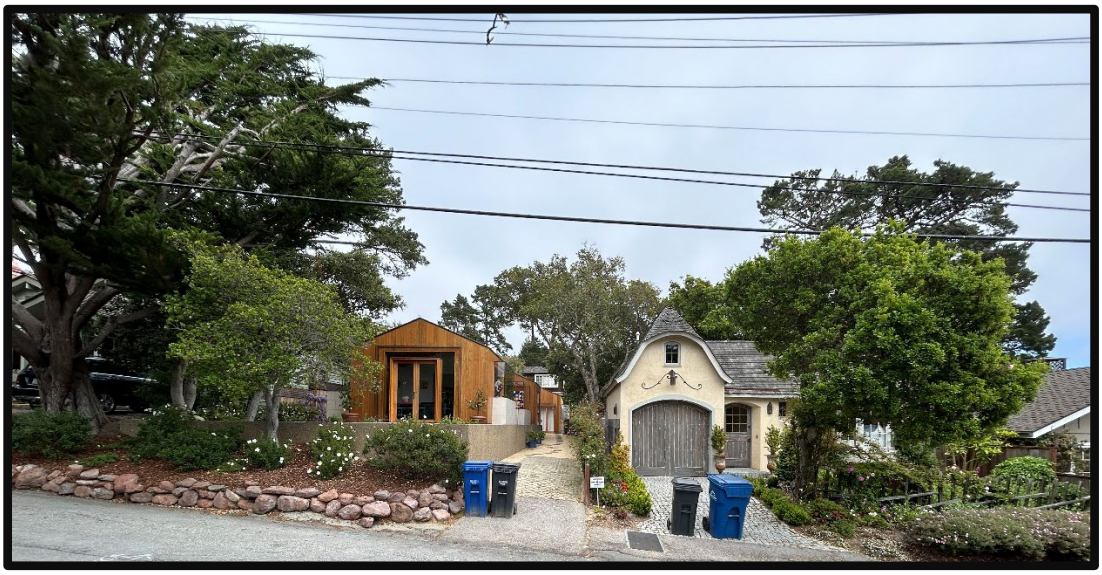
2.6.3. Do not use floodlights, spotlights, or lights to accent or uplight buildings, tree canopies, or other vegetation. (No Image Needed)

2.6.4. Instead of exposed light sources, locate and shield fixtures, including string lights, to eliminate glare and excess illumination onto neighboring properties and the street. (No Image Needed)

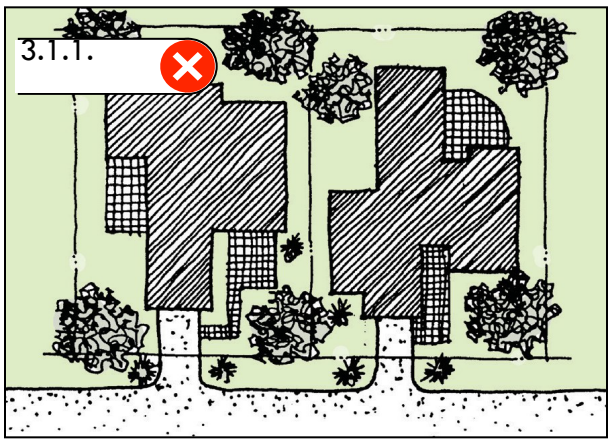
2.6.5. Size, locate, and shade skylights to eliminate glare or light pollution visible to neighbors or to the public. Use skylights only if interior spaces have no access to exterior windows, such windows have limited access to light, or windows would cause even greater impacts to adjoining homes. (No Image Needed)

3. Fit every built structure within its neighborhood context.





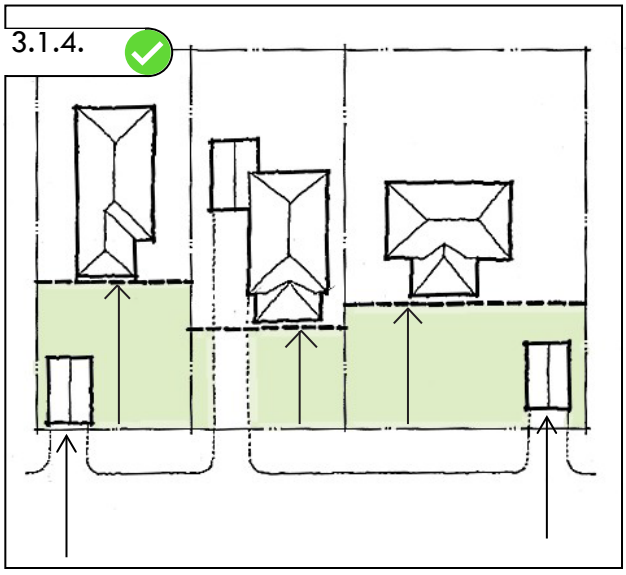
3.1. Locate open spaces so that they visually link with those of adjacent properties. (See Above Image and Diagram)



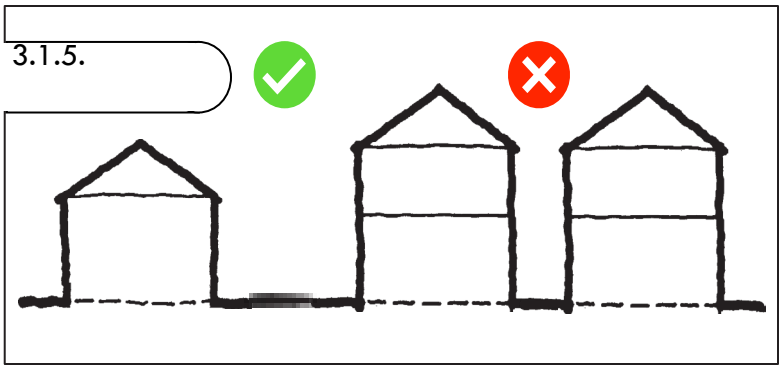
3.1.1. Coordinate open spaces in careful response to other open spaces to have an amplifying effect and combine them to increase their apparent size, rather than simply maintaining required setbacks. (See Above Image and Diagram)

3.1.2. On oversized or combined properties, maintain the open space character of Carmel's typical 4,000sf lot sizes, avoiding the appearance of a "compound" or "estate." (See Above Image)

3.1.3. Relate a building's mass to the context of other homes nearby. Divide a larger building into forms similar in scale to traditional village houses, placing some mass in a detached secondary structure (garage, guest house, etc.) if necessary to reduce the overall mass of the primary building. (See Above Image)



3.1.4. Stagger front setbacks of homes and garages to frame outdoor spaces, avoid uniform alignments, and provide variety in the arrangement of buildings and open spaces along the street, unless doing so prevents a visual aggregation of open space or endangers significant trees. (See Above Diagram)

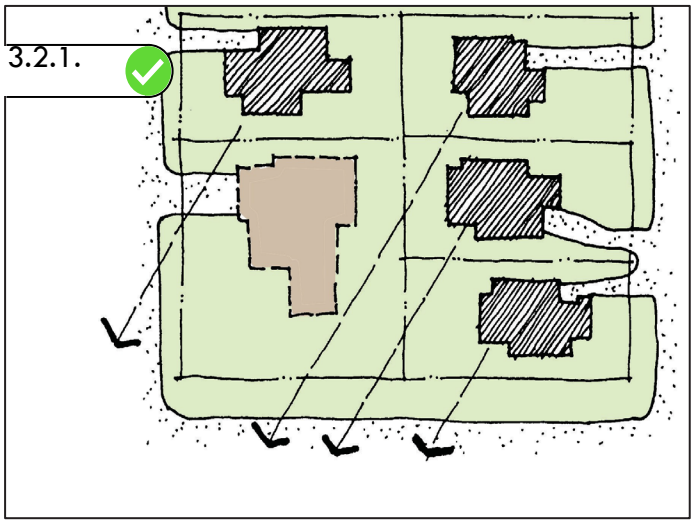


3.1.5. Stagger side setbacks with adjacent properties to avoid the “canyon effect” of a narrow corridor or tunnel between buildings. Provide even more open side yard space when buildings on adjacent properties are two stories or close to the joint property line. Refer to the Municipal Code for setback regulations. (See Above Diagram)

3.1.6. Minimize building mass as seen from adjacent properties by: avoiding long, uninterrupted wall planes, placing tall building walls away from the property line and similar walls on neighboring sites, and providing greater setbacks for any chimney directly opposite a neighboring window. (See Above Image)

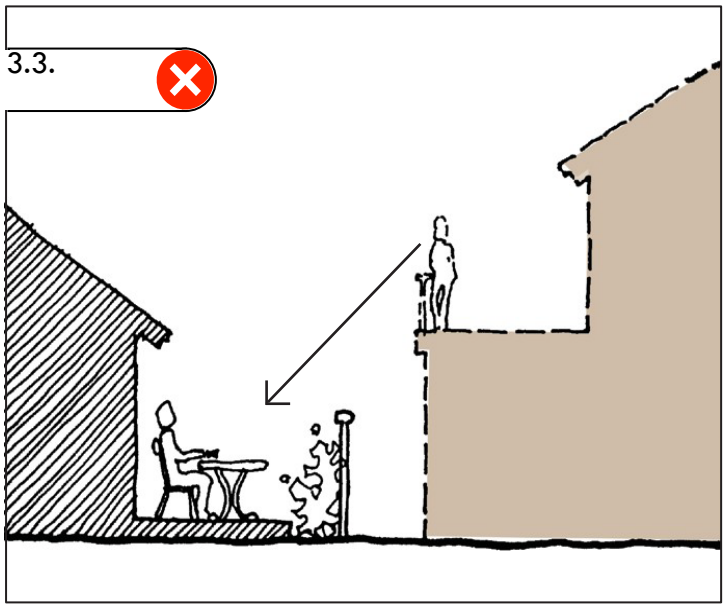
3.1.7. Preserve access to light between properties. (See Above Image)

3.2. Preserve views from nearby properties to natural features. (See Above Image)



3.2.1. Locate building volumes to make use of views but not substantially block views enjoyed by others, keeping the building height low and the building footprint compact to maintain views over and along sides of properties. (See Above Image and Diagram)

3.2.2. Keep building elements from blocking views with sensitive placement and sizing, for example use chimneys with narrow profiles or minimalist flues. (See Above Image)



3.3. Organize functions on a site to preserve reasonable privacy for adjacent properties. (See Above Diagram)

3.3.1. Screen patios, terraces, and active areas of adjacent properties through the position of buildings and the preservation of significant trees. (See Above Image)

3.3.2. Locate and size windows and skylights to avoid views in or out of neighboring indoor and outdoor active use areas. Limit windows to 12sf or less on side walls adjacent to neighbors. (See Above Image)

3.3.3. Locate and screen balconies and decks to avoid overlooking active indoor and outdoor use areas of adjacent properties. (No Image Needed)

3.4. Minimize negative impacts to surrounding properties. (No Image Needed)

3.4.1. Fully integrate utilities and services, including gas meters, electrical panels, water heaters, and trash receptacles, into the architectural design of the building. (No Image Needed)

3.4.2. In cases where full architectural integration is not possible, Eliminate the visual impacts of utilities and services by grouping and shielding them with architectural and landscape elements, such as cabinets, walls, fences, or plantings, of integrated material and color. (No Image Needed)

3.5. Vary the design of a new building from that of nearby and abutting properties. (See Above Image)

3.5.1. Provide variety in building materials along a block. (See Above Image)

3.5.2. When using painted or otherwise coated surfaces, provide variety in building color along a block. (See Above Image)

4. Retain and build upon Carmel's established architectural heritage.

4.1. Preserve historic and existing resources. (See Section 4 Title Images)

4.1.1. Re-use existing buildings and their components, for example restoring rather than replacing original windows. (See Section 4 Title Images)

4.1.2. Respect adjacent historic resources by preserving adequate, light, open space, and views of and around the structure. (See Section 4 Title Images)

4.1.3. Check zoning standards for related incentives, such as expedited processing. (No Image Needed)

4.1.4. Follow additional standards for properties recognized as having official historic significance, such as Municipal Code Chapter 17.32, the Historic Context Statement, and Historic Review Board consideration. (No Image Needed)

4.2. Continue Carmel's tradition of architectural diversity. (See Section 4 Title Images)

4.2.1. To avoid uniformity and the appearance of speculative development and to promote individual artistic expression, differentiate a new building's plan, massing, and overall design from that of nearby and abutting buildings. (See Above Image)

4.2.2. When reproducing historic architecture, use the same materials and craftsmanship as those of the reproduced period. (See Above Image)

4.2.3. For all architectural languages, use equivalent materials and craftsmanship as those of historic architecture. (See Above Image)

4.2.4. Do not use designs that resemble those in speculative or "McMansion" developments or that present a commercial or industrial appearance. (See Above Image)

4.3. Use traditional, natural building materials. (See Above Image)

4.3.1. Use the preferred materials traditionally used in Carmel, such as wood, stone, tile, brick, artistically- crafted concrete, and stucco for walls, patios, and decking, as well as wood shingles and shakes, clay, slate, and concrete tiles for roofs. Use metal roofs only if they are detailed simply, have narrow flat panels devoid of corrugations or striations, use genuine, field-installed, standing or flat seams, and are unreflective and either uncoated, like Cor-Ten steel, or of integrated earth-toned color. (See Above Image)

4.3.2. Choose materials that will form a desired natural patina over time or that can be maintained in their original condition. (See Above Image)

4.3.3. Use materials in their natural conditions, scales, and colors. (See Above Image)

4.3.4. When adding surface treatments, use matte finishes and muted earth tones, rather than highly polished treatments such as mirrored glass or reflective metals. (See Above Image)

4.3.5. Apply materials using methods traditional to Carmel, for example, wood siding in shingles, horizontal clapboard, or board and batten, brick in its traditional modular dimension, or stucco in smooth or lightly textured finishes. (See Above Image)

4.3.6. Use unclad wood, solid metal, or recyclable, “designed for disassembly” aluminum-clad wood, with no visible plastic elements, for windows, doors, and garage doors. (No Image Needed)

4.4. Use manufactured materials according to traditional, natural principles. (See Above Image)

4.4.1. Use manufactured materials only if they are ecologically sensitive: able to form a natural patina over time, able to be maintained rather than disposed, able to be fully dismantled and recycled or reused, biodegradable, and environmentally non- toxic or beneficial. (No Image Needed)

4.4.2. Do not use petroleum- based architectural elements. (No Image Needed)

4.4.3. Use products that meet or exceed the most current national or international ecological building standards (such as certified Cradle-to- Cradle or Design for Disassembly) meet Carmel standards for manufactured materials. (No Image Needed)

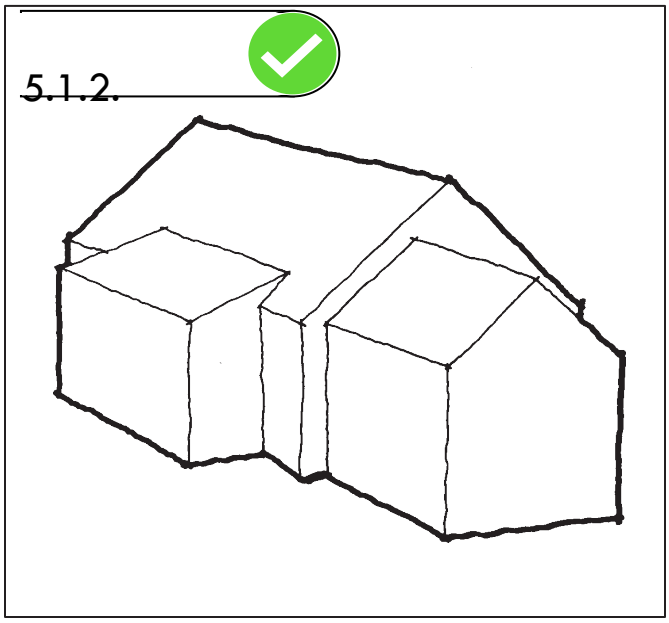
4.4.4. Do not use manufactured materials that fake or mimic natural or other materials in their textures or finishes, including machine- stamped faux woodgrains. Use cast concrete only with non- uniform, handcrafted patterns such as those provided by genuine wood formwork. (No Image Needed)

4.4.5. Apply manufactured materials in a manner that conveys a traditional human scale. (See Above Image)

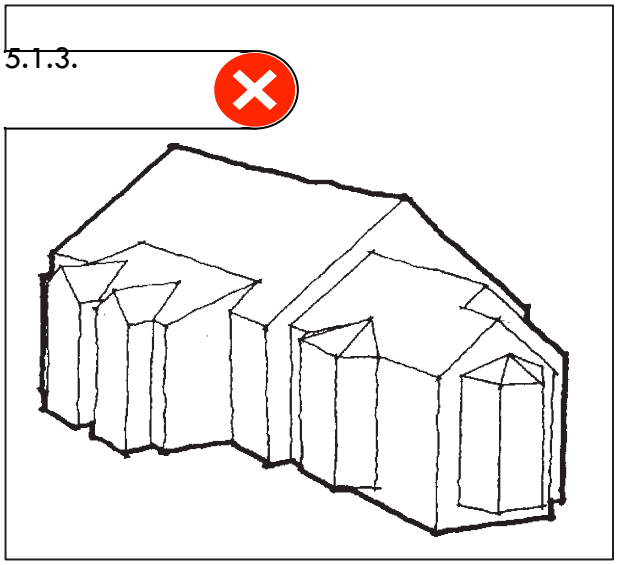
5. Design every built structure with modesty.

5.1. Restrain building forms, materials, and details. (See Section 5 Title Images)

5.1.1. Design a building consistently, with the design concept extending to all sides of the building and with no mixing of architectural languages. (See Above Image)



5.1.2. Keep primary building volumes simple, as seen traditionally, limiting the number of subordinate volumes and using basic rectangular, L-, T-, or U-shaped plans. (See Above Image and Diagram)



5.1.3. Avoid visual complexity, “busy” building forms, too many different materials, excessive and overly ornate or ostentatious details, and materials and details that contrast strongly within a single building or with neighboring buildings. (See Above Image and Diagram)

5.1.4. Do not use building elements that are complex, monumental, formal, out-of- scale, or that increase the visual prominence of the building. (See Above Images)

5.1.5. Use restraint when introducing variation in building planes, using building offsets only for clear purposes such as avoiding tree limbs or expressing a change of occupational use within. Do not use small, purposeless offsets and do not change the building material or cladding at an offset. (See Above Image)

5.1.6. Compose roof forms with just a few, simple planes with limited subordinate attachments such as dormers. For example, traditional gable and hip roofs have basic forms while mansard roofs and sloping roof “skirts” that conceal a flat area add too much complexity. (See Above Images)

5.1.7. Subdue the character of the garage by using a rectilinear form with materials and colors that do not contrast with the main buildings. (See Above Image)

5.2. Ensure that a building appears to be no more than two stories in height, as viewed from the public right-of-way. (See Above Image)

5.2.1. Present one-story heights to the street and locate two story elements away from the street, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home. Remember that a garage, even sunken below grade, counts as a story. (See Above Image)

5.2.2. Make detached garages one story, one-car, and small in scale, with the wall plate height no taller than that of the first-story plate of the main house. (See Image Above)

5.3. Convey human scale in a building's basic forms. (See Above Image)

5.3.1. Use historic Carmel styles only at their traditional, human scales. (See Above Image)

5.3.2. Organize building mass into realistic modules to reduce perceived size, breaking a larger house into subordinate modules which appear authentic, in that they reflect real, functioning spaces within, not just minor offsets meant to create interest. (See Above Image)

5.3.3. Emphasize the low and horizontal so that buildings appear to hug the ground. (See Above Image)

5.3.4. Use a low building plate height, generally not over 8 feet. Keep plate heights and roof eave lines low in scale, tucking upper story rooms under roof slopes, so as to reduce the height of exposed walls. The maximum plate height of 12 established in the Land Use Code is only to accommodate sloping building sites. (See Above Image)

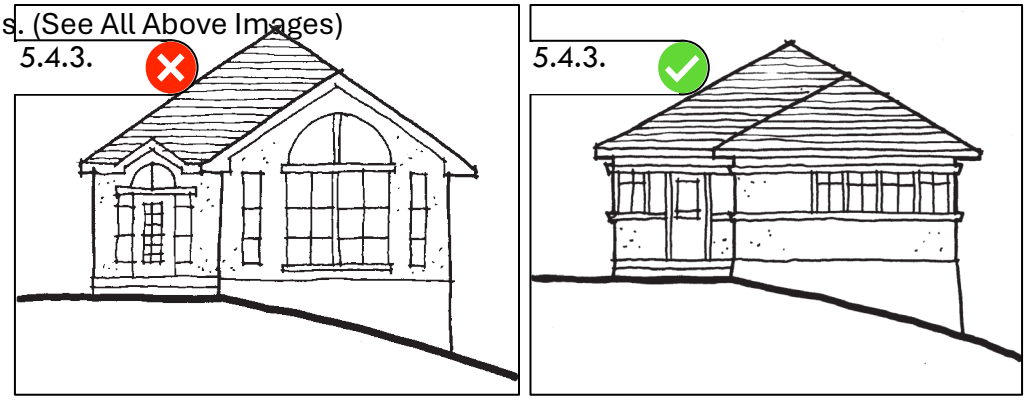
5.3.5. Do not use design features that produce a top-heavy appearance such as large cantilevered building elements, wide chimney structures, or roof forms that dominate the body of the building. (See Above Image)

5.3.6. Proportion roof forms to the scale of the building. (See Above Image)

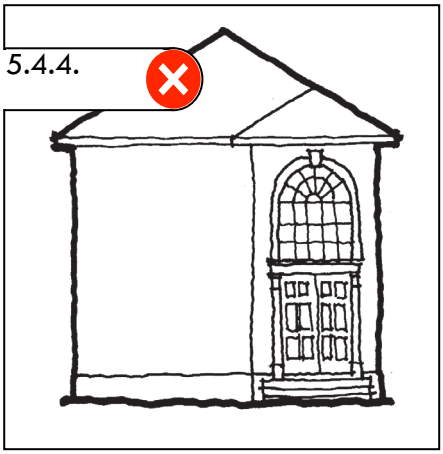
5.4. Use building details to provide interest but not to exaggerate the scale of a building. (See Above Image)

5.4.1. Add details to relieve blank surfaces and achieve a scale compatible with the building's forms and its architecture. (See Above Image)

5.4.2. Use all materials, natural or man- made, at traditional scales, dimensions, and modules. (See All Above Images)



5.4.3. Use appropriately sized, never oversized, building elements, such as windows, doors, entries, chimneys, overhangs, dormers, and porches to reduce scale, especially as visible from public view. (See Above Diagram)



5.4.4. Keep visible openings subordinate in scale to the building. Do not use “grand", oversized entryways, windows, or doors. (See Above Image and Diagram)

5.4.5. When reproducing historic architecture, limit the dimension of any glass to that which was possible to span using only the original construction techniques of that era. (See Above Image)

5.4.6. Limit the use of specialty windows that add to building bulk to no more than one visible from the street. Avoid altogether bay and oriel windows facing the street if this would create a repeating pattern within the context of adjacent structures. (No Image Needed)

5.5. Keep the overall color scheme muted to blend with the forest palette. (See Above Image)

5.5.1. Limit the use of bright colors, if any, to key accent features, such as an entry door. (See Above Image)

5.5.2. Avoid starkly contrasting color schemes. (See Above Image)

6. Detail every property authentically and consistently.

6.1. Use building materials and features in a manner that conveys authenticity. (See Section 6 Title Images)

6.1.1. Convey a sense of true craftsmanship in architectural details. (See Above Image)

6.1.2. Do not use fake, purely decorative building elements such as dummy chimneys, doors, windows, or shutters. Size any shutters so that they would cover their entire window, whether or not they are in active use. (See Above Image)

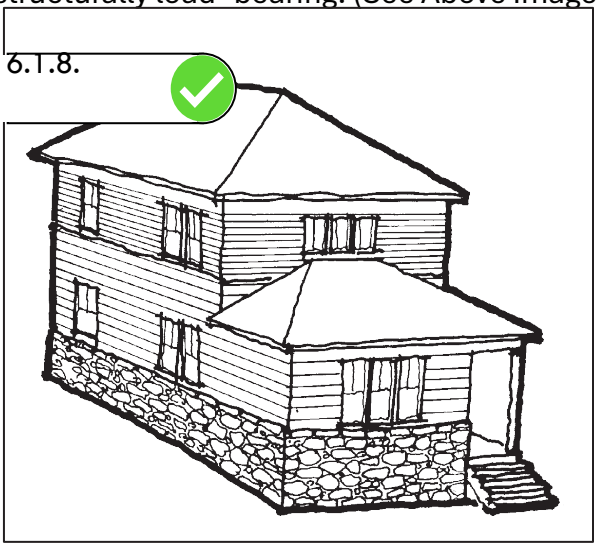
6.1.3. Do not use materials or details inauthentic to the architecture or that appear non-structural, gratuitous, or applied as superficial elements, wall “accents” or veneers. (See Above Image)

6.1.4. On multi-paned windows and doors, use true dividers that go from inside to outside between the panes of glass. (See Above Image)

6.1.5. Where materials do not simply remain un-coated, finish with a plain, uniform, matte varnish, stain or paint, without faux finishes. (See Above Image)

6.1.6. Use details that are true structural elements, such as natural wood exposed rafter tails, beams, or stacked stone foundations. If costs prove prohibitive, simplify the architectural language rather than mimic more costly methods. (See Above Image)

6.1.7. Whether on a building or a landscape element, stack stone traditionally so that it appears, or actually is, structurally load- bearing. (See Above Image)



6.1.8. Use a “hierarchy” of building materials, with heavier coarser materials below lighter materials. (See Above Image and Diagram)

6.1.9. Do not “float” stone above lighter materials or use it purely decoratively, such as framed just around windows or doors, or randomly clustered on corners, walls, or chimneys. (No Image Needed)

6.1.10. Detail new and/or manufactured materials in ways authentic to their own composition. For example, carefully plan the woodgrain and modules of formwork for exposed poured concrete or use cement board siding with a smooth, untextured surface, rather than an added, faux woodgrain. (No Image Needed)

6.2. Use building materials or features in a consistent manner. (See Above Image)

6.2.1. Use design details and surface materials throughout the full exterior of the building. Do not apply special materials or design treatments to the street facade only. (See Above Image)

6.2.2. Do not stop wall materials at corners, instead wrap them around the entire building. (See Above Image)

6.2.3. Use only one primary material for building walls with any additional materials clearly subordinated. (See Above Image)

6.2.4. Make window and door styles, materials, and finishes uniform throughout a design. (See Above Image)

6.3. Make architectural details integral elements of the overall building design concept. (See Above Image)

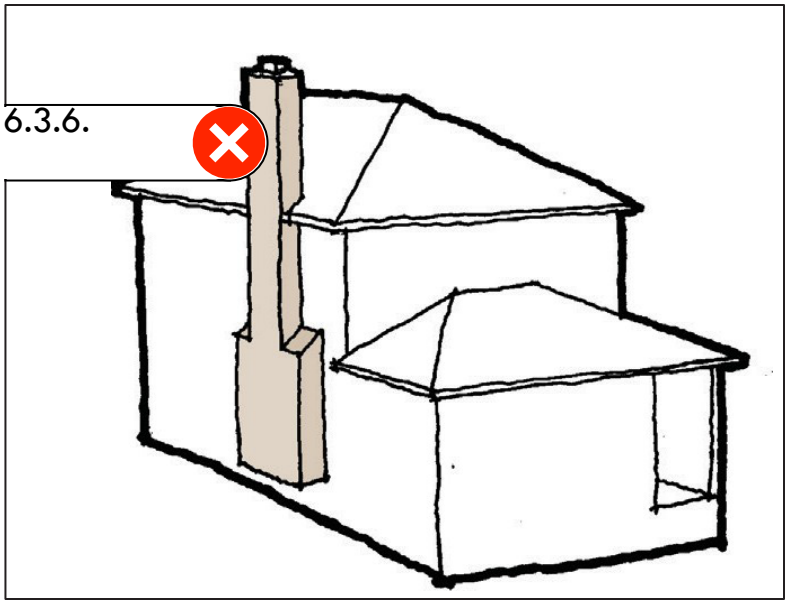
6.3.1. Use window and door proportions, sizes, styles, and materials accurate for the architectural style of the building. Traditional historic styles and their reproductions require small openings, in keeping with older technologies. (See Above Images)

6.3.2. Integrate the primary entrance with the overall design of the house. (See Above Image)

6.3.3. Rather than installing a standard overhead product, craft a garage door either to provide visual interest, to recede completely into the materials and colors of the building wall, or orient it so as not to face the street. (See Above Image)

6.3.4. Blend any skylights, their size, shape, placement, number, and framing into the overall roof and building design. Preserve the overall roof form by respecting the maximum allowable percentage of skylight area and the minimum allowable distance from eaves. Ensure that skylights do not appear random, visually prominent to the neighbors, nor visible to the street. Do not use unintegrated high profile, domed, or pyramidal units. (No Image Needed)

6.3.5. Design a balcony to be subordinate in scale and proportion to the house, while using materials and details appropriate to the overall building design. (See Above Image)



6.3.6. Locate and proportion a chimney and its cap to integrate into the overall building design. Make a chimney attached to the side of a building appear to be self supporting, not "floating" above the ground or foundation. (See Above Image and Diagram)

6.3.7. Choose roof materials and installation details accurate to the architectural style of the building. Add new energy conservation and generation technologies, including “cool” and planted areas, to roofs only if subdued in appearance. (See Above Image)

6.3.8. Handcraft any fences, using unfinished grapestakes or wood pickets and not ornate wrought iron or chain link. (See Above Image)

6.3.9. Integrate any garden wall with the building architecture and materials, using matte-finished native stone, river rock, brick, or plain-textured plastered masonry, not unfinished concrete or concrete block. (See Above Image)

6.3.10. Integrate an arbor into the fence or wall design, incorporating vines or other landscaping to blend it into the garden. (No Image Needed)

6.3.11. Distinguish a gate from the adjoining fence or wall with crafted or individualized details, while maintaining filtered views into the property. Do not use vehicle gates except on unusually large estate properties. (See Above Image)

6.3.12. Never use gate posts or columns that are monumental or out-of-scale with the building design, nor stone columns that are not integrated into other stone elements. Keep posts and columns the same height as their adjacent fence or wall. (See Above Image)

6.3.13. Use house identification devices, such as name and number signage, that is subordinate to and appropriate to the architecture. (See Above Image)