

Design Traditions 1.5 | RECOMMENDATIONS

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The existing Design Guidelines were produced as part of the city's "Design Traditions Project" in 1997 through 2001 and therefore this update is named "Design Traditions 1.5" to indicate that it builds on those materials.

RECOMMENDATIONS TO COUNCIL

- 32 months for a partial update is too long
- Carmel has work to do with 16 elements that are more than 20 years old
- Thank the steering committee for their service
- Return this project to staff
- Use the February 2023 consultant's version as a basis going forward
- Use the 2022 Strategy Paper as Guidance for the Final Document
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- Work to improve the city's methodology for GP, MC, LCP updates



Design Traditions 1.5 | THE UPDATE PROCESS

GENERAL PLAN

Year	Element Name
2003	1 - Introduction
2010	2 - Land Use
2010	3 - Circulation
2024	4 - Housing
2003	5 - Coastal Access
2003	6 - Coastal Resource Management
2009	7 - Public Facilities
2009	8 - Open Space and Conservation
2009	9 - Environmental Safety
2009	10 - Noise
1982	11 - Community Questionnaire
Unk	12 - Environmental Safety Technical Appendix
Unk	13 - Environmental Impact Report (EIR)
1987	14 - Environmental Impact Report Addendum
Unk	15 - California Coastal Act Policies
1995	16 - Env. Sensitive Habitat Area Study
2000	17 - Forest Management Plan
Unk	18 - Mission Trail Master Plan
2025	19 - Historic Context Statement
2010	20 - Del Mar Master Plan

LOCAL COASTAL PLAN

Year	Element Name
2003	1 - Land Use
2010	2 - Circulation
2003	3 - Coastal Access
2003	4 - Coastal Resource Management
2025	5 - Muni Code Title 17
2003	6 - Shoreline Mgmt Plan - Part I
2003	7 - Shoreline Mgmt Plan - Part II
2001	8 - Design Guidelines, Concept
2001	9 - Design Guidelines, Final
2000	10 - Design Guidelines, Commercial
1997	11 - Design Guidelines, Public Way
1990	12 - Archeological Resource Mgmt [CoHP]
2000	13 - Stormwater Utility Administration
Unk	14 - Sec'y of Interior Stds - Historic Bldgs

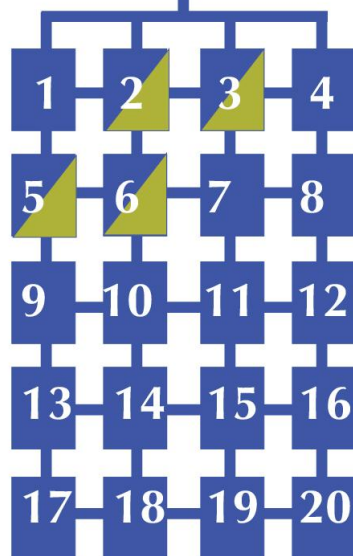
Unk = Year Unknown

- Design Guidelines Elements
- 16 Elements >20 years from last update
- From external agencies



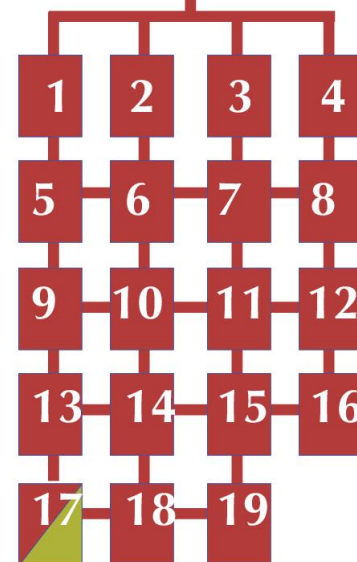
Carmel-by-the-Sea Goals • Policies • Codes

General Plan



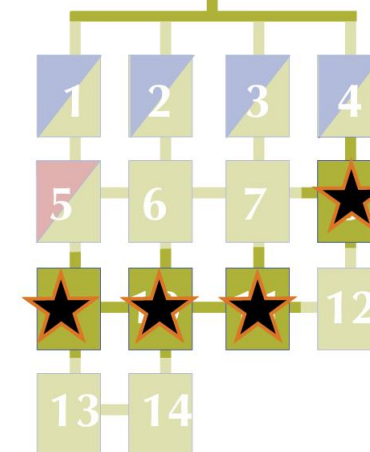
The Carmel **General Plan** is 20 documents in 10 elements and 10 appendices. 4 are shared with the LCP.

Municipal Code



The Carmel **Municipal Code** is 1 document in 18 titles plus 100+ statutory references. 1 is shared with the LCP.

Local Coastal Plan



The Carmel **Local Coastal Plan** is 14 documents. 4 are shared with the GP, 1 is shared with the MC.

★ = Design Guidelines Documents



2. DOCUMENT | PURPOSE & USE

What is the Purpose of the Design Guidelines

Carmel-by-the-Sea's Local Coastal Plan (LCP) defines the role of Design Guidelines:

- as a critical tool to protect the city's unique character which is considered an asset of statewide significance
- to ensure new development is visually compatible with the surrounding environment
- to maintain and enhance the town's human-scale design, forest setting, and aesthetic

Who Uses the Design Guidelines

- Carmel-by-the-Sea property owners and developers
- Architects and Contractors
- City Planning Department staff
- City Planning Commission
- City Council

How are the Design Guidelines Used

- Planning Department staff and Planning Commissioners use key findings to review design study applications for alignment with the city's design traditions and objectives.
- The Planning Commission approves or denies applications based on these guidelines
- The Planning Commission also imposes conditions of approval based on these guidelines to ensure the project aligns with the General Plan, local ordinances, and the adopted design guidelines.



3. DOCUMENT CONTENT - (Does the proposed document content fulfill the 2022 Strategy paper?)

- Proposed Content

- Is organized into about 158 paragraphs and section titles
- About 10 of 158 are new additions from the committee
- The majority of the content, some 94%, is taken directly from the consultant's February 2023 version
- Removes cross-referencing, links, captions, and diagrams

- Added Findings

The committee adds proposed findings that:

- Recommend screening the placement of utilities [3.4.1, 3.4.2]
- Prohibit the design of a McMansion [4.2.4]
- Require certified ecological-rated building materials that can be disassembled [4.3.6]
- Ban petroleum-based building materials [4.4.2]
- Ban materials whose appearance mimics natural materials [4.4.3]
- Create an HRB-level requirement for window glazing in historic properties [5.4.5]
- Require true divided lights in multi-pane windows [6.1.4]
- Outline house identification recommendations [6.3.13]

-Missing from Update

The proposed update does not:

- Address the Current Issues section of the project's Strategy Paper, including specific Yes/No examples, easier navigation, and improved cross-referencing
- Present a detailed review of individual findings to align all findings with current codes, standards, and practices
- Improve the document's organizational structure to facilitate their use

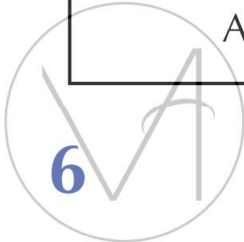


4. DOCUMENT LAYOUT & NAVIGATION

(Does the proposed document content fulfill the 2022 Strategy paper?)

The Design Guidelines function as a technical manual cited by Planning Staff and Planning Commissioners when making determinations for the approval or denial of Design Study applications. The proposed document update rearranged sections from the February 2023 version into categories reflecting the 6 Guiding Principles identified during the Community Outreach phase of the Consultant’s work. Summary organizational layouts for the Feb 2023 and Nov 2025 versions are:

Categories - Feb 2023		Categories - Nov 2025
Neighborhood-wide - Concept Site Assessment Forest Character Historic Resources Neighborhood Street Character	Building Design - Final (continued) Buiding Materials Roof Materials Entrances and Porches Doors Windows Balconies and Decks Skylights Chimneys Garages Color	Enhance Subordinate Fit Retain Design Detail
Site Planning - Concept Topography Open Space, Site Coverage, Setbacks Privacy and Views Parking and Access	Landscape Design - Final Plant Selection Public Right of Way Paving and Design Fences, Walls, and Lighting	
Building Design - Concept Building Mass and Scale Building Form		
Building Design - Final Architectural Style Building Scale Design Integrity Architectural Details		



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