
Re: San Antonio 3 SE of 4th

mwaffle@ci.carmel.ca.us Marnie R. Waffle, AICP

Tuesday, November 3, 2020 at 4:34:20 PM Pacific Standard Time

To: ekort@ci.carmel.ca.us Evan Kort

We should discuss on Thursday but it seems at this point we should refer it to the consultant. The Code clearly outlines the process and they will need to go through it.

- Marnie
(831) 428-3500 mobile

Marnie R. Waffle, AICP

Acting Community Planning & Building Director
CITY OF CARMEL-BY-THE-SEA
Community Planning & Building Department
P.O. Box CC | Carmel-by-the-Sea, CA 93921
Main: (831) 620-2010 Direct: (831) 620-2057

PLEASE NOTE: Due to the issuance of a shelter in place order by the Monterey County Health Officer, the Community Planning & Building Department is currently **CLOSED**. We apologize for any inconvenience. Staff will be working remotely to receive and review electronic application submittals as well as respond to emails.

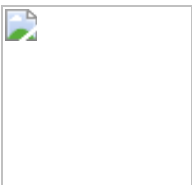
If you have a general Planning question, please email planning@ci.carmel.ca.us. For Building questions, please email building@ci.carmel.ca.us. To request a building inspection, please go on-line to: <https://ci.carmel.ca.us/post/electronic-inspection-scheduling> or call the inspection line at (831) 620-2065.

Thank you for your patience and understanding as we adapt to the changing conditions in our community.

On Tue, Nov 3, 2020 at 4:30 PM Evan Kort <ekort@ci.carmel.ca.us> wrote:
Attached is my correction letter for reference.

Evan Kort

Associate Planner
Carmel-by-the-Sea
(831)620-2023
ekort@ci.carmel.ca.us



Please take our Customer Satisfaction Survey at:
<https://www.surveymonkey.com/r/3L9PWYB>

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On Tue, Nov 3, 2020 at 4:26 PM Evan Kort <ekort@ci.carmel.ca.us> wrote:
Yes we have.

It's been awhile since we discussed but if my memory is correct, we wanted to try to get them to make changes first because we knew whoever reviews it would not be able to find it consistent and there is no way for me to review it for zoning/guidelines if we know changes are going to be required.

Evan Kort

Associate Planner
Carmel-by-the-Sea
(831)620-2023
ekort@ci.carmel.ca.us



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On Tue, Nov 3, 2020 at 4:01 PM Marnie R. Waffle, AICP <mwaffle@ci.carmel.ca.us> wrote:

So noted.

Have we received the deposit for a Phase 2?

- Marnie
(831) 428-3500 mobile

Marnie R. Waffle, AICP

Acting Community Planning & Building Director
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On Tue, Nov 3, 2020 at 3:21 PM Evan Kort <ekort@ci.carmel.ca.us> wrote:

Hi Marnie,

Please see below.

The applicant for the historic project on San Antonio (the one with the roof deck and "tower") has apparently met with/discussed the project with the HRB (no sure to what capacity).

Not sure if there are any implications to this... I've added the item to our agenda for Thursday but just wanted to give you a heads up.

Evan Kort

Associate Planner
Carmel-by-the-Sea
(831)620-2023
ekort@ci.carmel.ca.us



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----- Forwarded message -----

From: **daryl woods** <[redacted] Privacy Information>
Date: Tue, Nov 3, 2020 at 3:15 PM
Subject: San Antonio 3 SE of 4th
To: Evan Kort <ekort@ci.carmel.ca.us>, Mike Saparov <[redacted] Privacy Information>, Lena Saparov <[redacted] Privacy Information>

Hi Evan,

In regards to your most recent memo, "Completeness Review Letter", dated Oct. 19, 2020, I wanted to let you know that I've discussed this with a number of HRB members.

What they've clarified is, I don't necessarily have to retain an outside "Architectural Historian". And as mentioned in your letter, "Staff recommends", not requires. So, given the nature of staff's concerns, I prefer to present and work directly with the HRB in satisfying everyone's concerns with the compliance of the Secretary of the Interiors Standards, in this case items nos. 2 & 9.

Please let me know, when and how, you plan on scheduling our next step.

Thanks in advance,

273 Lindero
La Selva Beach
California
95076
Daryl Woods Architect
831.234.9853-t



City of Carmel-by-the-Sea
COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE

October 19, 2020

Daryl Woods
273 Lindero Dr.
La Sevilla Beach, CA 95976

Subject: Completeness Review Letter
Design Study Application: (DS 20-285)
San Antonio 3 SE 4th
Block: HH; Lot: 22 APN: 010-253-016

Thank you for submitting a Design Study for additions to an existing residence. Staff has reviewed your application, which was submitted on October 7, 2020, and has determined that staff cannot complete a comprehensive review of the application as, in Staff's opinion, the project as proposed is in direct conflict with the [Secretary of the Interior's Standards for Rehabilitation](#).

Staff's primary concerns are that the design conflicts with standard:

#2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

"A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building – in other words, one that overpowers the historic form and changes the scale – will usually compromise the historic character as well." –[Preservation Brief 14](#)

"Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character." –Preservation Brief 14

"To preserve a property's historic character, a new addition must be visually distinguishable from the historic building." –Preservation Brief 14

Staff recommends retaining a Architectural Historian to review the proposed plans and provide guidance for bringing the project into compliance with the Secretary of the Interior's Standards for

Rehabilitation. Should the Architectural Historian find the proposed project consistent with the Secretary of the Interior's Standards for Rehabilitation, the project plans and evaluation prepared by the independent Architectural Historian will be forwarded to the city's Historic Consultant for peer review.

Please contact me at (831) 620-2023, or ekort@ci.carmel.ca.us, if you have any questions regarding this letter or the process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Evan Kort', with a long, sweeping horizontal line extending to the right.

Evan Kort
Associate Planner

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy Information	3 (3)	Per Government Code Sections 7927.705, 7922.000