



NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Review 20070

Owner Name: MOUTON JEAN C TR ET AL

Case Planner: Evan Kort, Assistant Planner

Date Posted: _____

Date Approved: 05/08/2020

Project Location: Dolores, between Ocean and 7th

APN #: 010146007000 **BLOCK/LOT:** 76/W 75' OF LOTS 20 AND 22

Applicant: Janet Heredia

Project Description: This approval of Design Review (DR 20-070) authorizes the repair of a pitched tile roof section fronting Dolores Street of the El Paseo Building and a re-roof of a flat roof section with a "Duro-Last" roof system at the rear of the El Paseo Building located at the northeast corner of Dolores & 7th in the Central Commercial (CC) Zoning District and located within the Downtown Conservation as depicted on the plans and scope of work prepared by The Scudder Roofing Company dated received by Community Planning & Building on April 24, 2020, unless modified by the conditions of approval contained herein.

Can this project be appealed to the Coastal Commission? Yes No

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DESIGN REVIEW APPROVAL OF HISTORIC RESOURCES

DR 20-070 (Jean C. Moulton Trust)
NEC Dolores & 7th, El Paseo Building
Block/Lot: 76/20 & 22
APN: 010-146-007
Date of Action: May 8, 2020

PROJECT DESCRIPTION

Design Review (DR 20-070) Application for an in-kind partial roof repair and partial re-roof to a historic building located the northeast corner of Dolores & 7th in the Central Commercial (CC) Zoning District and Downtown Conservation District.

FINDINGS OF FACT:

1. The project site is located at the northeast corner of Dolores & 7th in the Central Commercial (CC) Zoning District and located within the Downtown Conservation District. The lot is currently developed with a commercial building known as the El Paseo Building.
2. On March 4, 2020 a Design Review application was submitted for an in-kind roof repair and partial re-roof to the building.
3. Pursuant to CMC 17.14.010 (Purpose), the purpose of the Central Commercial (CC) Zoning District is to provide an appropriate location for a broad range of retail, residential and service uses. Uses which generate high pedestrian traffic and which do not have large space requirements are appropriate in this district. Residential uses are appropriate on the second floor.
4. Pursuant to CMC 17.20.260 (Purpose), the purpose of the Downtown Conservation District Overlay is to protect the historic resources and the general design context that surrounds them.
5. Pursuant to CMC 17.32.150, the project qualifies as a minor alteration to a historic resource. For minor alterations to historic resources, Staff shall issue a determination of consistency for minor alterations that comply with the Secretary's Standards.
6. Staff finds the project, as conditioned below, to be consistent with the Secretary's Standards.

7. The project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet whichever is greater. This project does not propose any increase in floor area.

FINDINGS FOR HISTORIC RESOURCES (CMC 17.20.280.A):

1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved.
2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.
3. The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.
 - a. The following finding is not applicable to the scope of work. The proposed project is for a tile roof repair to a historic building. In accordance with the Secretary of the Interior's Standards for Rehabilitation, the tile roof repair shall be done in-kind to will match the existing in size, material and construction detail.
4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.

FINDINGS FOR DESIGN REVIEW APPROVAL (CMC 17.58.060.B):

1. The project, as conditioned, conforms to the applicable policies of the General Plan and the Local Coastal Program.
2. The project, as conditioned, complies with all applicable provisions of Title 17.
3. The project, as conditioned, is consistent with applicable Commercial Design Guidelines.

CONDITIONS OF APPROVAL

1. **Authorization:** This approval of Design Review (DR 20-070) authorizes the repair of a pitched tile roof section fronting Dolores Street of the El Paseo Building and a re-roof of

a flat roof section with a “Duro-Last” roof system at the rear of the El Paseo Building located at the northeast corner of Dolores & 7th in the Central Commercial (CC) Zoning District and located within the Downtown Conservation as depicted on the plans and scope of work prepared by The Scudder Roofing Company dated received by Community Planning & Building on April 24, 2020, unless modified by the conditions of approval contained herein.

2. **Codes and Ordinances.** The project shall be carried out in conformance with all requirements of the Central Commercial Zoning District and Downtown Conservation District. All adopted design guidelines and applicable Municipal Code regulations shall be adhered to in carrying out the project. Any changes to the approved color palette or any additional modifications to the building are subject to review and approval by the Community Planning & Building Department.
3. **Permit Validity.** This approval shall be valid for a period of 18 months from the date of action.
4. **Building Permit.** A re-roof application issued through the Building Department shall be obtained prior to commencing work.
5. **Appeal.** Should the Historic Determination of Consistency be appealed by the Historic Resources Board or any member of the public within the 10-day appeal period, this approval shall be withheld until it has been determined the project is consistent with the Secretary of the Interior's Standards.
6. **Repair.** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. **Roof Tiles.** The roof tiles removed for the purpose of applying a new roof underlayment shall be retained and reapplied to the roof. Any tiles found to be in a state of disrepair shall be replaced with tiles which match the existing in size, material and construction detail of the existing tile.
8. **“Duro-last” Roof.** The color the roof proposed to be finished with Duro-last shall be a muted earth tone. The color shall be identified on the building permit application for staff’s approval.
9. **Building Treatments.** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

January 22, 2020

Scudder Roofing Company.

El Paseo Building

Base bid 1: 50-Mil Duro-Last system at flat roof areas.

- Carefully remove the existing ridge clay trim tile to properly re roof. New ridge trim tiles will be installed at these locations. Trim is to match the existing as close as possible. Salvage the existing skylights.
- Prepare the existing roof system for installation of the new roof system.
- Install ½" EPS fanfold insulation over the existing roof system.
- Install a new class "A" fire rated Duro-Last 50mil roof system mechanically fasten over (1) layer of F/R-10 fire rated slip sheet as per the manufacture's specifications.
- Install all new wall membrane, corners, membrane flashings and new drain flashings along with membrane scuppers.
- Supply and install new skylight membrane curbs and membrane pipe boots.
- The new membrane at wall details is to go up and over and terminate using termination bar to match the rest of the building.
- The color of the single ply membrane is to be owner choice from manufactures standard colors.



Add on: Re-roof tile roof Area.

- Install pedestrian sidewalk protection during re-roofing of tile re-roof project
- Carefully remove the roof tiles at the existing tile roof area and salvage for reuse.
- All broken or otherwise non-usable existing roof tiles will be delivered to the nearest recycling center.
- Tear off the remaining existing roof underlayment down to the original roof sheathing and remove the debris from the premises.
- Pull or knock down all existing fasteners to create a smooth substrate for the new roof installation.
- Install the salvaged roof tiles over Two layers of Malarkey UDL roofing underlayment.
- The roof tiles will be installed to match the existing as close as possible and fastened using stainless steel wire and copper roofing nails.
- Install colored mortar under all ridge trim tiles trims to match the existing.
- At all eave details, supply and install new 2"x2" 16oz copper drip edge flashing and blind mortar bird stops.
- Clean up all debris and remove from premises.
- **Please note:** This add option includes 20% of tile material for breakage.

Note: **Price is based on work being done during regular business hours (8:00-5:00 Monday-Friday). If determined, work must be commenced outside these hours, a change order will result.

Note: **Any damaged or rotted wood that is discovered and require replacement, a project improvement order will take

Note: ** if interior cover up is required during the roofing project a project improvement order will result if owner would like Scudder to facilitate cover up.

Exclusions

Construction Permits
Interior cover up
Skylight carpentry
Fascia work
Raising curbs or plumbing vents
Plumbing and heating work
Dry-rot repairs
Skylights

Guarantee

Ten (10)-year guarantee on workmanship provided by Scudder Roofing Company. Manufacturer of product selected by owner will provide material warranty where applicable. Warranty: Two (2)-year warranty provided on new gutters and downspouts if applicable.

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