

**MONTEREY COUNTY**  
RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT

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**MEMORANDUM**

**Date:** October 24, 2012

**To:** Jacqueline Onciano, Zoning Administrator

**From:** Elizabeth Gonzales, Associate Planner  
Wanda Hickman, Planner Services Manager

**Subject:** Weis PLN120304

Recognizing the historic value of the residence and to provide the best solution to retain this locally significant building before it declines beyond repair, the County will accept the proposed darker grey, single ply, temporary PVC membrane as described by Scudder Roofing, as a temporary solution for one year or until November 4, 2013. Upon which time, either the applicant begins construction or the permit shall expire.

According to Map A of the Carmel Area Land Use Plan, the parcel is located within the public viewshed. Pursuant to Key Policy 2.2.2 of the Carmel Area Land Use Plan, “to protect the scenic resources of the Carmel area in perpetuity, all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area.” Given that these materials are temporary, they cannot meet the policies required for blending into the site and surroundings as would permanent materials.

As of this hearing, the property landscaping has shown improvement (See photos). An ongoing Condition of Approval shall require that all landscaped areas and fences be continuously maintained and all plant material be continuously maintained in a litter-free, weed-free, healthy, growing condition. Also, there are two 4 x 4 posts and a chain that need to be removed from the County right-of-way and be placed back where the wall is located on the property line. A nonstandard Condition of Approval from Public Works shall require the applicant to secure an encroachment permit to allow a dirt berm at the driveway to include storm water erosion control’s Best Management Practices located on Martin Road at 26097 Scenic Road.

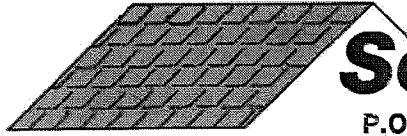
Attachments: Photos of the site  
Scudder Roofing Co. letter











# **Scudder Roofing Co**

**P.O. Box 2596 Monterey, California 93942-2596 (831) 373-7212**

Re: the Weis property at 26097 Scenic Road, Carmel, California

To whom it may concern,

Scudder Roofing has been contracted by the Weis family to provide an aesthetically pleasing and darker grey, single-ply, temporary PVC membrane for their property located at 26097 Scenic Road in Carmel. The covering procedure we've been contracted to complete will greatly improve the aesthetic condition of the existing roof. This type of PVC membrane (brand name DuroLast) is lightweight, adds very little stress to the existing structure and will help prevent leaks making it the best solution for the Weis property at this time.

It is not feasible or recommended to replace the existing roofing system at the Weis property due to the poor condition of the roof decking (understructure). The current roofing system on the property has been leaking for numerous years and there is evidence of damaged lumber in addition to structural damage that renders the system in its current state, an unfit candidate for re-roofing.

The PVC membrane we recommend is a reasonable solution that will keep this dwelling virtually waterproof and more aesthetically pleasing, with very little weight added to the structure as mentioned above. Although the DuroLast membrane is a lifetime product, please note that the application procedure for the Weis property should be considered temporary in order to allow the owners to prepare for the major remodel that will take place in the near future.

Should you have any other concerns or questions as it pertains to this matter, please feel free to contact me at 831-384-1500.

Best regards,

Pete Scudder  
President, Scudder Roofing