

# Exhibit A

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## DRAFT RESOLUTION

*Before the Historic Resources Review Board in and for the  
County of Monterey, State of California*

Resolution No. 26-XXX

### **PLN240141 - CARMEL VALLEY MANOR**

Resolution by the County of Monterey Historic Resources Review Board (HRRB) recommending that the Planning Commission:

- 1) Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
- 2) Approve a Combined Development Permit consisting of:
  - a. Administrative Permit and Design Approval to allow demolition of 2 residential units, 7 guest units, a wood shop, 3 carport structure and construction of 19 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and “Meeting House” and associated site improvements.
  - b. Use Permit to allow development on slopes in excess of 25%.
  - c. Use Permit to allow the removal of approximately 57 protected oak trees.
- 3) Adopt a Mitigation Monitoring and Reporting Plan

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on January 8, 2026, and February 5, 2026, pursuant to Section 18.25.170 of the Monterey County Code.

WHEREAS, Joel Panzer (Agent) filed a Combined Development Permit application with the County of Monterey, requesting approval of: 1) An Administrative Permit and Design Approval to allow demolition of 2 residential units, 7 guest units, a wood shop, 3 carport structures and 5 single family dwellings and construction of 24 living units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and “Meeting House” and associated site improvement; and, 2) A Use Permit to allow development on slopes in excess of 25%; and, 3) A Use Permit to allow the removal of 81 protected oak trees.

WHEREAS, the project is located at 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan. The zoning is Density Residential, 2.5 units per acre, Design Control District, Site Plan Review Zoning, Residential Allocation Zoning District, or “LDR/2.5-D-S-RAZ”. Per Title 18.25.020 of Monterey County Code the County

must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, The Carmel Valley Manor site is presently developed with 124 apartment units, 22 independent-living residential units (distributed amongst duplex/triplex buildings), 7 visitor/guest units, a combined assisted-living/skilled nursing facility (60 beds total), a meeting house/event room, and a central building with administrative offices and a dining room. Recreational amenities include a swimming pool, dog run, community garden, putting green and croquet court.

WHEREAS, a Phase I Historic Assessment (Exhibit C), and Phase II Historic Assessment with Architectural and Historic Preservation Design Guidelines (Exhibit D), and a Historical Review (Exhibit E) were prepared by Historical Consultant Seth A. Bergstein of PAST Consultants LLC between the dates of May 19<sup>th</sup>, 2013, and February 10<sup>th</sup>, 2025, which concludes that the project on the subject parcel meets the applicable Secretary of the Interior’s Standard’s for Rehabilitation; therefore, the proposed project will not impact the historic integrity of the Carmel Valley Manor (HCD-Planning Library Nos. LIB250009 and LIB250311).

WHEREAS, Carmel Valley Manor appears eligible for listing on the National and California registers under National Register Criterion C (CR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. The Manor represents a cohesive site in terms of its architectural design and relationship among buildings on the site, and appears to be significant according to Monterey County Register “Criteria A.” The Modernist-style site is particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The Core Campus does represent the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (Criterion A5). The Manor appears to be significant according to Monterey County Register Criterion B3 because the architectural design and construction materials do embody elements of outstanding attention to architectural design, detail, material and craftsmanship (Criterion B3).

WHEREAS, The project is compliant with the ten (10) *Secretary of the Interior’s Standards for the Treatment of Historic Properties (Standards)* as noted:

Standard 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Compliance: The proposed alterations will allow Carmel Valley Manor to continue its use as a residential senior care facility, while retaining the existing character-defining features of the Core Campus, in keeping with this *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 a property will be avoided.*

Compliance: The proposed site additions have been kept almost entirely outside the historic “Core Campus”, which contains the most significant spatial relationships between the clusters of residential buildings, open space and the circulation networks that

link the clusters. Appropriate materials for new construction, such as stucco wall cladding and metal windows, will be utilized in the new buildings. These aspects of the proposed Master Plan will satisfy this *Standard*.

*3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Compliance: The proposed new buildings and alterations to the Meeting House do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

*4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Compliance: The proposed Master Plan does not impact any changes made to the site that may have acquired historic significance, in keeping with this *Standard*.

*5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterizes a property will be preserved.*

Compliance: The proposed Master Plan prioritizes the retention of the original SOM design within the Core Campus, including retention of the building clusters set within a campus-like setting, the network of paths that connect the building clusters and the community buildings, and character defining features of the individual buildings, including the shed and forms with lush eaves, stucco wall cladding and metal fenestration. These character-defining features will be retained and rehabilitated, satisfying this *Standard*.

*6. 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.*

Compliance: Individual buildings, their materials and features have been maintained carefully and continuously by Carmel Valley Manor staff, in keeping with this *Standard*.

*7. 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.*

Compliance: Chemical and physical treatments of the individual buildings have been undertaken using the gentlest means on an as needed basis by Carmel Valley Manor staff, in keeping with *Standard*.

*8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Compliance: This *Standard* does not apply, as archaeological features are not identified at the site.

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be 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.*

Compliance: Individual building removals and additions will be evaluated by location. New structures will share the same roof-pitch and general design characteristics of the SOM-designed structures but will also differentiate by their detailing and stucco finish.

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Compliance: The proposed additions as designed by the Carmel Valley Master Plan could be removed in the future and the historic integrity of the site would still be maintained in support of this *Standard*, primarily because the most significant historic character defining features of the site are within the Core Campus.

WHEREAS, the County of Monterey prepared a draft initial study and mitigated negative declaration (IS/MND) for this project, consistent with CEQA Guidelines section 15063(a) and 15063(b)(2). The draft IS/MND identified potentially “less than significant impacts” to Cultural Resources.

WHEREAS, the HRRB considered the entirety of prepared draft IS/MND, pursuant to CEQA guidelines section 15074(a), and found the analysis regarding potential impacts on the listed historical resource to be adequate; and

**THEREFORE, BE IT RESOLVED**, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends the Planning Commission adopt the draft IS/MND, approve a Combined Development Permit, and adopt a Mitigation Monitoring and Reporting Plan, subject to the following findings:

Finding: The draft IS/MND, prepared pursuant to CEQA Guidelines section 15070, adequately analyzed and found impacts on listed historical resources to be less than significant.

Finding: The proposed project is found to be consistent with the purposes of Monterey County Code Chapter 18.25 and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

Evidence:

1. Regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25
2. Phase I Historic Assessment (LIB130209) prepared by Seth Bergstein, May 19, 2013
3. Phase II Historic Assessment (LIB250311) prepared by Seth Bergstein, February 10, 2025

4. Historic Review of the proposed Master Plan Project (LIB25009), June 3, 2024, August 7, 2023, and March 23, 2015
5. Carmel Valley Manor: Architectural and Historic Preservation Design Guidelines - (LIB250311), September 6, 2013
6. Secretary of the Interior Standards for the Treatment of Historic Properties
7. Draft IS/MND
8. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN240141
9. Site tour by the HRRB Site Review Subcommittee as conducted June 27, 2025
10. Oral testimony and HRRB discussion during the public hearing and the administrative record

Passed and adopted on this **5th day of February, 2026**, upon motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Attest

Jordan Evans- Polockow, HRRB Secretary  
February 5, 2026

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