

Exhibit B

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DRAFT RESOLUTION
Before the Planning Commission
in and for the County of Monterey, State of California

In the matter of the application of:

LINCOLN GREEN INN, LLC (PLN220308)

RESOLUTION NO. ----

Resolution by the Monterey County Planning Commission recommending that the Board of Supervisors:

- 1) Finding that the project qualifies for a Class 3 categorical exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions from section 15300.2 apply; and
- 2) Approving an After-the-Fact Combined Development Permit consisting of:
 - a. A Coastal Development Permit to allow the conversion of an existing 394 square foot two-car garage into a visitor serving unit; and
 - b. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

[PLN220308 Lincoln Green Inn, LLC, 26208 & 26200 Carmelo Street, Carmel, Carmel Area Land Use Plan (Assessor's Parcel Number 009-403-003-000)]

The LINCOLN GREEN LLC (PLN220308) application came before the County of Monterey Planning Commission on April 29, 2026, at a public hearing. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission hereby makes a recommendation to the Monterey County Board of Supervisors with reference to the following facts and findings:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as proposed and conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Area Land Use Plan; and

- the Monterey County Coastal Zoning Ordinance (Title 20).

No correspondence was received during the course of review indicating any identifying potential inconsistencies with these documents. As proposed and conditioned, no conflicts with these plans and regulations were found to exist.

- b) Allowed Use. The property is located at 26208 and 26200 Carmelo Street, Carmel Area Land Use Plan (APN: 009-403-003-000). The subject property is currently zoned Medium Density Residential with a density of 2 acres per unit, a design control overlay, and an 18-foot height limitation in the Coastal Zone. The Planning Commission has concurrently adopted Resolution No.26-XXX, which recommends the Board of Supervisors rezone the subject property to Visitor-Serving Commercial with a Design Control overlay and an 18 foot height limit in the Coastal Zone or “VSC-D(18)(CZ)”, and amend the Carmel Area Land Use Plan and Coastal Implementation Plan to limit the subject property to a total of five inn units. Therefore, this resolution recognizes and analyzes the project’s consistency with the requirements of the VSC zoning District. The project involves the after-the-fact permitting of an existing 394 square foot detached garage that was converted to a visitor-serving unit as a part of the Lincoln Green Inn approximately 30 years ago. The VSC zoning district allows inns as a conditionally permitted use, subject to the granting of a Coastal Development Permit. The project also involves a Coastal Administrative Permit to allow development within 750 feet of existing archaeological sites. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The property is described as Lots 5, 7 and 9 on a final map entitled “Map of Addition No. 7 Carmel-By-The-Sea” recorded in April of 1908 (Volume 2, Cities & Towns, Page 24). Therefore, the County recognizes the lots as legal lots of record.
- d) Development Standards. Pursuant to Title 20 section 20.22.070, setbacks for development where a General Development Plan is not required shall be established by the Appropriate Authority through the project review based on surrounding land use, provision of adequate parking and landscaping, and other site design features. In this case, no General Development Plan is required pursuant to Title 20 section 20.22.030.A, as the lot is not in excess of one acre, the development proposed does not include more than one use, and the development does not include any form of subdivision. Therefore, setbacks for the project site, as shown on the attached plans, shall be established by this resolution through recommendation by the Planning Commission for adoption by the Board of Supervisors. The described in Finding 1 Evidence “c”, the development occurs over 3 separate legal lots of record. The lots have historically been held in common ownership and have been transferred jointly as one lot. In order to avoid inconsistencies as it relates to site development standards, Condition No.4 has been added, which will require the Owner to record on title a covenant and

agreement to hold the property as one parcel until such time as the Lincoln Green Inn is no longer operational and all related site improvements have been removed. The site is 0.3 acres (13,159 square feet), the allowable coverage is 50% (6,579 square feet), while the existing coverage of the site is 3,567 square feet or 41.2%. Additionally, the maximum allowed height for structures within the VSC zoning district is 35 feet, unless superseded by a structure height limit noted on the zoning map, which in this case is 18 feet. As no structural changes are proposed as part of this application, the subject structure will remain 11 feet 9 inches. Therefore, the project complies with applicable site development standards.

- e) Design. No exterior changes occurred with the conversion of the garage into a visitor serving unit.
- f) Parking. Pursuant to Title 20 section 20.58.040, The required parking for inns is 1 space per unit plus 2 spaces for every 3 employees. According to the operations plan, there are no full-time on-site staff members, and with implementation of this project, there will be a total of 5 units. Contract services are retained for landscaping and room turnover. Landscaping is conducted twice a week, after guest check-out times (i.e., between 11:00 AM and 3:00 PM). Room turnover and cleaning are also done during this time period. There are up to four individuals who provide these services. Guests self-check-in during 3:00 - 6:00 PM, and self-check-out at 11:00 AM. There is a two-night minimum stay on the weekends and a three-night minimum stay on some holidays. A roving manager does check-in on the property. In general, contracted services are not typically considered permanent employees for the purpose of calculating the number of parking stalls per Title 20 section 20.58.040. Here, there are only up to four contracted employees (no permanent employees), and such employees will be on-site when guests check out and vacate their respective parking stalls. As proposed, the storage/check-in office will be partially converted back to allow for one parking stall within the structure, and the property's frontage will be modified to allow for four additional on-site parking stalls. A draft parking plan has been provided and illustrates the property's ability to have five on-site parking stalls as required by County Code. Condition No. 5 requires that the Applicant/Owner provide a final parking plan meeting County requirements prior to issuance of any permits from Building Services.
- g) Traffic Generation. A traffic report prepared by Hexagon Transportation Consultants, Inc (LIB240242) analyzed the existing and proposed trip generation estimates for the Lincoln Green Inn. Based on the trip generation estimate included in the report, the proposed expansion would increase the number of additional daily trips by four, one of which would occur during the AM peak hours (between 7AM – 9AM). The trip generation calculation for the proposed use includes all trips generated onsite, including visitors, and assumes that the total number

of Inn staff will not increase as part of the proposed expansion. The increase in traffic associated with the proposed expansion of the inn would represent between 0.2 percent and 0.4 percent of daily traffic in the area and would not be noticeable or affect nearby roadway operations. Additionally, the conversion was done approximately 30 years ago without permitting and has been in use as a visitor serving unit since then, therefore new traffic impacts are unlikely to occur as a result of the issuance of this permit.

- h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB240240), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Carmel Area Land Use Plan. Policy 4.4.2.4 states, "Because there is limited suitable land or water to support new development and because the capacity of public facilities is limited, coastal-dependent recreation and visitor-serving uses shall have priority over residential and other non-coastal dependent uses." Further, Policy 4.4.3.D.1, states "expansion of existing facilities or the location of new facilities within existing developed areas is preferred over development elsewhere." Accordingly, utilizing an existing structure for the establishment of an additional inn unit, which is at a scale that is compatible with the neighborhood, is prioritized by the LUP and Coastal Act. The project's additional unit (after-the-fact approval) has been reviewed against the criteria of Policy 4.4.3.D.4, which requires that new or expanded visitor-serving facility proposals must demonstrate consistency with the land use plan, maximum site and parcel densities, and environmental, visual, design, and traffic safety constraints. See Finding 1 and supporting evidence. The property is not subject to the Residential Development Density table of Policy 4.6. The site is limited to five inn units per Resolution No.26-XXX.
- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220308.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified the need address potential historical and cultural resources and trip generation impacts from the proposed project. The following report have been prepared:
 - “Archaeological Assessment Review of the Lincoln Green Inn” (LIB240240) prepared by Dana E. Supernowicz, M.A, Pebble Beach, CA, March 26, 2023.
 - “Historical Assessment Review of the Lincoln Green Inn” (LIB240241) prepared by Dana E. Supernowicz, M.A, Pebble Beach, CA, March 26, 2023.
 - “Trip Generation Study for the Lincoln Green Inn in Monterey County, CA” (LIB240242) prepared by Ollie Zhou, San Jose, CA, July 9, 2023.
 - c) Staff conducted a site inspection on November 17, 2022 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220308.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities will be provided to the subject property. Potable water is provided to the parcel by CalAm, and wastewater is handled by the Carmel Area Wastewater District.
 - c) Staff conducted a site inspection on November 17, 2022 to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220308.

4. FINDING: **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No active code enforcement cases exist on the property. However, violations do exist on the subject property. Issuance of this permit will bring the property back into compliance.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any existing code enforcement cases on the subject property. However, the proposed conversion took place approximately 30 years ago without the issuance of required permits. Pursuant to Title 20, parking must be located entirely on-site. Guests and contracted services currently and have historically parked diagonally in front of the property, within the Carmelo Street right-of-way. As a result, Lincoln Green Inn has operated with five inn units for 30 years, with no on-site parking. The County is in receipt of complaints regarding vehicles' spillover into the 60 public right-of-way. Accordingly, the property is not currently in compliance with the County's parking standards. However, as proposed, the storage/check-in office would be partially converted back to allow for one parking stall within the structure, and the property's frontage would be modified to allow for four additional on-site parking stalls. Issuance of this after-the-fact permit will bring the property back into compliance.
 - b) Staff conducted a site inspection on November 17, 2022 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN220308.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts existing facilities, involving no or negligible changes or intensification of such facility or use.
 - b) The project consists of after-the-fact approval of the existing inn unit, and therefore meets the Class 1 exemption. Interior conversion of the office/storage space to a garage and modification to the property's frontage to accommodate required parking are negligible changes to the property. Therefore, the proposed project meets the Class 1 exemption criteria.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat; the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN220308.

- 6. FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No Public access is required as part of the project as no substantial adverse impacts on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220308.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby recommend the Board of Supervisors:

1. Find that the project qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
2. Approve an After-the-Fact Combined Development Permit consisting of:
 - a. A Coastal Development Permit to allow the conversion of an existing two-car garage into a visitor serving unit; and
 - b. A Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

All of which are in general conformance with the attached sketch and subject to the attached 4 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of April, 2026 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP, Chief of Planning
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220308

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN220308) allows for the conversion of an existing 394 square foot two-car garage into a visitor serving unit within 750 feet of known archaeological resources. The property is located at 26208 & 26200 Carmelo Street, Carmel (Assessor's Parcel Number 009-403-003-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit and Local Coastal Program Amendment (Resolution Number _____) was approved by Board of Supervisors for Assessor's Parcel Number 009-403-003-000 on XXXXXX, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PDSP001 - COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, the Applicant/Owner shall record on title a "COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL" or an equivalent agreement, approved as to form by the Office of County Counsel, that requires the Applicant/Owner and its successors to hold the three properties under common ownership until such time that the Lincoln Green Inn is no longer operational and all related site improvements have been removed.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, the Applicant/Owner shall record on title an agreement satisfying the language of this condition.

5. PW0007 - PARKING STANDARD

Responsible Department: Public Works

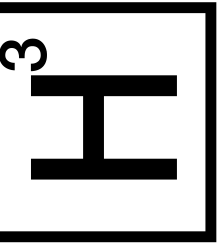
Condition/Mitigation Monitoring Measure: The parking stalls and circulation shall meet County standards, and shall be subject to the approval of the HCD. Five stalls shall be provided for on-site inn units.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

L I N C O L N G R E E N I N N

26208 CARMELO STREET, CARMEL CA 93923

H3 DESIGN
549 HILLCREST AVENUE
PACIFIC GROVE, CA 93950
WWW.H3DESIGN.COM



PARCEL MAP



THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY

PROJECT DATA

OWNER: JOSEPH WALTER
LINCOLN GREEN INN, LLC.
26208 CARMELO STREET
CARMEL, CA 93923

SITE: 26208 CARMELO STREET
CARMEL, CA 93923

APN: 009-403-003-000

SITE AREA: 13,159 SQ FT (.302 AC)

CARMEL AREA LUP DESIGNATION: RECREATION AND VISITOR-SERVING COMMERCIAL

ZONING: MDR/2-D (18)(CZ) (EXISTING)
VSC-D (18)(CZ) (PROPOSED)

OCCUPANCY: R-1

CONSTRUCTION TYPE: R-3

AREA CALCULATIONS:

EXISTING BUILDING AREA:
GARAGES: 802 SQ FT
RENTALS 2,765 SQ FT
TOTAL: 3,567 SQ FT

PROPOSED BUILDING AREA:
GARAGE: 408 SQ FT
RENTALS 3,159 SQ FT
TOTAL: 3,567 SQ FT

F.A.R.: 27.1%

COVERAGE CALCULATIONS:

EXISTING COVERAGE:
GARAGES: 802 SQ FT
RENTALS 2,765 SQ FT
FIREPLACES 54 SQ FT
DECKS 220 SQ FT
TOTAL: 3,841 SQ FT (29.1%)

PROPOSED COVERAGE:
GARAGE: 408 SQ FT
RENTALS 3,159 SQ FT
FIREPLACES 54 SQ FT
DECKS 220 SQ FT
TOTAL: 3,841 SQ FT (29.1%)

IMPERVIOUS CALCULATIONS:

EXISTING IMPERVIOUS:
IMPERVIOUS 1,807 SQ FT
BUILDING 3,227 SQ FT
BUILDING 394 SQ FT
TOTAL: 5,428 SQ FT (41.2%)

PROPOSED IMPERVIOUS:
IMPERVIOUS 1,807 SQ FT
BUILDING 3,227 SQ FT
BUILDING 394 SQ FT
TOTAL: 5,428 SQ FT (41.2%)

BUILDING HEIGHT (ADU): 11'-9"

GRADING:
0 CY CUT
0 CY FILL
0 TOTAL (UNDER 50 CY)

PARKING: 7 SPACES (NO CHANGE)

LANDSCAPING: EXISTING - NO PROPOSED CHANGES

FUEL MANAGEMENT: NONE (EXISTING STRUCTURES IN URBAN SETTING)

FIRE SPRINKLERS: NO

TREE REMOVAL: NONE

WATER SUPPLY: CAL AM

SEWER: CARMEL AREA WASTEWATER DISTRICT

SHEET INDEX

SHEET I.D.	NAME / DESCRIPTION	REVISION
A0.0	COVER SHEET, PROJECT DATA	
T-1	SURVEY	
A1.1	SITE PLAN	
A2.1	FLOOR PLAN	
A3.1	ELEVATIONS	

SCOPE OF WORK

THIS SUBMITTAL IS TO AMEND THE MORNING GLORY UNIT ON THE LINCOLN PARCEL CONVERTED INTO A RENTABLE UNIT +/- 30 YEARS AGO (ACTUAL DATE UNKNOWN), COMPLETED WITH OUT A PERMIT, PRIOR TO CURRENT OWNER'S PURCHASE OF THE PROPERTY. CURRENT OWNER IS SEEKING TO RECEIVE PLANNING AND BUILDING APPROVALS TO LEGITIMIZE THE CONVERSION OF A TWO-CAR GARAGE INTO ONE SINGLE VISITOR-SERVING UNIT. AMEND ZONING CLASSIFICATION FROM MDR/2-D (18)(CZ) TO VSC-D (18)(CZ)

PROJECT TEAM

PLANNING CONSULTANT: MAUREEN WRUCK PLANNING CONSULTANT, LLC
JOEL R. PANZER
21 WEST ALISAL STREET, SUITE 111
SALINAS, CA 93901
831.771.2557

ARCHITECT: H3 DESIGN
CHARLES S. HORNISHER, AIA
C-38209
549 HILLCREST AVE.
PACIFIC GROVE, CA 93950
831.233.4319

DEFERRED SUBMITTALS

PRIOR TO INSTALLATION OF THE FOLLOWING SYSTEMS, THE CONTRACTOR SHALL SUBMIT TO THE COUNTY OF MONTEREY BUILDING DEPARTMENT THE REQUIRED DOCUMENTATION FOR REVIEW AND APPROVAL. REVIEW BY ARCHITECT SHALL BE PERFORMED PRIOR TO SUBMITTING DOCUMENTS.

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APPLICABLE CODES

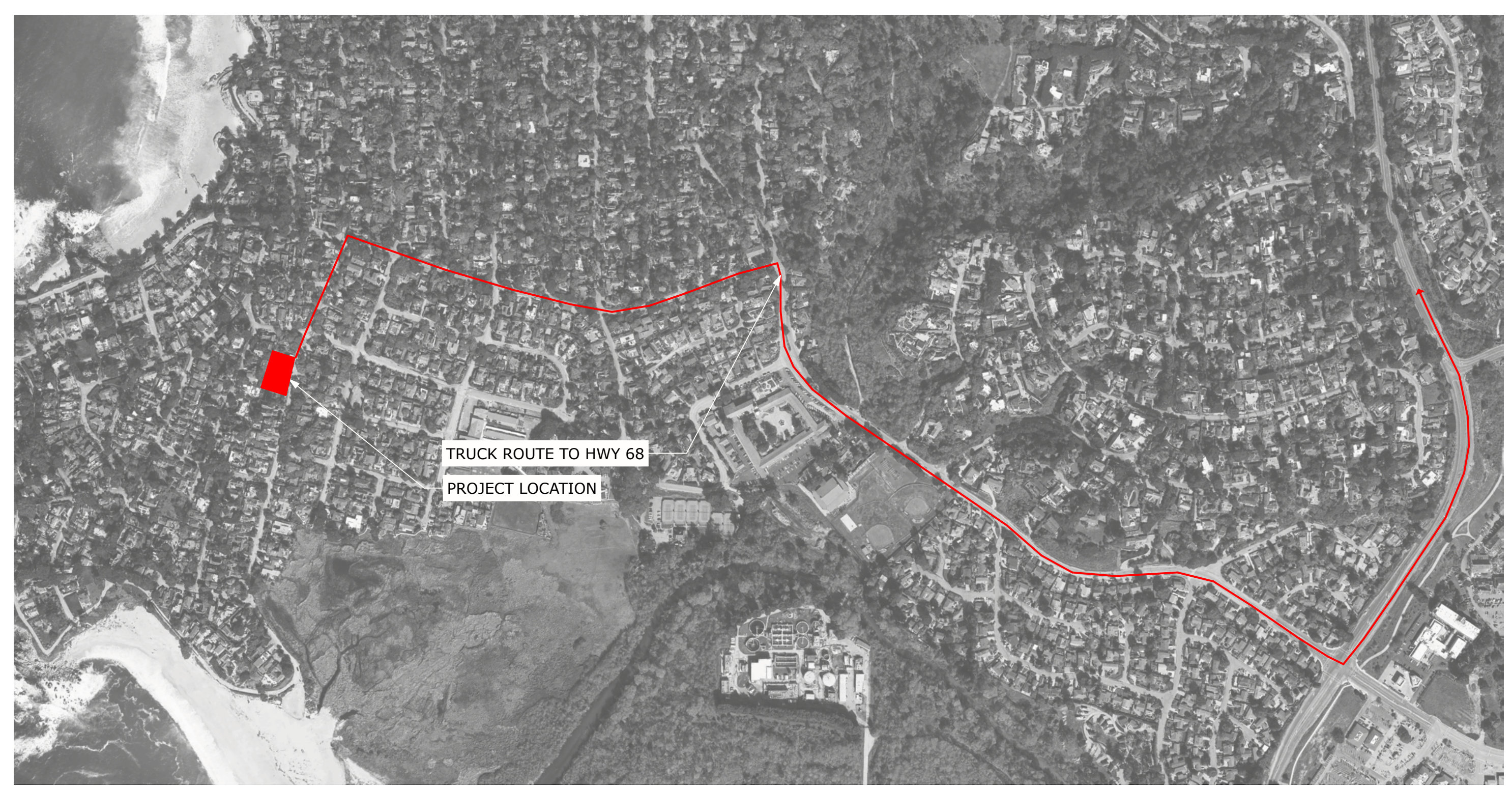
THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE

REVISION DATE

BELOW ARE LISTED REVISIONS, THEIR DELTA SYMBOL AND DATE:
++ .++ .++ - REVISION LISTED

VICINITY MAP / TRUCK HAUL ROUTE



08 . 13 . 24



L I N C O L N G R E E N I N N
26208 CARMELO STREET, CARMEL CA 93923

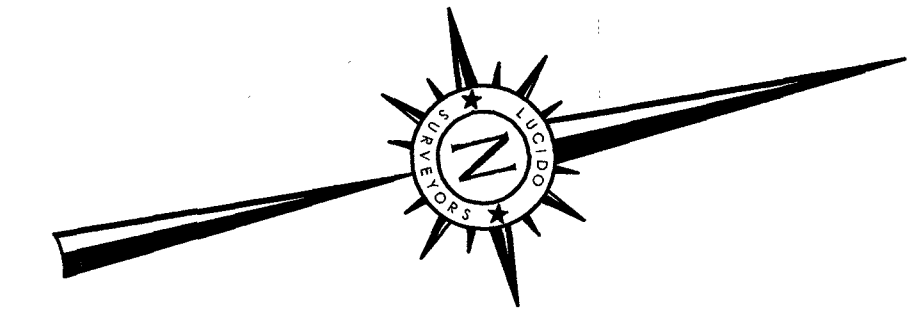
ALL DRAWINGS, DESIGNS + WRITTEN MATERIALS ARE THE ORIGINAL WORK OF H3 DESIGN AND MAY NOT BE DUPLICATED, USED OR TRANSFERRED WITHOUT WRITTEN CONSENT

TITLE SHEET

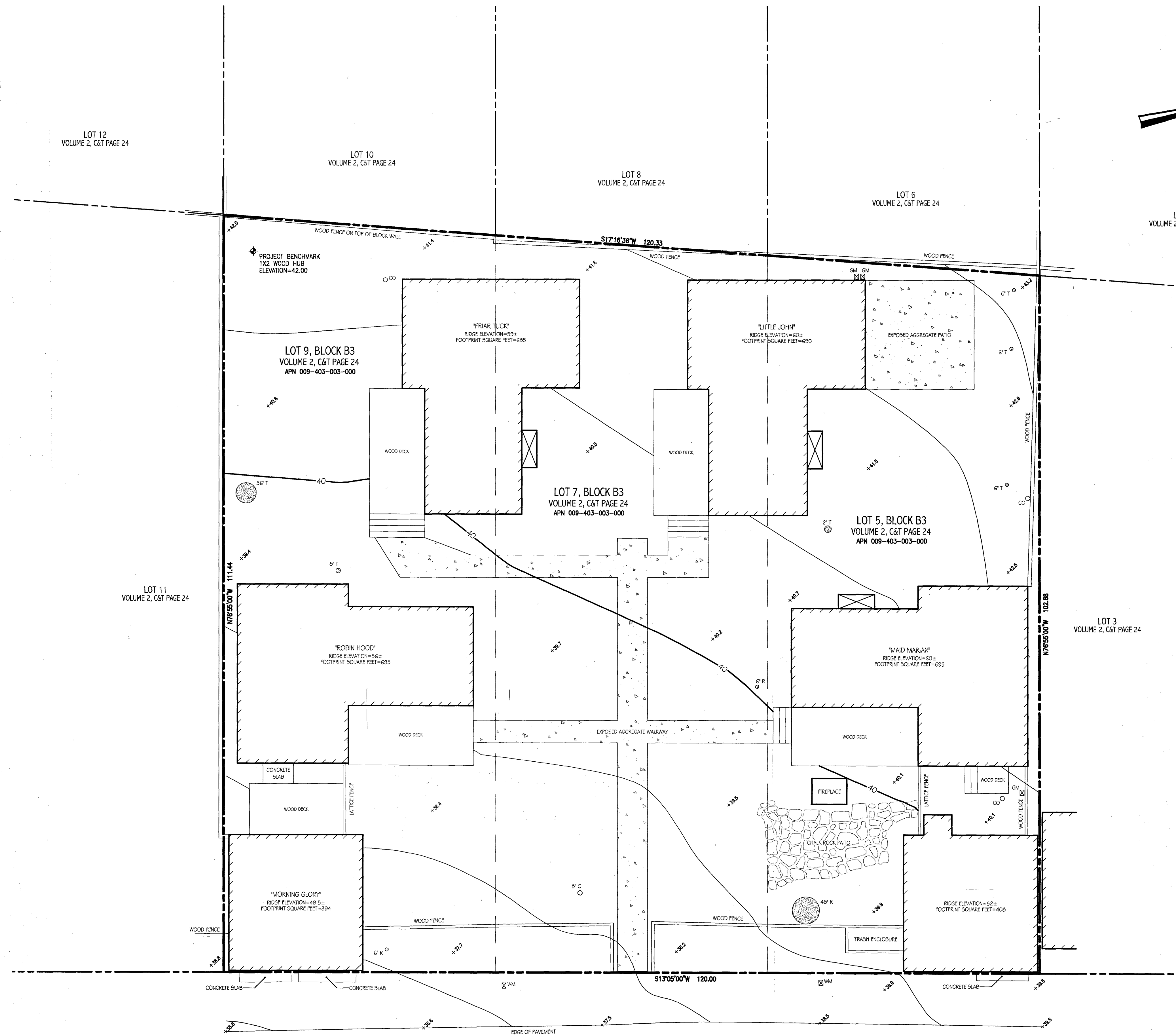
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LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 3/4" IRON PIPE, TAGGED PLS 8368 (UNLESS NOTED OTHERWISE)
- RECORD BOUNDARY
- - - RECORD RIGHT OF WAY
- - - RECORD LOT LINE
- - - ORIGINAL LOT LINE
- ⊕ PROJECT BENCHMARK
- - - CONTOUR (MAJOR)
- - - CONTOUR (MINOR)
- ▭ BUILDING OUTLINE
- ▭ CHIMNEY
- EDGE OF PAVEMENT
- EDGE OF SIDEWALK
- ⊗^{GM} GAS METER
- ⊗^{CO} SANITARY SEWER CLEAN-OUT
- ⊗^{WM} WATER METER
- ⊙^{12" T} TREE WITH SIZE AND TYPE
- C CYPRESS
- R REDWOOD
- T TREE
- x.42.5 SPOT ELEVATION



SCALE: 1"=8'



RECORD DESCRIPTION:

LOTS 5, 7 AND 9 IN BLOCK B-3 AS SHOWN ON THE MAP ENTITLED "MAP OF ADDITION No. 7 CARMEL-BY-THE-SEA, AS FILED IN VOLUME 2, PAGE 24, OF CITIES AND TOWNS, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 42.00 HAS BEEN ASSIGNED TO 1" by 2" WOOD HUB SET IN THE GROUND NEAR THE WESTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT SHOWN, ARE SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE NOTED AND VERIFIED BY OTHERS.
6. BUILDING RIDGE ELEVATIONS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. MOST BUILDING HAVE STAGGERED AND/OR VARIED RIDGE LINES.
7. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN SEPTEMBER OF 2012.

CARMELO STREET
(A 40 FOOT WIDE COUNTY ROAD)

TOPOGRAPHIC SITE SURVEY
FOR
26208 CARMELO STREET
AT
LOTS 5, 7 & 9, BLOCK B3
MAP OF ADDITION No. 7
TO CARMEL-BY-THE-SEA
VOLUME 2, PAGE 24 OF CITIES & TOWNS
RECORDS OF MONTEREY COUNTY

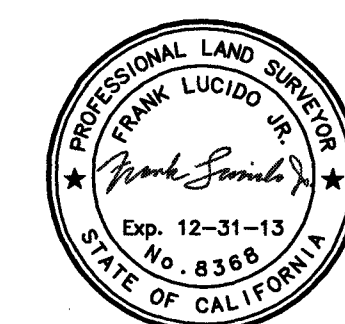
ENVIRONS OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

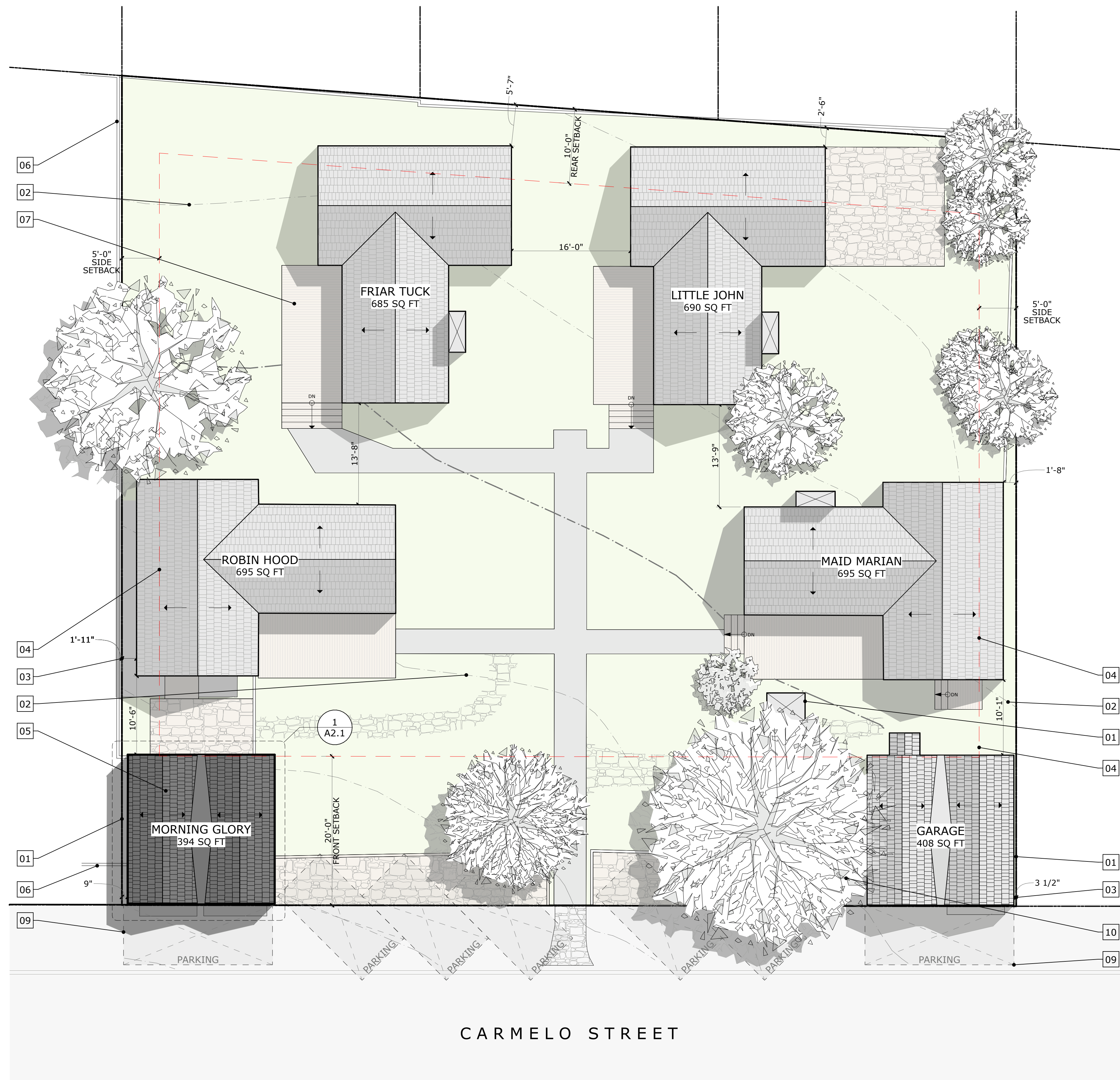
PREPARED FOR
Joseph Water

by LUCIDO SURVEYORS Del Rey Oaks, California

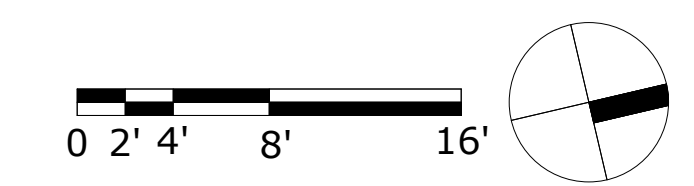
SCALE: 1" = 8' PROJECT No. 1074 OCTOBER 2012

APN 009-403-003-000





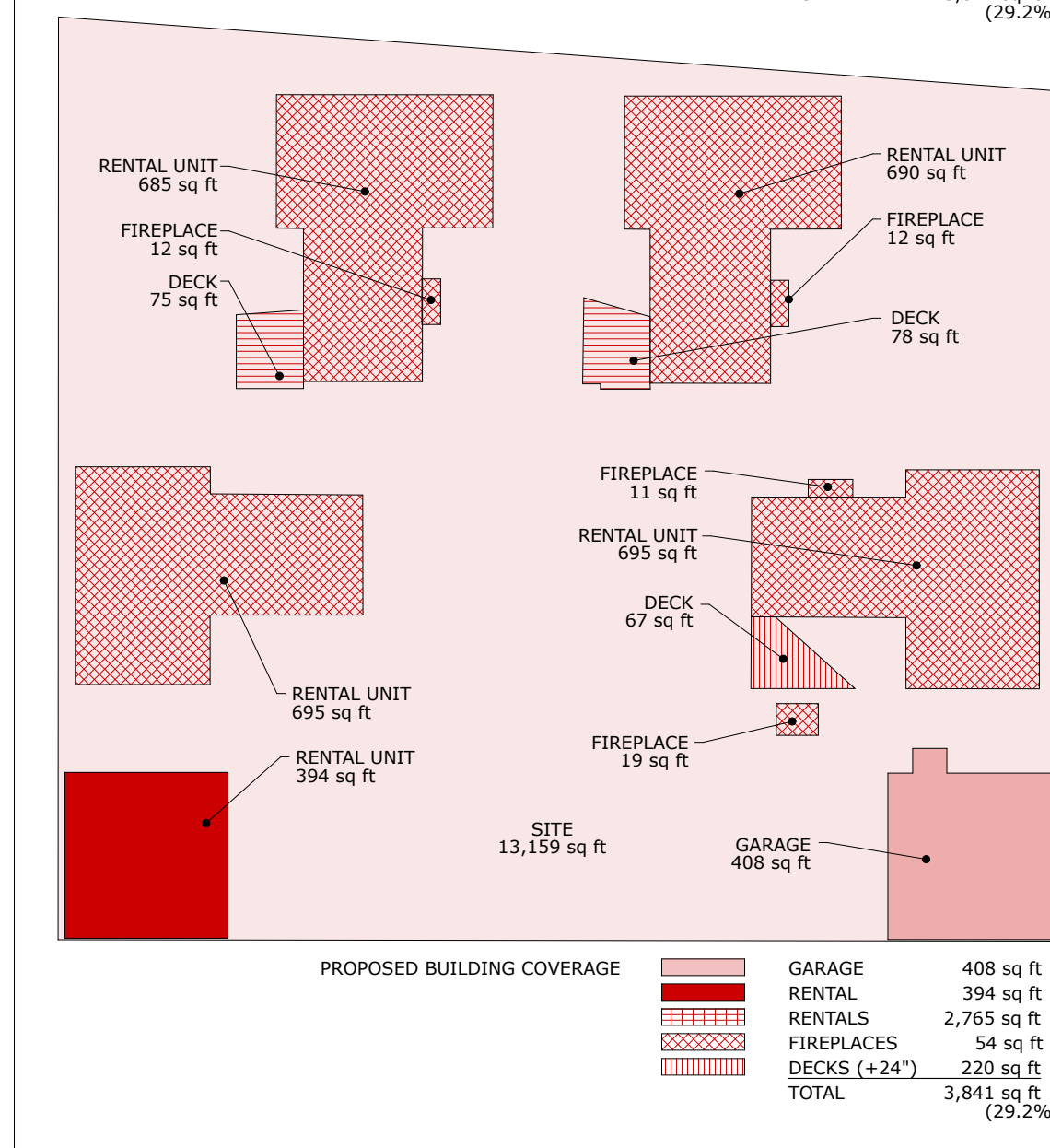
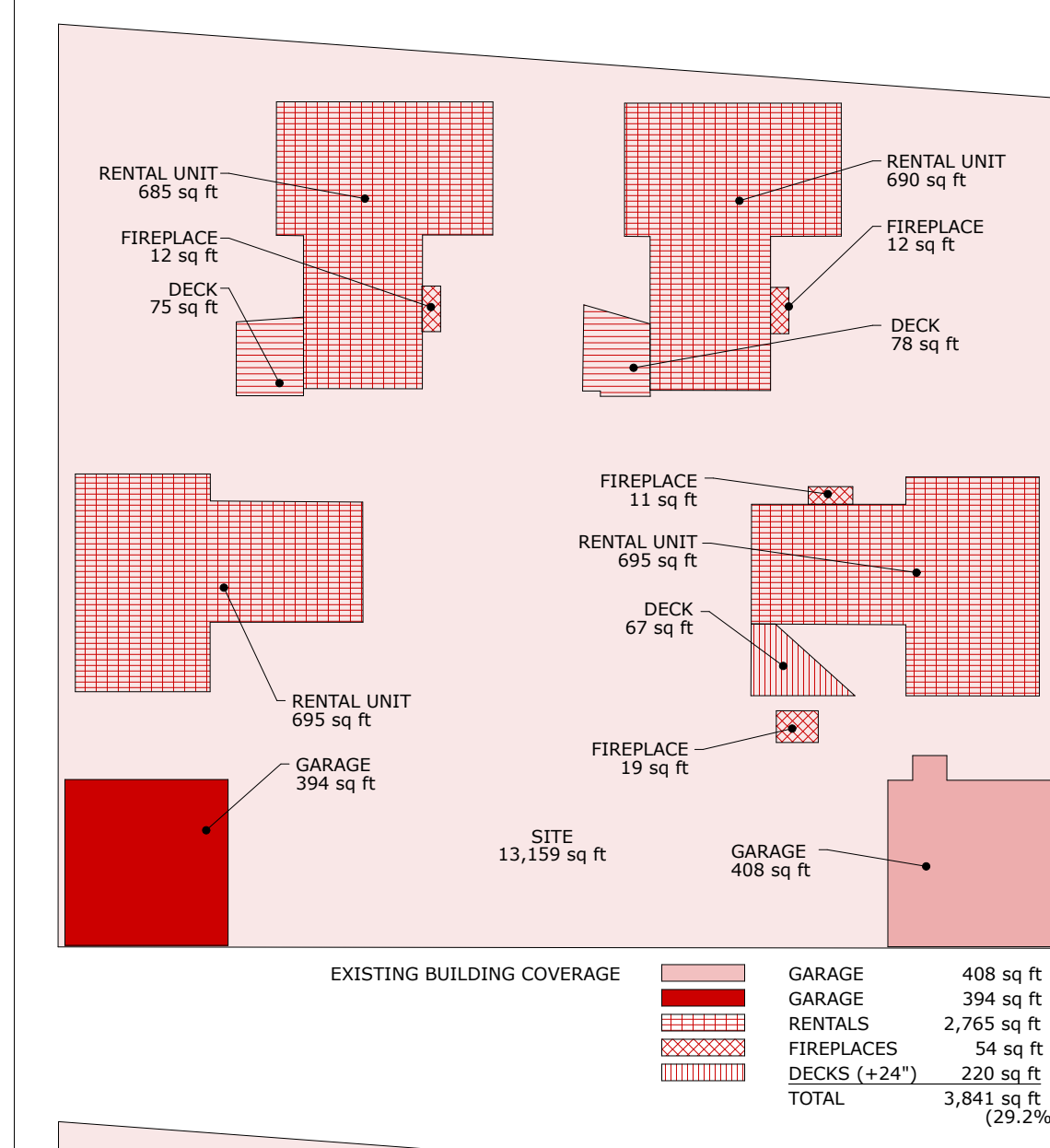
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



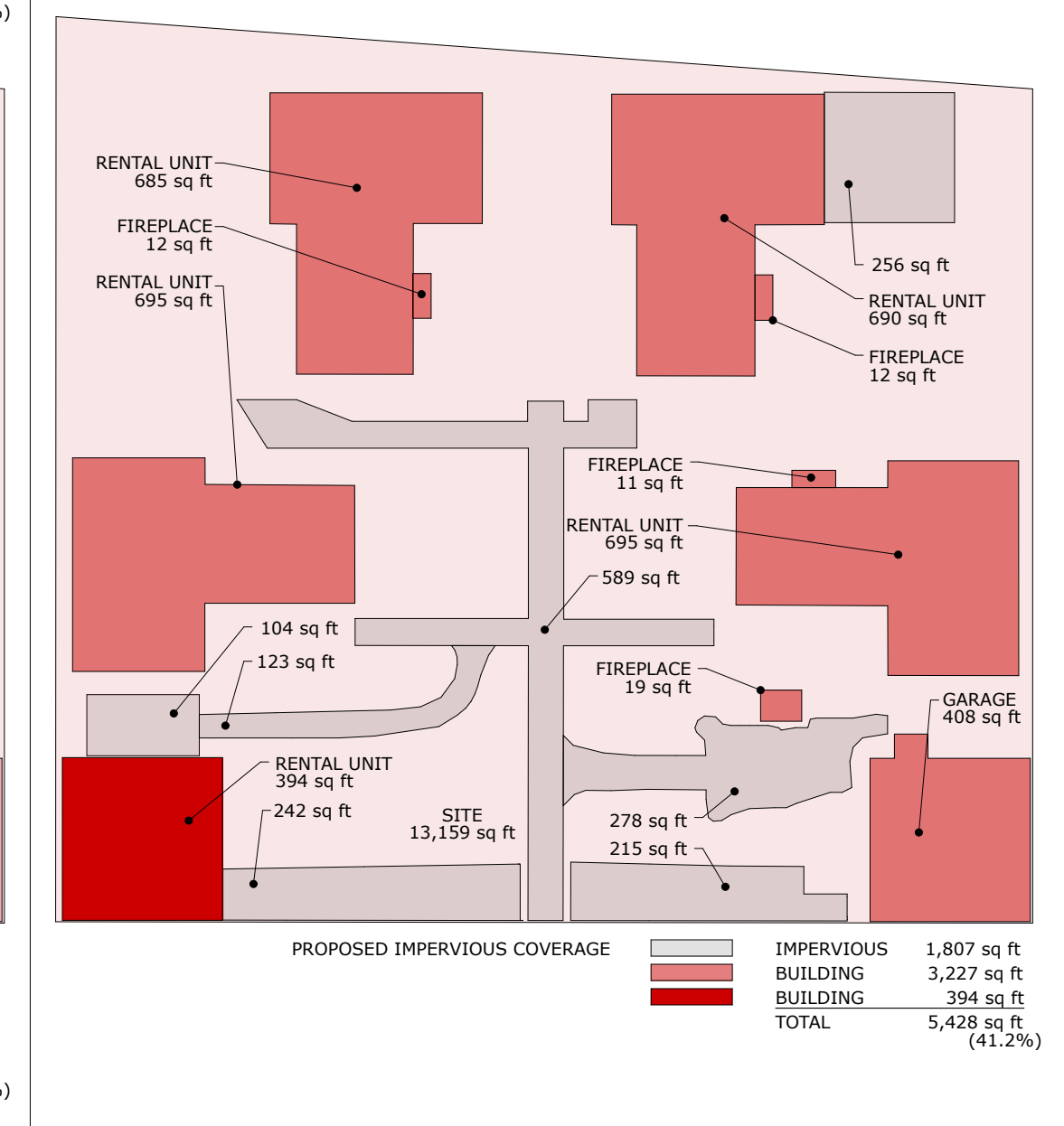
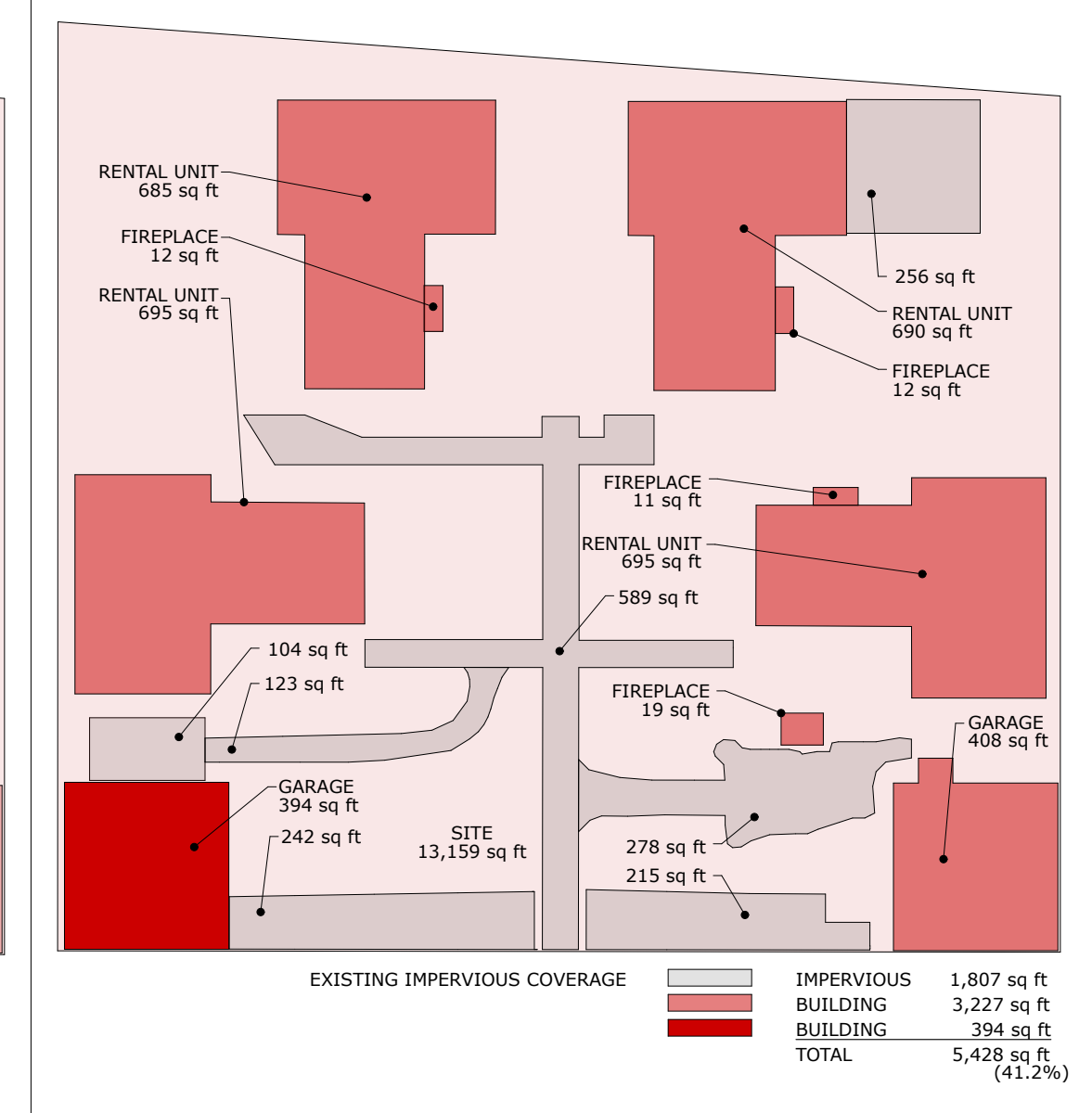
SITE PLAN SHEET NOTES

- 01 PROPERTY LINE
- 02 TOPOGRAPHIC LINE
- 03 BUILDING DISTANCE TO PROPERTY LINE
- 04 SEBACK PER CITY OF COUNTY OF MONTEREY REQUIREMENTS
- 05 GARAGE CONVERTED INTO "MORNING GLORY" RENTABLE UNIT
- 06 6' FENCE
- 07 RAISED DECK
- 08 EXTERIOR FIREPLACE
- 09 7 PARKING SPACES
- 10 TRASH ENCLOSURE

BUILDING COVERAGE DIAGRAMS

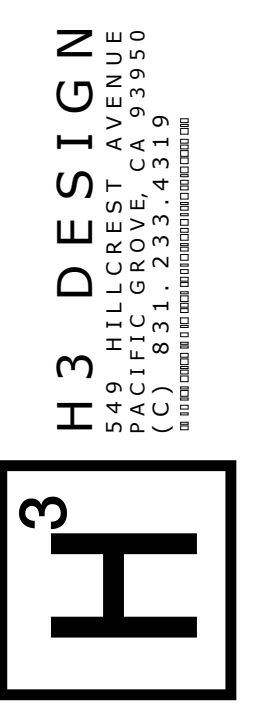


IMPERVIOUS COVERAGE DIAGRAMS



GENERAL NOTES

- A. SURVEY INFORMATION FROM TOPOGRAPHIC SITE SURVEY BY LUCIDO SURVEYORS, PROJECT #1074
- B. ALL WORK INTERIOR TO UNIT, NO NEW AREA ADDED



08 . 13 . 24

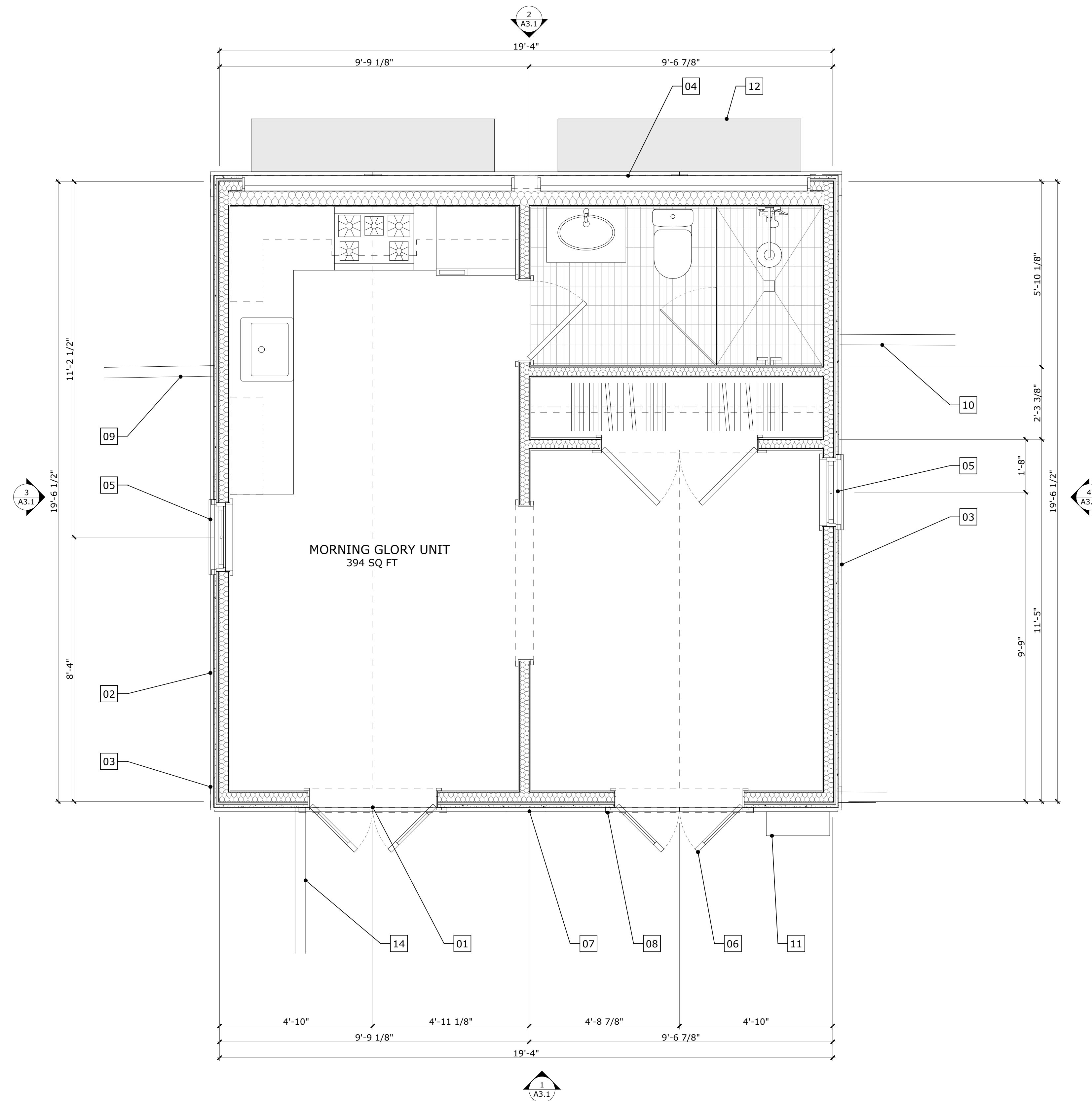


LINCOLN GREEN INN
26208 CARMELO STREET, CARMEL CA 93923

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ARCHITECTURAL SITE PLAN

A1.1



FLOOR PLAN SHEET NOTES

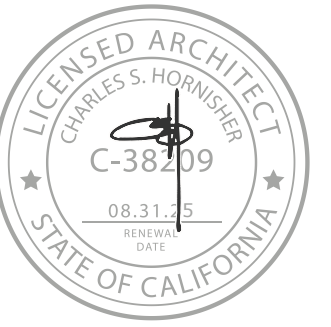
- 01 ELECTRICAL MASTHEAD
- 02 LINE OF ROOF OVERHEAD
- 03 PAINTED CEMENT PLASTER
- 04 EXISTING GARAGE WOOD DOORS
- 05 PAINTED WOOD WINDOWS
- 06 PAINTED WOOD DOORS, TYP.
- 07 EXTERIOR LIGHTING, SEE WEST ELEVATION
- 08 COPPER AWNING
- 09 3' PAINTED DECORATIVE WOOD FENCE
- 10 6' PAINTED WOOD FENCE
- 11 ON DEMAND WATER HEATER
- 12 CONCRETE APRON
- 13 PAVED ASPHALT DRIVEWAY
- 14 DECORATIVE LATTICE SCREEN

GENERAL NOTES

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- B. ALL WORK INTERIOR TO UNIT, NO NEW AREA ADDED



08 . 13 . 24

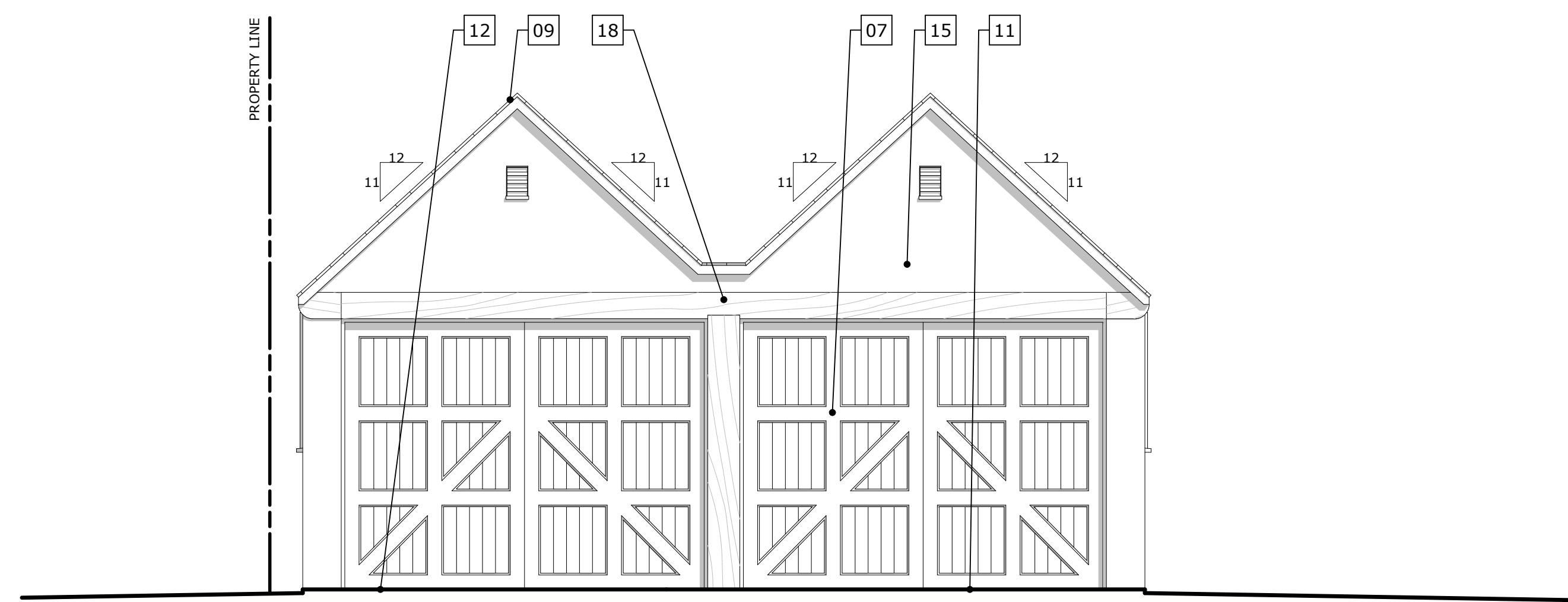


LINCOLN GREEN INN
 26208 CARMELO STREET, CARMEL CA 93923

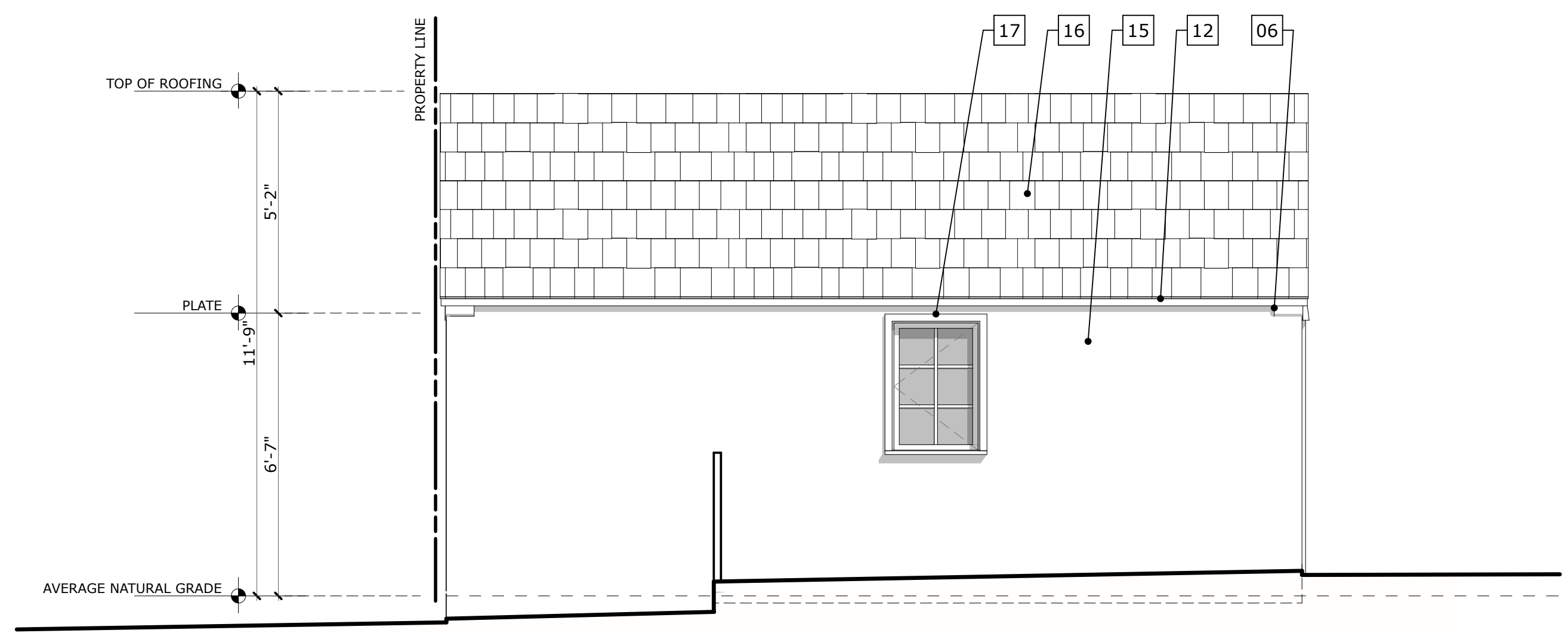
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FLOOR PLAN

A2.1



EAST ELEVATION
 SCALE: 3/8" = 1'-0"



NORTH ELEVATION
 SCALE: 3/8" = 1'-0"



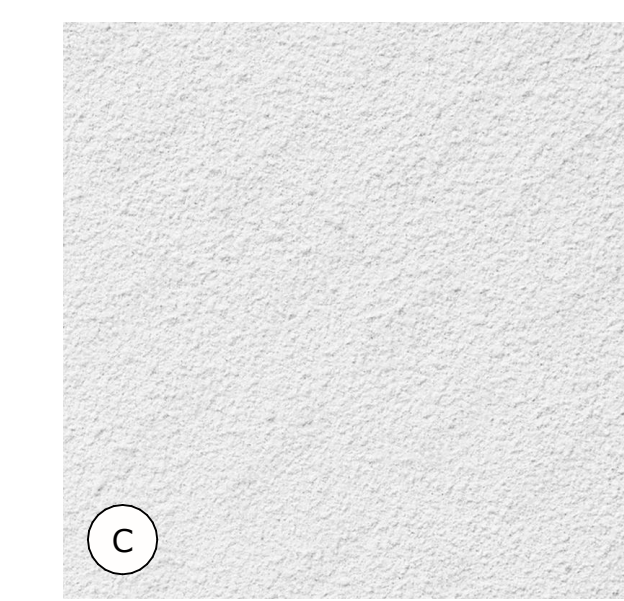
EAST ELEVATION
 COLORS TO MATCH
 EXISTING



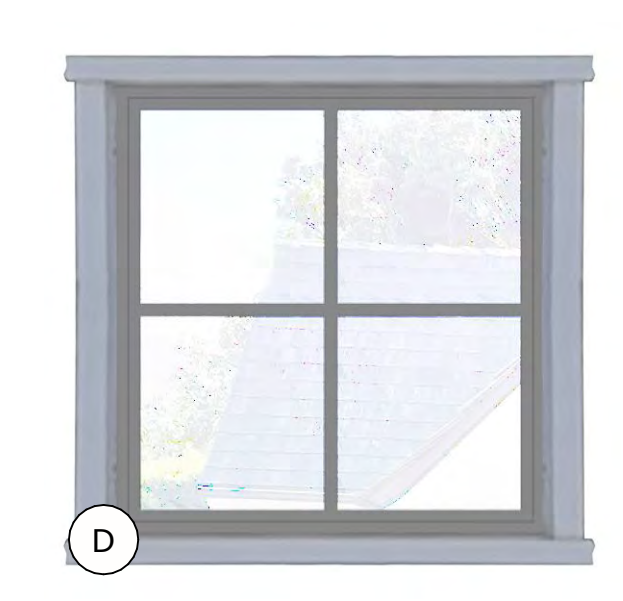
A
ROOFING
 3/4" HEAVY CEDAR SHAKE
 SHINGLED ROOFING



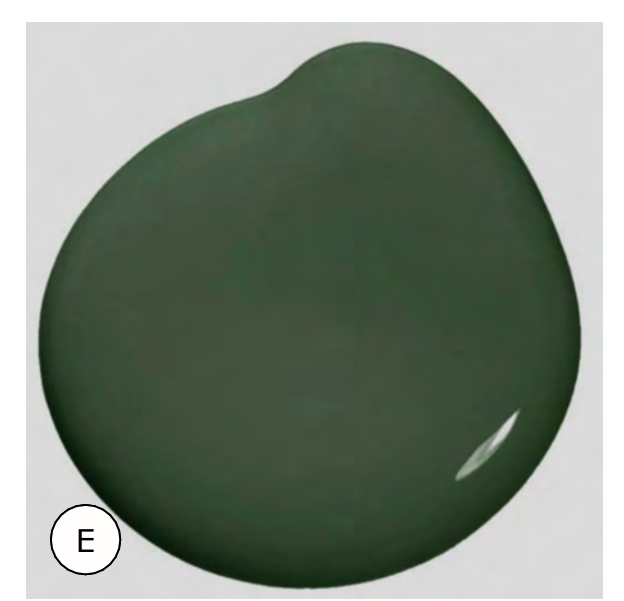
B
PAINT (BODY + CASING)
 BENJAMIN MOORE
 2124-60 MISTY GRAY



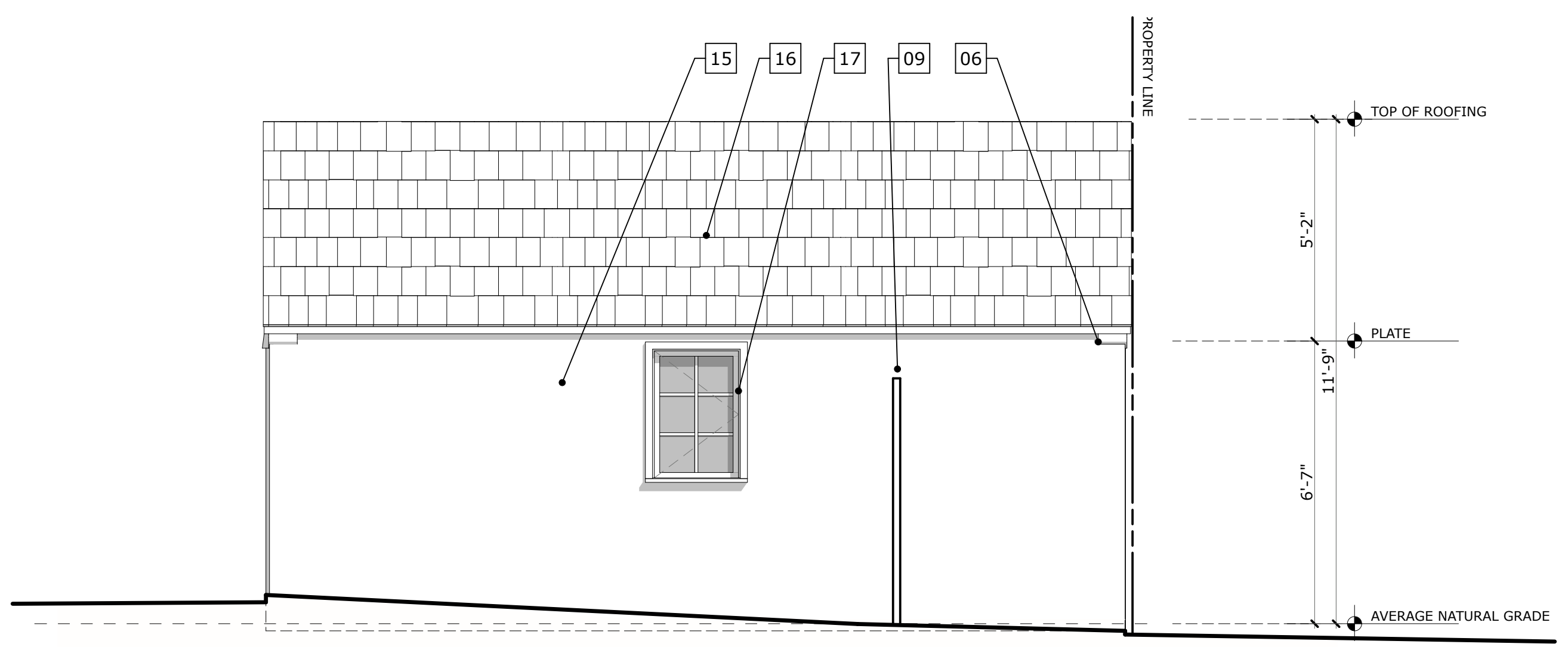
C
(N) CEMENT PLASTER
 7/8", PAINTED CEMENT
 PLASTER WITH SMOOTH
 SAND FINISH



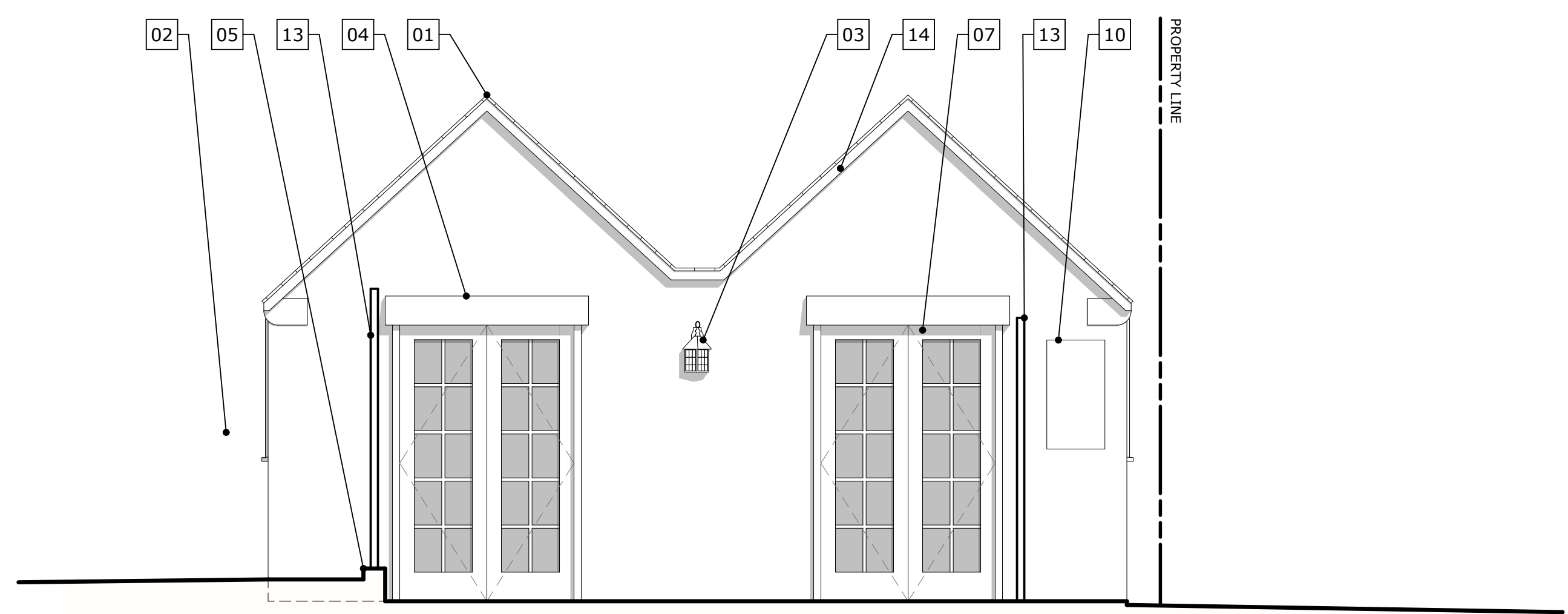
D
WOOD WINDOWS + DOORS
 PAINTED WOOD WINDOWS,
 DOORS + TRIM



E
PAINT (TRIM)
 BENJAMIN MOORE
 HC-135 LAFAYETTE GREEN



SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



WEST ELEVATION
 SCALE: 3/8" = 1'-0"

ELEVATION SHEET NOTES

- | | |
|--------------------------------|-------------------------------------|
| 01 ELECTRICAL MASTHEAD | 08 3' PAINTED DECORATIVE WOOD FENCE |
| 02 HEDGE NOT SHOWN FOR CLARITY | 09 6' PAINTED WOOD FENCE |
| 03 EXTERIOR LIGHTING | 10 ON DEMAND WATER HEATER |
| 04 COPPER AWNING | 11 CONCRETE APRON |
| 05 STONE STEM WALL | 12 PAVED ASPHALT DRIVEWAY |
| 06 HEAVY TIMBER CORBEL DETAIL | 13 DECORATIVE LATTICE SCREEN |
| 07 PAINTED WOOD GARAGE DOORS | 14 PAINTED WOOD ACCENT TRIM |

MATERIAL LEGEND

- | | |
|----|---------------------------------------|
| 15 | PAINTED CEMENT PLASTER (B C) |
| 16 | CEDAR SHAKE ROOF (A) |
| 17 | PAINTED WOOD WINDOWS + DOORS (B D) |
| 18 | PAINTED HEAVY TIMBER FRAMING + DETAIL |

FLOOR PLAN SHEET NOTES

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ELEVATIONS

A3.1

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Lincoln Green Inn Operations Plan

PLN220308
APN 009-403-003-000

The Lincoln Green Inn has been serving visitors to Carmel since circa 1925. The property operates as a visitor serving overnight lodging facility since that time.

Check-in for guests is between 3:00 PM and 6:00 PM on the day of arrival. Check out is at 11:00 AM. There is a two-night minimum stay on the weekends and a three-night stay on some holidays.

The Lincoln Green Inn has no full-time on-site employees. Contract services are retained for landscaping and room turnover. Landscaping is conducted twice a week, after guest check-out times (i.e., between 11:00 AM and 3:00 PM). Room turnover and cleaning is also done during this time period. There are four individuals that provide these services.

In the current era of on-line reservations systems, there is no regular on-site management. A roving manager does check-in on the property.

Proposed parking has historically been located on Carmelo Street. No changes are proposed. A total of six parking stalls will be provided, consistent with the required parking stalls noted in Monterey County Code Section 20.58.040. The cover letter included with this application addresses parking conditions in further detail, including on-street parking for this historic property.

Traffic estimates are included in the traffic report filed with the application (Hexagon, July 2023). Trip generation for the proposed adaptive reuse of the historic garage to visitor accommodation use is a daily rate of 3.35 trips (see Table 1). There are no changes proposed for the long-standing four other visitor accommodation units.

The addition of a single unit will be consistent with Monterey County Code Section 10.60. This is a small inn that does not operate any machine, mechanism, device or contrivance which produces a noise level that would exceed eighty-five DBA measured fifty feet away between 9:00 PM and 7:00 AM. We would note this is a lodging facility that does not have an associated bar or a restaurant.

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