

# Exhibit F

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

**Resolution No. 150378 (Carmel Inn Ventures LLC)** Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend to the Monterey County Planning Commission approval of a Combined Development Amendment to the previously approved Combined Development Permit (PLN140154) allowing the following modifications to the approved 63 units: 1) reduction of units in the main lodge from 19 to 17 units; 2) maintaining and rehabilitating all 24 cottages (historic); and 3) replace the four, two-story, buildings (total of 36 units) with 22 RV park-model cabins on wheels. The property is located at 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Area Land Use Plan, Coastal Zone.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on March 3, 2016, pursuant to the zoning regulations for development in the "HR" (Historic Resource) Zoning District as contained in Chapter 21.54 of the Monterey County Code, the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation.

WHEREAS, the parcel is located at 26600 Oliver Road, Carmel, within an "HR" (Historic Resource) District (APN: 009-563-005-000) of the County of Monterey. The cottages are eligible for listing on the National Register of Historic Places and are designated with a "Historic Resources" Zoning Overlay by the Board of Supervisors in 2007.

WHEREAS, Carmel Inn Ventures LLC (applicant) filed with the County of Monterey, an application for a Combined Development Amendment to the previously-approved Combined Development Permit (PLN140154, previously PLN110577, PLN070415 and PLN030646) allowing the following modifications to the approved 63 units: 1) reduction of units in the main lodge from 19 to 17 units; 2) maintaining and rehabilitating all 24 cottages (historic); and 3) replace the four, two-story, buildings (total of 36 units) with 22 RV park-model cabins on wheels. Pursuant to the Historic and Architectural Evaluation for the Carmel River Inn prepared by Kent Seavey, 18 of the 24 cottages are deemed historic. During rehabilitation in 2007, units #13, #14, and #16 were met with considerable dry rot and mold, and the contractor at the time did not consider the rehabilitation standards and replaced the damaged rather than repair consistent to the Secretary Standards for Rehabilitation. On February 15, 2016, Kent Seavey recommends a rehabilitation protocol be developed prior to any repairs of the historic cottages to ensure all improvements and repairs are consistent with Secretary Standards for Rehabilitation and are acknowledged by the owner, contractor, and building inspectors to reduce error.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted,

oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of Combined Development Permit Amendment, subject to the following findings:

**Finding:** The proposed work is consistent with Section 21.54 of the Monterey County Zoning Code (Regulations for Historic Resources Zoning Districts) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

**Finding:** The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely effect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

**Evidence:**

1. Combined Development Amendment Application and other materials in file PLN150378 (Carmel Inn Ventures LLC);
2. "HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code;
3. Secretary of the Interior's Standards for the Treatment of Historic Properties;
4. "Historical and Architectural Evaluation for the Carmel River Inn", prepared by Kent L. Seavey, dated April 1, 2004, updated April 5, 2007;
5. "Rehabilitation Protocol for historically designated cottages in the Carmel River Inn Historic District" prepared by Kent Seavey, dated February 15, 2016;
6. Carmel Unincorporated/ Highlands Advisory Committee decision to recommend approval of PLN150378 (Carmel Inn Ventures LLC), dated January 19, 2016; and
7. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Carmel Inn Ventures LLC Combined Development Amendment subject to the following conditions of approval:

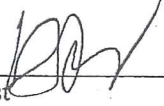
1. A pre-construction meeting shall occur on- site with the contractor, historian, architect, project planner and building official to discuss and determine protocol for repairing/replacing damaged work and how to proceed.
2. If any deviation from the approved plan is contemplated, the contractor must contact the architect of record. The architect will then contact the historian, project planner, and appropriate building official and propose a course of action in writing to address the problem consistent with the Secretary's Standards, and best preservation practices.
3. Amend approved Carmel River Inn Historic District Boundary to include Cottage 22.

The decision is passed and adopted on this 3<sup>rd</sup> day of March, 2016, upon motion of Shelia Lee Prader, seconded by Judy MacClelland, by the following vote:

AYES: MacClelland, Munoz, Prader, Rainer

NOES: None

ABSENT: Scourkes, Morgantini  
ABSTAIN: None

  
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Attest  
Dan Lister, Project Planner  
March 3, 2016

