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Carmel Valley Manor

Master Plan Package 1

MAY 16, 2024

Original 1960 Permit #624

- Original 1960 Monterey Co. Use Permit #624 allowed 7.5 units per acre x 23 acres = 172 independent living units, plus amenities.
 - Amenities include:
 - Common Dining facilities
 - Snack Bar
 - Indoor & Outdoor Recreation facilities
 - Chapel & Meeting facilities
 - Library & Lounges
 - Hobby & Craft shops
 - Hair & Beauty Shop
 - Laundry facilities
 - Swimming Pool & Bath House
 - BBQ
 - Greenhouse & Garden Plots
 - Theater & Lecture Hall with a stage and dressing rooms
 - Shop for sundries & personal items
 - Dispensary & Physical Therapy rooms
 - Nurses quarters
 - Administrative Offices
 - Maintenance facilities & Living quarters
 - Visitor's quarters
 - Septic System
 - Incinerator

Existing Facilities

1. Main Entry Drive
2. Resident and visitor parking
3. 'The Pavilion': reception, common spaces, kitchen, dining, administrative offices.
4. Hillcrest: Assisted Living (24 units)
5. Health Center: Skilled Nursing (36 beds)
6. Carmel Valley Manor Road
7. Covered resident parking
8. Manor houses (5 lots in northwest area)
9. Typical residential courtyard and cluster
10. West parlor
11. Lawn bowling green
12. Croquet court
13. Swimming pool
14. Fitness center
15. 'The Meeting House' assembly building
16. Entry Lawn
17. Chapel
18. Maintenance building
19. Dog park
20. Resident gardens
21. Septic system leach field
22. Wood Shop
23. Carmel Valley Road
24. Guests cottages



Project Goals

1. Update the CVM campus to meet expectations of current and future residents to stay competitive in the Market Place
2. Respect the History of the Community, Maintain Culture with Village feel
3. Add housing units to reach 172 total allowed by permit and provide larger units to meet current market demands.
4. Add new residents to re-balance the revenue generating capacity and long term financial viability of CVM.
5. Provide residents a premium quality Wellness Center
6. Add Programs Dedicated to Learning, Wellness and Fitness.
7. Add a 12 bed Small House Memory Care Building to better serve residents with dementia.
8. Add Parking for Staff and Visitors.
9. Improve the Entry Drive Arrival Sequence
10. Incorporate the 5 house lots into the CVM campus to function and feel like this area is an integral part of the community.

Current & Recent Projects

1. Upgrade Water and Sewer system on campus. Project in progress.
2. Interior refresh of the Skilled Nursing wing of the Health Care Center. Work is in progress.
3. Pavilion interior remodel project recently finished.

Project Summary

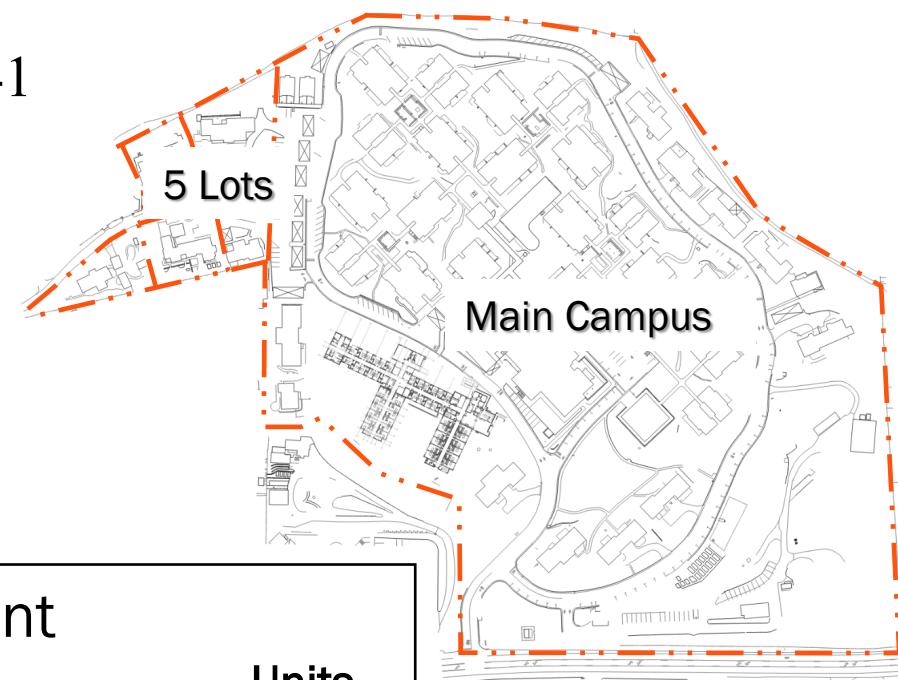
- Upgrade and reinvest in the original campus, built 60 years ago, the per 1960 Monterey County Use Permit #624 which allowed 7.5 units per acre on 23 acres = 172 housing units, plus amenities.
- Health Center Building built in 1996 includes 36 Beds for Skilled Nursing, and 24 Assisted Living units. The Skilled Nursing wing is currently undergoing an interior remodel approved by HCAI.
- CVM purchased additional water rights in 2018
- Water service is Cal-Am & Malpaso Water Entitlement
- Sewer: is connected to the Carmel Area Wastewater District. (Existing septic system to be abandoned)
- Re-utilize the abandoned leach field - 52,000 sf – for parking and new development.
- Residential units have been combined over the last 50 years. Current housing unit count = 146, which is 26 units below the original permit of 172.
- Build 26 new resident apartments on campus to regain the original permitted quantity of 172 total.
- CVM is in a good position to construct new buildings from a financial perspective to serve the current and future senior residents with independent living, assisted living, memory care and skilled nursing facilities on site.
- 5 adjacent lots of single family homes were recently acquired by CVM. Total area of 5 lots = 2 acres. Potential housing at 7.5 units/acre could add 15 units.



Historical image of CVM

Unit Count and Site Acreage

PLN240141



Existing Unit Count	
(IL) Housing	Units
Duplexes	22
Apartments	124
Total on Campus	146
Visitor Quarters	7
5 Lots: Single Family	5
Total Housing	158
Health Care Center	Beds
Existing Capacity:	
Skilled Nursing (beds)	36
Assisted Living (Apts)	24
Total Bed Count	60

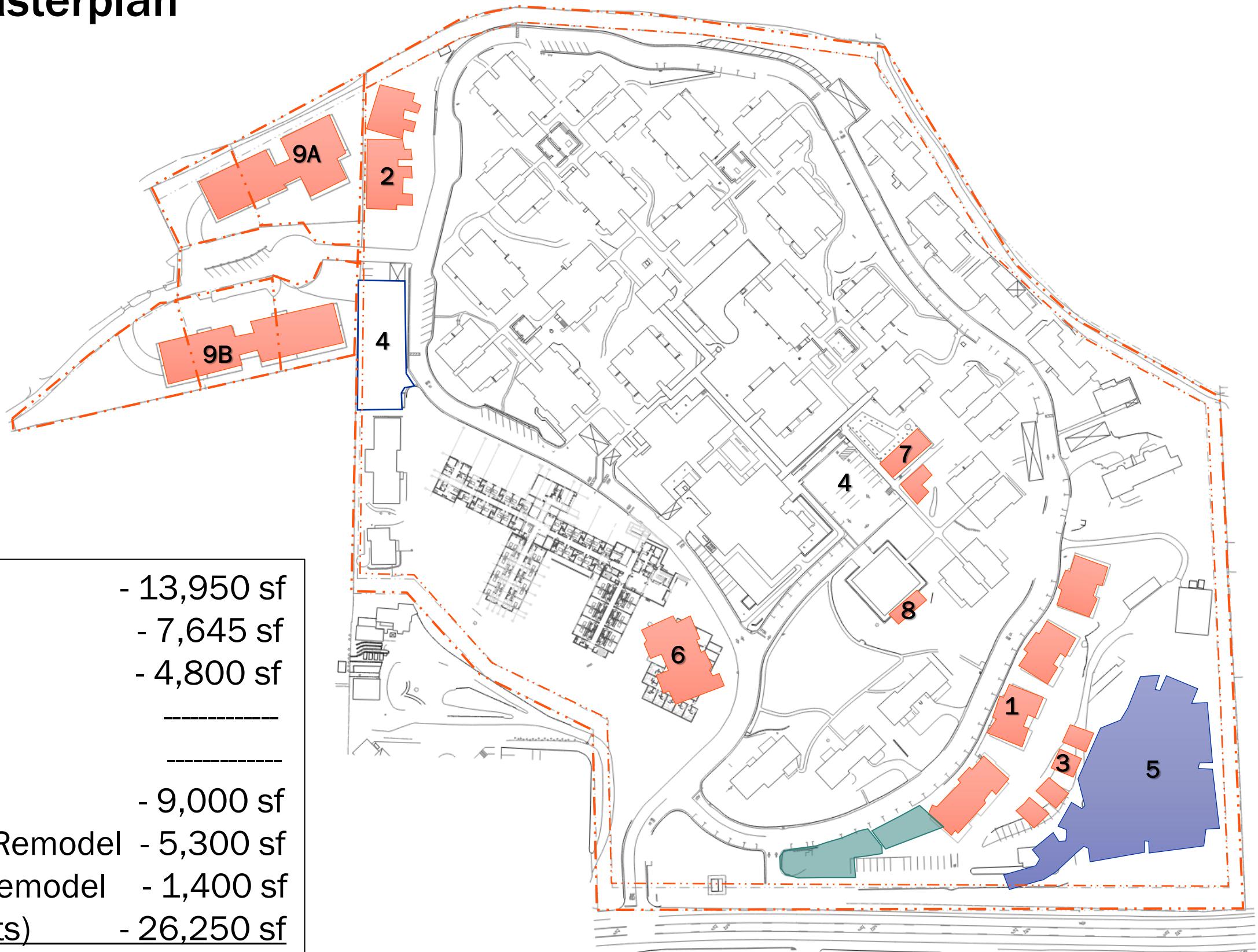
Proposed Unit Count	
(IL) Housing	Units
Duplex/Triplex	
Existing to Remain	20
New Units	14
Existing Apartments	124
Total on Campus	158
New Visitor Quarters	8
5 Lots: New Apts	15
Total Housing	181
Health Care Center	Beds
Existing to Remain:	
Skilled Nursing	32
Assisted Living	22
New Memory Care	12
Total Bed Count	66

Allowed Unit Count	
(IL) Housing	Units
Zoning:	
Main Campus – 23 acres (7.5 units/acre)	172
Total on Campus	172
Option 1	
5 Lots Zoning Options:	
1. Current Zoning: R2 5 Houses + 5 ADU's	10
Total Housing	182
Option 2	
5 Lots Zoning Options:	
2. Lot merger w/campus 7.5 x 2 acres	15
Total Housing	187
(Option 2 Requires rezoning approval from Authorities)	

Carmel Valley Manor Masterplan

5 adjacent lots of single family homes recently acquired by CVM. Total area of 5 lots = 2 acres. If area is added to the existing campus, under the campus permit and shared water rights: 2 acres x 7.5 units/acre = 15 housing units could be added. Lot line adjustment required.

1. New IL Housing (9 Apts)	- 13,950 sf
2. New IL Housing (5 Apts)	- 7,645 sf
3. Visitor Quarters (8 bungalows)	- 4,800 sf
4. Parking (Existing)	-----
5. Parking (New)	-----
6. Memory Care/Addition	- 9,000 sf
7. Wellness Center Addition and Remodel	- 5,300 sf
8. Meeting House Addition and Remodel	- 1,400 sf
9. <u>5 home lots IL Housing (15 Apts)</u>	<u>- 26,250 sf</u>
	- 68,345 sf



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Human by Design