

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

Resolution No.

DA260028 - CARMEL RIVER INN

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) approve Design Approval to allow the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Colors and materials to match each of the existing structures. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on April 2, 2026, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, On January 28, 2026, Paul Davis Partnership (applicant) filed with the County of Monterey, an application for a Design Approval for the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Building permits were already submitted and during planning review, it was determined that these structures had a standing historic report. In the report, it stated that any additions would require additional historic review. The intent of the current owners is to continue rehabilitation for several of the remaining cabins by small additions and repairs, to include reroofing one cabin, add new footings (if needed), expand some exterior walls to provide for utility upgrades to current code, and minor expansion of interior space, repair/reinstall existing windows, if needed, matching in kind, the historic features.

WHEREAS, the subject parcel is located at 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Area Land Use Plan. The property is zoned Visitor Serving Commercial, within the Design Control District in the Coastal Zone, or "VSC-D (CZ)". 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 property is an approximately 10.84-acre located off U.S. Highway 1, with the Carmel River cutting through the respective parcel and located near the Carmel River Bridge, sound of a residential neighborhood called Mission Fields. In the mid-1950s, the land to the north and west was subdivided into a residential neighborhood called Mission Fields. A high levee was constructed along the north side of the Carmel River and planted with riparian growth by the Army Corp of Engineers for flood control purposes. Entry into the Inn, originally of

Oliver Road, has also been modified over time, and now comes off U.S. Highway 1, near the Carmel River Bridge. The facility has basically lost its larger historic landscape setting, but the remaining campground, with its informal clutter of small tourist cabins continues to convey a strong sense of time and place and of feeling and association.

WHEREAS, an original Historical and Architectural Evaluation was prepared by Kent Seavey, Preservation Consultant, dated April 2004, for the overall site. This standing historic report was used for minor alterations. However, the original report states that any proposed alterations or new additions to the proposed historic district will have to be designed in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, under the treatment for Rehabilitation. Therefore, a Focused Phase II Historic Assessment was required and prepared by Kent Seavey, dated November 10, 2025. As proposed, this Focused Phase II rehabilitation project will be limited to additions to six of the historic cabins.

WHEREAS, the Carmel River Inn consists of twenty-two wood-framed buildings informally sited in a wooded landscape setting immediately adjacent to the Carmel River. Sixteen of these structures are motor court cabins, fourteen originally constructed in 1934, with two a little later. One cabin was constructed in 1941. There are four duplex cabins, constructed between 1957 and 1962. There is a two-story motel building with 19 rooms, constructed in 1960, and a storage facility that is dated 1934, and may be a former cabin. The majority of the buildings present are small, one-story wood framed guest cabins with attached carports. They are mostly irregular in plan, and all rest on concrete foundations. The exterior wall cladding for all of the pre-1940 cabins is vertical board-and batten. The cabins, with few exceptions, have low-pitched side-gabled roofs, with open carports attached to one side of the structure. Most of the carports are under extensions of the side-gabled roofs, however four of the carports are front gabled. Some of the cabins have small, overhanging door hoods, supported by wood brackets. All current roof covering on the cabins is composition shingle. Only two of the pre-1940 cabins have fireplace chimneys. Decorative treatment throughout the campground consists of fascia boards with sawn trim in a modified bead-and-reel motif, scalloped vertical trim board in the gable ends of the cabins, their carports where present, and distinctive planked wood shutters pierced by a pine tree motif with clipped upper corners. The shutters are clipped at their upper corners. Colors and materials are to match each of the existing structures, along with the placement of the wood shutters. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively. The cabins are randomly scattered throughout a grove of mature trees of varying species. Most cabins have low hedges or shrubbery around their perimeters and some grass areas to the front, rear or sides of the structures. Low retaining walls and small patios of brick and adobe are also present, but undated. As originally constructed, the campground was surrounded on three sides, north, east and west, by fields of artichokes running all the way to the Carmel Mission, and on the South by the Carmel River.

WHEREAS, The 1934 Carmel River Inn was evaluated for significance based on age, historical association, and architectural value. Eighteen of the twenty-two buildings present appear to meet the 50-year-old threshold of the National and California Registers. Historically the eighteen contributing buildings are significant in the development of California's emerging automobile-oriented tourist industry, particularly as it related to the development of this industry in Monterey County in anticipation of the completion of the Carmel-San Simeon coastal highway (U.S. Highway 1) in the 1930s. The Inn is also significant in the area of architecture for its high

concentration of little altered 1930s motor court cabins. Of the twenty-two buildings or structures present, eighteen appear to qualify for listing as an historic district in the California Register of Historic Places, at the local level of significance.

WHEREAS, since they appear to be eligible to qualify for listing in the National Register, demolition of an historic guest cabin may have a significant impact on the environment. Moving the existing guest cabin to an appropriate location on the property or returning a former guest cabin now used for storage purposes to visitor accommodating use, should mitigate such a potential impact in the context of eligibility requirements of the National Register. However, any proposed alterations or new additions to the proposed Historic District will have to be designed in conformance with the Secretary of the Interior's Standards for the Treatment Historic Properties, under the treatment for Rehabilitation. Careful adherence to the Secretary's standards will reduce any potential adverse change in the significance of the property to a less than significant effect on the environment.

WHEREAS, There are six building permits that proposed remodels/additions as follows and included as Exhibit B:

Permit #25CP02377 – Cottage #17 remodel with an approximate 45 square foot addition
Permit #25CP02473 – Cottage #18 remodel with an approximate 37 square foot addition
Permit #25CP02472 – Cottage #19 remodel with an approximate 56 square foot addition
Permit #25CP02482 – Cottage #20 remodel with an approximate 66 square foot addition
Permit #25CP03981 – Cottage #21 remodel with an approximate 68 square foot addition
Permit #25CP03871 – Cottage #32/33 laundry remodel with a 280 square foot addition

As proposed, this Focused Phase II rehabilitation project will be limited to additions to six of the historic cabins, to include new footings (if needed), expanded walls, repair & reinstall existing historic windows & reroofing one cabin. The intent of the current owners is to continue rehabilitation for several of the remaining c.1934 cabins by small additions & repairs (if necessary), to include reroofing one cabin, add new footings (if needed), expand some exterior walls to provide for utility upgrades to current code, & minor expansion of interior space, in all, repair/reinstall existing shutters and existing windows, if needed, matching, in kind, the historic features.

WHEREAS, based on the character-defining features of the Carmel River Inn in the 2004 Historical and Architectural Evaluation of the Inn, the cabins under review will retain their principal character defining features of the cabin building envelopes. They will essentially remain the same. The simple utilitarian treatment of the side elevations assures the prominence of the facades. As proposed the new single wall additions will minimally change the visual appearance of the altered elevations, and return existing historic wood windows, both original and matching, in kind close to their historic locations. The summary of approved cabin rehabilitation and continued Focused Phase II rehabilitation of further cabins at the Carmel River Inn, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

WHEREAS, the project qualifies as a Categorical Exemption pursuant to CEQA Guidelines Section 15331 because this exemption applies to projects that are for the "maintenance, repair,

stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources” in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. The minor renovation of this project meets this criterion for an exemption.

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 approval of the Administrative Design Approval subject to the following findings, which are supported by the listed evidence:

Finding: The project qualifies for a categorical exemption from the CEQA Guidelines pursuant to CEQA Guidelines section 15331.

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) 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, additions, building or structure upon a designated historic resource site will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence:

1. Design Approval Application and other materials in file DA260028.
2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.
3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. Historical and Architectural Evaluation prepared by Kent Seavey, Preservation Consultant, dated April 2004
5. Focused Phase II Historic Assessment, prepared by Kent Seavey, dated November 10, 2025.
6. Oral testimony and HRRB discussion during the public hearing and the administrative record.
7. The State CEQA Guidelines.

Passed and adopted on this **2nd** day of **April**, 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name Jordan Evans-Polockow, HRRB Secretary

Date April 2, 2026

This page intentionally left blank