

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
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C.Z.L. 11/27/00



# Th7b

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Staff: CKC  
Staff report: 11/16/00  
Hearing date: 12/14/00

## COASTAL DEVELOPMENT PERMIT: REGULAR CALENDAR

Application Number .....3-00-031 (Cypress Inn Addition)

Applicant .....Cypress Inn Investors, L.P. (Jim Heisinger, Agent)

Project location .....NE Corner of Lincoln and 7<sup>th</sup> Street, Carmel (APN 010-147-009),  
immediately north of existing Cypress Inn.

Project description .....Demolition of existing commercial/residential building; expansion of  
Cypress Inn onto demolition site; and transfer/retirement of water  
allocations, parking capacity, and residential and visitor-serving inn  
units to support Cypress Inn expansion.

	<u>Existing</u>	<u>Proposed</u>
Lot Area:	4,000 sf	4,000 sf
Gross Floor Area:	3,617 sf	5,738 sf
Building Coverage:	2,135 sf (53 %)	3,049 sf (76 %)
Landscaped Area:	1,865 sf	144 sf (4%)
Height above finished grade:		28 feet
LCP Status:	Uncertified LCP	
Plan Designation:	Central Commercial District	
Zoning:	C-1-C	

Approvals Received .....City of Carmel-by-the-Sea: Demolition, Design Review, Use Permit RE 98-21, DR 98-32, UP 98-32 (approved 8/11/00) for Demolition and Construction of Morgan Studio/Cypress Inn Addition; Historic Designation of Morgan Site HD 99-02 (approved 6/9/99); Use Permit UP



California Coastal Commission  
December 14, 2000 Meeting in San Francisco  
Staff: C.K. Cuffe Approved by:

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00-03 (approved 6/14/00) for Full-Line Restaurant in Cypress Inn Addition; Historic Designation HD 98-03 (approved 5/17/99) for Cypress Inn; Historic Designation HD 98-02 (approved 6/9/99) for Holiday House; Design Specification DS 99-08 (approved 1/12/00) for Holiday House;

**File documents** .....Coastal Development Permit files 3-00-031 (Cypress Inn); City of Carmel-By-The-Sea uncertified Land Use Plan and Zoning Ordinance.

**Staff recommendation** ...Approval with Conditions

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## **I. Summary**

The proposed project includes the demolition of an existing 2-story, five-unit dwelling (the Morgan studio) and the construction of a new, 2-story, 5,738 sf addition to the Cypress Inn, located on the northeast corner of Lincoln and 7<sup>th</sup> Avenue, in the Central Commercial District of the City of Carmel-by-the-Sea. The new Cypress Inn addition will include six hotel units and a 60-seat full-line restaurant. Due to limited water supplies, the City of Carmel has growth control regulations limiting the number of motel rooms and residential units within the City limits. The project requires the transfer of water use credits, and residential and visitor serving inn units among several sites (including the Holiday House, Nielsen Building, Morgan Studio, Cypress Inn, El Paseo Building, and Pine Ridge Properties). These transfers will result in no net change in the amount or water use, number of residential units, or number of hotel units within the City limits. Although parking demand at the site is increased by two spaces, it is adequately mitigated for by payment of in-lieu fees for improved public parking. Additionally, the change in land uses associated with the other sites involved in this project reduces the overall parking demand in the area.

The existing residence to be demolished had been included in the City's Historic Resources Inventory, however, because of alterations and additions that have occurred over the life of the structure, it was determined that the project site and not the structure should be designated a historical resource on the basis of its association with Mary DeNeale Morgan. Ms Morgan was a noted California artist, who, among other things, was a founding member of The Carmel Club of Arts and Crafts. The existing Cypress Inn, located adjacent to the project site has been designated a significant historic resource due to, among other reasons, its cultural heritage, architectural distinction, and notable construction. The architectural style, scale and mass of the proposed Cypress Inn addition is compatible with that of the Cypress Inn, as well with general character of the Central Commercial District in which these two buildings are located. The project as proposed does not impact any visual resources, public access or recreational opportunities in the coastal zone. Although the project is not located in a known archeologically sensitive resources area, it does involve excavation of subsurface materials for construction of the basement floor.

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Therefore, the project does not impact visual resources, community character, or coastal access, nor will it prejudice the completion of an LCP consistent with the Coastal Act. As conditioned to protect limited water supplies and potential sensitive archeological or paleontological resources that may be found on the parcel, the project is consistent with the policies of Chapter 3 of the Coastal Act.

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**Exhibits**

- A. Project Location Map
  - B. Project Vicinity Map
  - C. Assessor's Parcel Map Showing Project Site
  - D. Land Use Map of Downtown Carmel
  - E. Site Plans and Elevations for Proposed Project
  - F. Project Photographs
  - G. Historic Designation for Morgan Site
  - H. Use Permit for Cypress Inn Addition
  - I. Use Permit for the Bistro Restaurant at Cypress Inn
  - J. Existing Parking Spaces in Vicinity of Cypress Inn
  - K. Parking Analyses from Higgins Associates May 19, 2000 Study
  - L. Water Credit Transfers Required for Project
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## **II. Staff Recommendation on Coastal Development Permit**

The staff recommends that the Commission, after public hearing, **approve** the proposed project subject to the standard and special conditions below. Staff recommends a **YES** vote on the motion below. A yes vote results in approval of the project as modified by the conditions below. The motion passes only by affirmative vote of a majority of the Commissioners present.

*Motion: I move that the Commission approve Coastal Development Permit Number 3-00-031 subject to the conditions below and that the Commission adopt the following resolution:*

Staff recommends a **YES** vote.

*Approval with Conditions. The Commission hereby grants a permit for the proposed development on the grounds that the development as conditioned is consistent with the requirements of Chapter 3 of the California Coastal Act of 1976 (Coastal Act), will not prejudice the ability of the City of Pacific Grove to prepare a local coastal program conforming to Chapter 3 of the Coastal Act, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act (CEQA).*

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## **III. Conditions of Approval**

### **A. Standard Conditions**

- 1. Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
- 2. Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
- 3. Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
- 4. Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

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5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**B. Special Conditions**

1. **Incorporation of City's Conditions.** The findings and conditions adopted by the City of Carmel for the use permits (UP 98-32 and UP 00-03) associated with this project, attached to this permit as Exhibits H and I; are hereby incorporated as conditions of this permit.

Any revision or amendment of these adopted conditions and mitigation measures or of the project plans as approved pursuant to the City's review procedures shall not be effective until reviewed by the Executive Director for determination of materiality, and if found material, approved by the Commission as an amendment to this coastal development permit.

2. **Final Project Plans.** PRIOR TO ISSUANCE OF PERMIT, the permittee shall submit the following for the Executive Director's review and approval:

- (a) Final project plans including site plan, floor plans, and elevations.
- (b) A final landscaping plan showing walkway paving improvements, plantings and any irrigation or drainage improvements required for the landscaping plan.
- (c) Submittal of final project plans shall include evidence of review and approval by the Historic Preservation Committee and the City of Carmel Planning Commission for landscape, colors, and exterior lighting.

3. **Relocation or Salvage.** PRIOR TO COMMENCEMENT OF REMOVAL OR DEMOLITION OF THE EXISTING STRUCTURE, permittee shall submit, for review and approval by the Executive Director, the following measures to implement relocation or salvage:

- (a) Documentation that arrangements have been made to move the existing building to another location within the City; or,
- (b) If relocation is not feasible, then documentation of the structure shall be completed in accordance with the Secretary of Interior's (HABS) standards; and, a materials salvage plan shall be prepared. Such plan shall provide for identification, recovery and reuse of all significant exterior architectural elements of the existing building that can be feasibly incorporated in new construction on or off site. To the extent salvageable materials exceed on-site needs, they may be sold, exchanged or donated for use elsewhere (with preference for recipients proposing reuse within Carmel). The plan shall specify that salvageable materials not used on site, sold or exchanged shall be offered without charge, provided recipient may be required to bear the cost of removal. Unsound,

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decayed, or toxic materials (e.g., asbestos shingles) need not be included in the salvage plan. The plan shall include a written commitment by permittee to implement the plan.

Relocation shall not be deemed infeasible unless: 1) a Licensed Historical Architect, Licensed Historical Contractor, or equivalent qualified expert has determined that relocation of the structure would not be feasible, or if feasible, would not result in worthwhile preservation of building's architectural character; or, 2) it has been noticed by appropriate means as available for relocation, at no cost to recipient, and no one has come forward with a bona fide proposal to move the existing structure within a reasonable time frame (i.e., within 60 days from date of first publication and posting of availability notice). Such notice of availability shall be in the form of a public notice or advertisement in at least two local newspapers of general circulation (at least once a week for four weeks), as well as by posting on the site and by other means as appropriate.

Submitted salvage plans shall be accompanied by a summary of all measures taken to encourage relocation, copies of posted notice, text of published notices/advertisements, and evidence of publication, along with a summary of results from this publicity, a list of relocation offers (if any) that were made and an explanation of why they were not or could not be accepted.

4. **Grading and Spoils Disposal.** PRIOR TO ISSUANCE OF PERMIT, the permittee shall submit to the Executive Director for review and approval two sets of grading plans that shall identify the disposal site for excess excavated spoils, if materials are to be disposed of in the coastal zone. Disposal site and methods employed shall be subject to review and approval by the City of Carmel Director of Community Planning and Building and the Executive Director.
5. **MPWMD Permit Compliance.** PRIOR TO ISSUANCE OF PERMIT, permittee shall present evidence to the Executive Director documenting compliance with conditions for approval of water transfer credits from Monterey Peninsula Water Management District (MPWMD) including submission of copies of legal instruments for each property providing water transfer credits as required by the MPWMD.
6. **Archaeological Mitigation.** Should archaeological resources be discovered at the project site during any phase of construction, the permittee shall stop work within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, an appropriate mitigation plan shall be prepared and implemented by a qualified professional archaeologist, following the recommendations included in the *Preliminary Archaeological Reconnaissance* of the site prepared by Archaeological Consulting, dated December 21, 1999. The mitigation plan shall be submitted for review and approval by the Executive Director of the Commission prior to implementation. A report verifying compliance with this condition shall be submitted to the Executive Director for review and approval, upon completion of the approved mitigation.

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## **IV. Recommended Findings and Declarations**

The Commission finds and declares as follows:

### **A. Project Description and Background**

The proposed project includes the demolition of an existing residential/commercial structure (the Morgan studio) on the site north of the existing Cypress Inn, and the construction of a new, 2-story, 5,738 sf addition to the Cypress Inn, located on the northeast corner of Lincoln and 7<sup>th</sup> Avenue, in the City of Carmel-by-the-Sea (see Exhibits A and B). The structure to be demolished is located on a 4,000 square foot parcel (Lot 16, of Block 75) in the Central Commercial District (Exhibit C). The existing Cypress Inn Building is located immediately south of the project site (Lots 18, 20 and 22 of Block 75) within the Residential/Limited Commercial Land Use District (Exhibit D).

As proposed, the new Cypress Inn addition will include seven visitor-serving inn units and a 60-seat, full-line restaurant (Exhibit E). Six of the visitor-serving inn units would be located on the upper (second) floor and one guest unit would be located on the main (first) floor. The proposed 60 seat restaurant, the Bistro at Cypress Inn, will occupy most of the ground floor, with both indoor and outdoor seating (44 seats available for inside dining and 16 seats available for outside dining on the courtyard patio). Kitchen and storage facilities related to the restaurant would occupy the basement floor, to be excavated as part of the new construction. As proposed, the project will expand the amount of commercial space in the structure from 2,112 f to 5,738 sf.

The existing structure contains 2,112 sf of commercial space and 1,505 sf of residential space. Photos of the project site are included in Exhibit F. The new 5,738 sf addition would consist of a 700 sf ground floor (basement) to include kitchen and storage areas, a 2,488 sf main floor to include 1,971 sf of restaurant space and a 517 sf hotel unit, and 2,550 sf upper floor to include six hotel units (Exhibit E). Existing building coverage on the site is 2,135 square feet with 1,865 square feet of landscaping. As proposed, the total building coverage for the new Cypress Inn addition would be approximately 3,049 square feet, with 951 square feet of landscaping. Improvements to the public right of way, including planters and landscaping trees, are also included as part of the project design.

As the City's ordinances limit the number of hotel/motel units in the City, and require no net loss of residential or affordable housing units, the project involves a number of residential and hotel unit transfers to balance the change in land use that would result from the project. These transfers include transfer of the five residential units currently located at the Morgan site to the Nielsen building located on the southwest corner of Lincoln and 7<sup>th</sup>, the transfer of six inn units from the Holiday House Bed and Breakfast (located on the west side of Camino Real Street between Ocean and 7<sup>th</sup> Avenues) to the new Cypress Inn addition, the transfer of one existing Cypress Inn unit to the new Cypress Inn addition, the interior remodel of a portion of the existing Cypress Inn

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building, and the interior remodel of the Holiday House to a single family dwelling following the transfer of the six inn units to the new Cypress Inn addition. Exhibit B shows the relationship of these sites to the project. The project also requires a transfer of water credits and parking demands from a number of sites in the area based on changes in use at various sites. These sites include the Holiday House, the Nielsen Building, the Zig-Zag Restaurant (a former 38-seat restaurant located on the east side of Mission Street between Fifth and Sixth Avenues), and the El Paseo Building (a former beauty salon located on the northeast corner of Dolores and 7<sup>th</sup> Avenue).

As part of the project, the applicants have voluntarily sought and received designation of the Cypress Inn, the Holiday House and the Morgan site as locally significant historic resources. The Planning Commission approved these historic designations in May and June of 1999 (See Exhibit G for Morgan Site Designation).

The Planning Commission approved the Demolition (RE 98-21), Design Review (DR 98-32), and Use Permit (UP 98-32) for the Cypress Inn addition on August 11, 1999 (Exhibit H). The Planning Commission's approval of the Cypress Inn addition was appealed to the Carmel City Council by the Church of the Wayfarer and Ms. Dana Little, on November 2, 1999, due to issues regarding parking demand and height and setback variances granted to the project. The Planning Commission's approval of the project was upheld by the City Council following the public hearing. The Planning Commission subsequently approved the Use Permit (UP 00-03) for the 60-seat Bistro Restaurant on June 16, 2000 (Exhibit I).

### **B. Standard of Review**

The City of Carmel-by-the-Sea is located entirely within the coastal zone but does not yet have a certified LCP. The Commission approved a Land Use Plan (LUP) and an Implementation Plan (IP) at different times in the early 1980s, but the City did not accept the Commission's suggested modifications. Thus, both the LUP and the IP remain uncertified. Until the Commission has certified the entire LCP submittal, the Commission retains coastal permitting authority over development within the City, for which the standard of review is the Coastal Act of 1976.

The Commission has authorized a broad-ranging categorical exclusion within the City of Carmel (Categorical Exclusion E-77-13) that excludes from coastal permitting requirements most types of development not located along the beach and beach frontage of the City. The proposed development, however, is not excluded under Categorical Exclusion E-77-13 because (1) it involves the demolition of an existing structure, (2) it requires variances greater than 10% of the applicable standards under the City's Zoning Ordinance, (3) the project does not comply with parking requirements of the zoning ordinance without exception or variance, and (4) the project involves structures with historical significance, as defined by the Monterey County Historical Society.



## C. Issues Discussion

### 1. Community Character and Visual Resources

The Coastal Act requires that the special character of communities such as Carmel be protected. Sections 30251 and 30253(5) of the Act state:

*Section 30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality on visually degraded areas....*

*Section 30253(5). New development shall where appropriate, protect special communities and neighborhoods, which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The City of Carmel is a very popular visitor destination as much for the style, scale, and rich history of its residential, commercial, and civic architecture, as for its renowned shopping area, forest canopy and white sand beach. The City of Carmel is considered a "special community" under the Coastal Act due to its unique architectural and visual character. It is often stated that Carmel, along with such other special coastal communities as the town of Mendocino, is one of the special communities for which Coastal Act Section 30253(5) was written. Indeed, Carmel has been, and remains today, a spectacular coastal resource known the world over as an outstanding visitor destination as much for the character of its storied architecture, as for its renowned shopping area and white sand beach. In part, Carmel is made special by the character of development within City limits as various architectural styles present reflect the historical influences that have existed over time.

As described above, the project site is located adjacent to the existing Cypress Inn, a Spanish-style, two-story hotel constructed of reinforced concrete and stucco, and built in 1929 (see Photos in Exhibit F). The proposed development is intended as an addition to the existing Inn, which was designated a historically significant resource in May/June 1999.

#### **Demolition of Morgan studio-home.**

The structure to be demolished, known as the Morgan studio, was previously owned by Mary DeNeale Morgan (1868-1948), a noted California artist, who, among other things, was a founding member of The Carmel Club of Arts and Crafts and its associated summer school of art; the Forest Theater; the Carmel Art Association, and the All Saints Episcopal Church.

The original structure one room wooden structure (built ca. 1904), was purchased by Ms Morgan shortly after its completion and moved from Ocean Avenue to the present day site, ca 1909-1910.

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During her lifetime, Ms Morgan modified and enlarged the original structure numerous times, as indicated by the permit record (Exhibit G) for the property.

The Morgan studio-home had been previously been included in the City's List of Historically significant resources based on a 1997 evaluation that described the building's residential architecture as historically significant. However, a more recent evaluation of the building, conducted by Kent Seavey April 14, 1999, determined that because "alterations and additions over time... have all but obliterated the original character defining qualities of the structure." it was not the structure but the site that was of historical significance due to its association with a historical figure, Ms. Mary DeNeale Morgan.

As described by the April 14, 1999 historic evaluation, the existing building is described as follows:

*A rectangular cottage, built high above the street level, allowing for a shop below. There is a 2<sup>nd</sup> story addition in the rear. The cladding is long shingles, painted, and the roof has a low front gable, covered with composition shingles. Wide overhangs, exposed rafters, and a shed roof over and extension to the south complete the roof line. A glass front door opens on a porch covered by a shed roof supported by square posts. A large brick chimney is against the front wall, but is partly hidden by a display window built right on the porch. Windows are casement. A chalkrock wall separates the small front yard from the street. This house has been extensively remodeled.*

In addition, the historic evaluation states that:

*The site of the studio-home of artist Mary DeNeale Morgan is significant under National Register Criterion A (History), for Ms. Morgan's many contributions to the cultural development of Carmel during her forty-plus years of residency between 1903 and 1948. Ms. Morgan was a noted California artist who was "vigorously active with her own painting as well as cultural and civic affairs."...Alterations and additions over time to the Morgan studio-home have all but obliterated the original character defining qualities of the structure.*

The staff review for historic designation of the site (HD 99-02; dated June 9, 1999) noted that "...her extraordinary contributions to artistic development distinguish Ms Morgan and represent the threshold of significance adopted by the city in the General Plan." Following the Historic Preservation Committee's review and unanimous recommendation for historic designation, the Planning Commission adopted an updated DPR 523 Form and designated the site as a local historic resource on June 9, 1999. According to the City's August 1999 findings for the Cypress Inn addition, the Historic Preservation Committee and the Planning Commission found that while the Morgan site was historically significant, the existing structure on the Morgan site did not meet the thresholds for significance based on CEQA or the City's Historic Preservation Ordinance.

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The City's Use Permit for the Cypress Inn addition (Exhibit H), however, does include two special conditions to preserve the cultural resources of the site. Special Condition # 22 of the City's use permit requires the applicant to conduct professionally photo-document the entire Morgan studio and the north wall of the existing Cypress Inn prior to any demolition or construction. Additionally, Special Condition #23 of the City's use permit requires that the new addition include a memorial indicating the historical significance of the site, with an educational display on the life and artistic contributions of Mary DeNeale Morgan to be permanently mounted on or in the Cypress Inn addition. The applicant has also agreed to conduct a HABS (Historic American Building Survey) level II photographic survey, to be placed on record at the Harrison Memorial Library, and has been working with Kent Seavey to develop the Morgan site memorial display (Exhibit G).

### **Proposed Cypress Inn Addition.**

As described by the City's August 11, 1999 staff report, the proposed Cypress Inn addition has been designed to be architecturally compatible with the existing Cypress Inn structure. The addition has been designed with a Spanish Eclectic architectural style (also referred to as Spanish Mission style) which includes stucco exterior surfaces, tile roof, open cantilevered balconies, an asymmetrical façade and multiple-paned rectangular glass windows and doors (Exhibit E). The height of the proposed structure would be approximately 28 feet, which is three feet lower than the height of the existing Cypress Inn, but two feet higher than the City's municipal zoning code allows. The addition is dissimilar from the existing Cypress Inn only in that, as described by the City's staff report, it is smaller in size and scale, and appears to contain less of the "unique ornamentation and hand-made qualities found on the existing Cypress Inn" structure. However, the staff report notes that the proposed design is consistent with guidelines for the rehabilitation and alterations of historic structures which require that additions to historically significant structures be differentiated from the older structure and compatible with its mass, size, scale, and architectural features. While somewhat smaller in size and scale, the new addition is still compatible with that of the older structure. Architectural features, like the existing one-story arched entry, are also repeated in the new addition (e.g., the street level doorways) as a way of integrating the architectural style of the two structures.

In exchange for historical designation of the Cypress Inn, Holiday House and Mary DeNeale Morgan site the applicant was granted exceptions from the City's zoning standards for certain elements of the project. As shown in Table 1, exceptions were granted for maximum height, number of stories, maximum site coverage, maximum floor area, minimum open space, minimum parking and minimum landscaping.

The City determined that with the granting of these exceptions, the proposed structure will be more in character with the architecture of the Cypress Inn than the existing Morgan studio, which is also in non-conformance in regards to floor area, parking and landscaping. None of the exceptions granted will cause a significant impact to visual resources in the area, as the project is located in the core of the Commercial District and will be subordinate to the adjacent Cypress Inn structure.

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**Table 1. Cypress Inn Addition – Zoning Exceptions Granted by City of Carmel for Historic Designation of Cypress Inn, Holiday House and Mary DeNeal Morgan site.**

Lot Area	Allowed/Recommended by Zoning Ordinance	Proposed	Exception
Building Coverage	2,800 sf (70%)	3,049 sf (76%)	+ 6%
Floor Area	3,200 sf (80%)	5,738 sf (143%)	+ 63%
Open Space	1,200 sf (30%)	934 sf (23%)	- 7%
Landscaping	480 sf (12%)	144 sf (4%)	- 8%
Height	26 ft	28 ft	+ 2 ft
Parking*	10.45 spaces	0 spaces	-8.5**

\* the existing site is non-conforming and currently has an 8.5-space deficit. 1.95 space net increase to be mitigated by in-lieu fees.

\*\* 8.5 space deficit from previous use; continued deficit approved by City of Carmel.

**Relocation or Salvage.**

The structure proposed for demolition, through both architectural style and historical attributes does evoke a sense of the Carmel character. (See attached Exhibit F for illustration of the existing structure, and Exhibit E for site plan and elevations of the replacement structure.) The loss of the existing structure can be mitigated, in part, through relocation elsewhere within Carmel.

Suitable sites for relocation are relatively scarce within Carmel. While the supply of relocation-worthy structures is likely to substantially outpace the availability of receiver sites within City limits, such relocations from time to time are in fact accomplished in Carmel. A recent example is the Door House, which at its new location will serve as a guest unit. Even though its original specific context is changed, a certain level of mitigation is achieved because the relocated structure is retained within its overall community context.

The likelihood of a successful relocation can be improved by publicizing the availability of the structure that is proposed for demolition. And, in those instances where relocation is not feasible or no qualified recipients come forward, at least parts of the structure can nonetheless be salvaged and eventually incorporated in other structures in Carmel<sup>1</sup>.

<sup>1</sup> What if the permit is conditioned to require that the building be offered for relocation or salvage, but there are no takers for reuse within Carmel? The usual demolition expedient is destruction and removal to the

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At present, there is no formal relocation or salvage program in Carmel. Informal and commercial channels are already available in the region (e.g., Carmel has at least one shop [Off the Wall] that specializes in salvaged architectural details, and Capitola has the Recycled Lumber Company). There is discussion of a regional program for the Monterey Peninsula area, which would facilitate not only the reuse of structures in Carmel but also support existing programs such as that already in place in the neighbor city of Pacific Grove.

### Conclusion.

The proposed development, with the exceptions granted by the City, does enable the project to be visually compatible with the existing Cypress Inn structure as well as with the character of surrounding areas in the City of Carmel-by-the-Sea. The proposed structure will not adversely impact any public views or visual resources. The historical designations granted to the Cypress Inn, Holiday House and Morgan site, also serve to protect the historical character of these unique locations. The special conditions of the use permits, which require photo-documentation of the Morgan studio and a memorial tribute of Mary DeNeal Morgan on or in the new Cypress Inn addition, serves to preserve the cultural influences associated with the Morgan site. Additionally, to the extent that salvaged materials will find their way back into new construction in Carmel, the requirement to prepare a relocation/salvage plan will provide a limited form of mitigation for impacts on Carmel's community character. Considering existing and future avenues for relocating or recycling older buildings, such measures appear appropriate and feasible. Accordingly, as conditioned to incorporate local conditions for historic documentation and tribute of the site's association with a historic figure, and to prepare a relocation/salvage plan for the existing structure, the project is found to be consistent with Sections 30251 and 30253(5) of the Coastal Act.

## 2. New Development

The Coastal Act requires that new development be located where it will not have significant adverse effects on coastal resources. Section 30250(a) of the Act states:

*Section 30250(a). New residential, commercial or industrial development... shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it... and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.*

The Coastal act also considers development for commercial visitor serving facilities a priority use. Section 30254 of the Act states that:

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nearest landfill. The Coastal Act contains no specific direction regarding structural relocation or salvage of existing buildings. Nonetheless, relocation and salvage would support other Statewide public policy efforts to provide affordable housing, conserve valuable materials, avoid placing unnecessary materials into the wastestream and minimize energy consumption. Therefore, while the purpose of such a condition would clearly be to protect Carmel's character, the public offering and thoughtful disposition of the structure would also serve the broader public interest-- whether or not relocation is achieved within Carmel in any given instance.

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*Section 30254...Where existing ... public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.*

**Land Use.**

The site is located near the City's Central Commercial District, approximately one block south of Ocean Avenue. The proposed development would be located in a previously developed area adjacent to existing commercial development. The site is currently developed with a 3,617 sf commercial/residential apartment building, that includes 1,505 sf of residential space occupied by five rental units and 2,112 sf of commercial floor area. As proposed, the new structure will replace these uses with 5,738 sf of visitor serving commercial space (3,067 sf of hotel space and 2,671 sf of restaurant space). The proposed uses are consistent with the visitor serving use and function of the existing Cypress Inn and with the uses allowed in the Central Commercial District, based on the City's zoning ordinance.

While the Morgan studio has had varied uses in the past (including home, art studio, gallery, and boarding house) it had been used most recently for commercial space and rental housing. The City's Municipal Code allows demolition of structures that serve as affordable housing for low or moderate income residents only if replaced with new affordable housing elsewhere in the community. As proposed, the project requires the transfer of four of the five residential dwelling units from the Morgan studio to the existing Nielsen building. Transfer of these units requires only interior remodeling work to replace a portion of available commercial space in the Nielsen building. The City has conditioned the use permit for this part of the project so that the five transferred units continue to be rented either as affordable housing or senior housing, thereby ensuring that the project result in no net loss of affordable housing.

In addition to affordable housing units, the City's Code has a cap on the number of hotel units that can be provided within the City limits. The project therefore proposes to transfer visitor serving inn units so that no net increase will occur as a result of the project. The project will transfer the six visitor serving inn units from the Holiday House Bed and Breakfast, located on the west side of Camino Real Street between Ocean and 7<sup>th</sup> Avenues, to the new Cypress Inn addition. A seventh inn unit will be transferred from the existing Cypress Inn to the new Cypress Inn addition, to allow for the remodeling of the existing Cypress Inn lobby/entrance. Following the transfer of inn units from the Holiday House, the fifth residential unit from the Morgan site will be transferred to the Holiday House, in conformance with the current Residential R-1 zoning designation for that site.

The project also increases the amount of space available for commercial visitor serving facilities on the site, and will include construction of a full-line restaurant on site thereby increasing the dining opportunities available to the visiting public as well as to the local community.

**Application 3-00-031 Staff Report**

Cypress Inn Addition

Page 15

**Parking.**

According to the City's staff report (8/11/99) the existing site is nonconforming in terms of parking, based on the City's Municipal Code. The City's Code requires one parking space for every apartment and motel unit in the commercial district and one parking space for every 600 feet of commercial floor space. No further distinction is made in the parking ordinance as to type or intensity of commercial use. While the City's parking ordinance (17.34.020) requires that new buildings or any substantial replacement or reconstruction of existing buildings provide all parking required, Ordinance 17.34.030.A. states that on-site parking is prohibited in the Central Commercial District. In such cases, the parking requirements allow for the payment of fees to the City's in-lieu fee program.

Based on the City's parking requirements, the Morgan site currently has a deficit of 8.5 parking spaces (3.5 spaces for 2,112 sf of commercial space and 5 spaces for residential apartments). The proposed project, with six hotel units (the seventh an existing Inn unit) and 2,671 sf of commercial space would require 10.45 parking spaces (6+ 4.45 spaces). The net increase in parking for the new addition is 1.95 parking spaces. Since on-site parking is prohibited in the Central Commercial District, the City of Carmel has granted the applicant an exception to maintain the existing deficit of 8.5 spaces and has required the applicant pay in-lieu fees of \$53,664 for the net 1.95 space increase in parking required by the project. Monies collected by the City from the in-lieu parking fee program are placed in a specific fund and used only to acquire and/or develop off-street parking for the public in or near the business district. Therefore, the mitigation required by the City ensures that adequate public parking will be provided by the project.

As part of the use permit application for the Bistro Restaurant, Higgins Associates conducted a parking study to evaluate the parking demand/supply impacts of the project. According to the parking study, dated May 16, 2000, the public streets provide the common parking area in downtown Carmel and so are considered in the overall parking supply for the downtown businesses (see Exhibit I). The City uses street parking as a marketing strategy to encourage pedestrians to walk by the many storefronts and shop among the different downtown businesses. This parking strategy spreads the requirement of parking for downtown business throughout the Central Commercial District.

The parking study concludes that the proposed project, with accompanying modifications at the Holiday House, Nielsen Building and Zig Zag Restaurant will result in a net beneficial impact in area-wide parking conditions. The study analyzes parking requirements based on both City parking ordinance requirements and Institute of Traffic Engineers (ITE) parking requirements as shown in the Tables in Exhibit J. In each analysis, the traffic study shows that although a deficit number of parking spaces would result from the proposed project, the project with modifications to the various structures involved would reduce the deficit number of parking spaces in both cases. As shown in Exhibit J, the project would result in a reduction of between 9 and 11 deficit parking spaces, based on the City's parking ordinance and ITE requirements, respectively. The study concludes that this improvement in the parking supply/demand relationship at these various sites more than offsets the net increase in parking demand at the project site.

**Application 3-00-031 Staff Report**

Cypress Inn Addition

Page 16

Since the project has been found to reduce the overall number of deficit parking spaces, it will result in a net benefit to the parking demand in the downtown area. Additionally, as conditioned by the City to pay in-lieu fees for the net increase in parking demand, the project adequately mitigates for the potential parking impacts of the project and serves to fund the acquisition and/or development of additional public parking within the Central Commercial District.

**Water.**

The Monterey Peninsula Water Management District (District) is the governing authority for water allocation and major supply facilities on the Monterey Peninsula while water service is provided by the California American Water Company (Cal-Am). Cal-Am provides water to its users through groundwater extractions and diversions from the Carmel River via the Los Padres Dam. Both of these sources are currently being utilized near or above their sustainable yield. Two threatened species, the California red-legged frog (*Rana aurora draytonii*) and the Steelhead (*Oncorhynchus mykiss*), are found in the Carmel River. In 1983 the District allocated 20,000 acre feet of water per year for the entire district area; an amount assumed to be sufficient to meet district needs until the year 2000. However, in the intervening years the water situation has changed greatly in the Monterey area. The State Water Resources Control Board has issued an order limiting the amount of pumping that Cal-Am can do from the Carmel River, not to exceed 11,285 af/yr.

The Monterey Peninsula Water Management District (MPWMD) allocates water to all of the municipalities on the Monterey Peninsula. Each municipality distributes its share of water allocated to various categories of development, such as residential, commercial, industrial, etc. According to City staff, there is no more water remaining in the City's allocation for new uses. However, water transfers between existing uses commercial uses are permitted by the MPWMD. Such transfers are determined based on detailed water use formulae, depending on type of use.

According to the MPWMD staff report for approval of water use credit transfer requests (for July 17, 2000 hearing), the Cypress Inn addition will require an additional 1.28 acre feet of water above the 0.603 acre feet of water currently provided to the Morgan site. (The existing Cypress Inn and Morgan site use a total of 4.563 acre feet per year. With the proposed addition and restaurant, water use has been calculated to be 5.843 acre feet per year.) While expansion of the Cypress Inn can be considered an intensification of use, based on the increased water required, the project would not result in a net increase of water use because it relies on a transfer of existing water credits from four different sites (see Table 2). These water transfer credits would be added to the 0.603 AF of water currently provided to the Morgan site (Exhibit K).

The MPWMD has approved the following water credit transfers for the project: 0.451 acre feet from the Pine Ridge Properties (former 38-seat restaurant), 0.175 acre feet from the El Paseo Building (former 5-seat beauty salon), 0.230 acre feet from the Nielsen Building (due to changes in use), and 0.424 acre feet from the Holiday House (change from 7-unit B&B to single family residential use). The MPWMD Board approved the water credit transfer of from the Holiday House on June 19, 2000, and approved the water credit transfers from the Nielsen Building, Pine Ridge Properties, and El Paseo Building on July 17, 2000. The MPWMD permits have ensured



**Application 3-00-031 Staff Report**

Cypress Inn Addition

Page 17

that these four sites retain adequate water credits to allow for some reduced future use of each site. The water transfer permits also require "recording of a deed restriction signed by the originating site's owner(s) confirming that the transfer of water credit is irrevocable and acknowledging that any intensification of water use on the site is subject to the availability of water and potential permit fees" prior to the actual transfer of water use credits.

**Table 2. Water-Use and Water Credit Transfers Approved for Proposed Cypress Inn Addition.**

Building Site	Use	Originally Approved Water Credit	Approved Water Credit Transfer	Resulting Water Credit to Remain
Morgan Studio	5 residential apartment units	0.603 AF	Continued use	0.603
Pine Ridge Properties	Former 38-seat restaurant	0.689	0.451	0.202*
El Paseo Bldg	Former 5-station beauty salon	0.217	0.175	0.034*
Nielsen Bldg	Residential/retail	0.271 (from changes in use)	0.230	0.035*
Holiday House	7 room B&B to be converted to SFD	0.499	0.424	0.064*
Existing Cypress Inn and Morgan Site	Inn and Residential/retail	4.563	-	4.563
With Proposed Addition	6 additional inn units and 60-seat restaurant		1.280 from total transferred	5,843

\* 15% of each water credit transfer is retained by the MPWMD for water conservation savings. New uses for these sites will be limited to the available water credits that remain, based on MPWMD projected capacity for water use.

## **Conclusion.**

The proposed land use is consistent with the uses allowed in the Central Commercial District and the hotel and residential transfers proposed by the project serve to bring the land uses on each site associated with the project into conformance with the City's Municipal Code. With required mitigation measures for increased parking demand created by the expansion of commercial use of the site, the project will be able to be accommodated within an existing developed area and will not have significant adverse effects on coastal resources. The permit has also been conditioned to comply with conditions for approval of water transfer credits from Monterey Peninsula Water Management District (MPWMD) and to provide documentation of the legal instruments required of each property providing water transfer credits for the project. Accordingly, the project is found to be consistent with Sections 30250(a) and 30254 of the Coastal Act.

## **3. Public Access**

Public Access policies of the Coastal Act require the protection of public access to the shoreline and recreational opportunities and resources within the coastal zone, including commercial visitor serving facilities. Section 30210, 30211, and 30212.5 of the Coastal Act states:

*Section 30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

*Section 30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization...*

*Section 30212.5. Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.*

As described above, on-site parking is prohibited in the Commercial District. The City uses street parking instead as a way to encourage pedestrian traffic and patronage of downtown businesses. This parking strategy spreads the requirement and supply of parking for downtown business throughout the Central Commercial District. As described previously, the traffic study conducted for this project (Higgins and Associates, May 16, 2000) concludes that the proposed project, with accompanying modifications at the Holiday House, Nielsen Building and Zig Zag Restaurant will result in a net beneficial impact in area-wide parking conditions.

Because a fixed amount of on-street parking is available in the Central Commercial District, visitors are sometimes required to seek available parking within the adjacent neighborhoods. The nature of the problem is thus that there is a comprehensive parking problem in Carmel that would be best served by completion of Carmel's Local Coastal Program. However, while parking is

## Application 3-00-031 Staff Report

Cypress Inn Addition

Page 19

expected to remain tight in and around the downtown area, public parking is currently still accommodated through displacement into surrounding neighborhoods and through the in-lieu fee program. Funds collected by the in-lieu fee program are used to acquire and/or develop additional off-street parking for the public in or near the business district.

The project site is located approximately 6 to 7 blocks inland from the ocean (Exhibit A). Because of this, it is unlikely that the project would interfere or restrict public access at or along the coast, since patrons of the Cypress Inn would not likely park at such a distance from their intended destination. Although several routes can access Carmel Beach, the primary public access route from Highway One to Carmel Beach is via Ocean Avenue. As the project does not increase the number of visitor serving inn units in Carmel, it is not expected to increase demand on these public access routes such that it would impact access to the beach, nor will the project restrict or otherwise negatively impact public parking along the coast<sup>2</sup>.

As the project is to be located on a previously developed site within the urban core of the Central Commercial District, it would not impact any recreational facilities or opportunities along the coast. Because the project includes concurrent changes in the use of the Holiday House, Nielsen Building, El Paseo Building and Zig Zag Restaurant as described in the traffic study, the permit has been conditioned to present evidence that future use of these properties will continue to be limited unless and until additional parking supplies are available. Accordingly, the project will not impact public access or recreational opportunities at or along the coast, and as conditioned, is consistent with the Sections 30210, 30211, and 30212.5 of the Coastal Act.

#### 4. Archeological Resources

Section 30244 of the Coastal Act states:

*Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Since an archaeological study has not been provided for this project, it is not possible to assess the potential impacts the project may have on archaeological or paleontological resources onsite. The project site is not in area of known archaeological sensitivity. However, because construction of the basement floor requires significant excavation, with the potential of impacting unidentified archaeological or paleontological resources, the project has been conditioned to (1) require that an archaeological monitor be present during all construction and pre-construction activities that involve ground disturbance; (2) halt work within 150 feet if any human remains, intact cultural features or paleontological resources are discovered until such find can be evaluated by the archaeological monitor; and (3) if the find is determined to be significant, develop and implement

---

<sup>2</sup> A comprehensive assessment of Carmel's parking issues, though, will be needed in on-going LCP development, to assure that the Public Access policies of the Coastal Act will be met. This is particularly true in light of pending proposals to limit public parking through residential permit parking programs.

**Application 3-00-031 Staff Report**

Cypress Inn Addition

Page 20

appropriate mitigation measures necessary to preserve and protect the archaeological and paleontological resources found on site. A final grading plan shall be required prior to commencement of construction.

As conditioned to suspend work and develop and implement appropriate mitigation measures if significant archaeological or paleontological materials are found during construction or excavation activities conducted on site, the proposed development is consistent with the archeological protection policies of Coastal Act Section 30244.

### **G. Local Coastal Programs**

The Commission can take no action that would prejudice the options available to the City in preparing a Local Coastal Program that conforms to the provisions of Chapter 3 of the Coastal Act (Section 30604 of the Coastal Act). As described previously, the City is currently working on a new LCP submittal (both LUP and IP), funded in part by an LCP completion grant awarded by the Commission. The City has made progress on the LCP submittal and has indicated that they expect the Land Use Plan to be submitted for Commission review in April 2001, with submittal of the Implementation Plan expected by December 2001.

The Coastal Act provides specific guidance for issuance of coastal development permits in cases where the local jurisdiction does not have a certified LCP. Section 30604(a) of the Coastal Act states:

*Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for that conclusion.*

The City is currently in the middle of a community planning process to determine, among other things, the basis for defining Carmel's community character and ways to protect and preserve said character consistent with the Coastal Act. Until that time, Commission staff has been given guidance to use their best professional judgement to assess the individual and cumulative effect that projects such as this will have on the community character of Carmel.

The demolition and construction proposed by this project will not significantly change the community character of the area. The project proposes demolishing a structure that has been determined not to be of historical significance by the Carmel Historic Preservation Committee and Planning Commission, although the site has been designated of historical significance due to its association with Mary DeNeal Morgan, a well known artist of the community. The proposed

## **Application 3-00-031 Staff Report**

Cypress Inn Addition

Page 21

structure would be an addition to the existing Cypress Inn, which has been designated a historically significant resource, and would include a permanent display memorializing the historical significance of Mary DeNeal Morgan. The architectural style of the proposed addition has been deemed compatible with that of the Cypress Inn and will not change the community character of the area. Additional land use changes associated with the project (transfer of residential units from the Morgan site to the Nielsen Building, transfer of inn units from the Holiday House Bed and Breakfast, and its change in use to a single family dwelling) serve to bring each site into conformance with existing land use designations. The changes associated with these other sites involve interior remodeling and relatively minor exterior alterations (for the Holiday House only), which do not require a coastal development permit, and which will not change the community character of the areas involved.

Additionally, the in-lieu fee required for the net increase in parking will be put into an established in-lieu fee parking program, and the project will not otherwise impact public access or recreational opportunities available along the coast. Therefore, the Commission finds that the proposed project is consistent with Coastal Act Policy 30604(a) in that approval of the project has been found consistent with the Chapter 3 policies of the Coastal Act and will not prejudice development of the LCP in conformance with Chapter 3 policies of the Coastal Act.

### **H. California Environmental Quality Act (CEQA)**

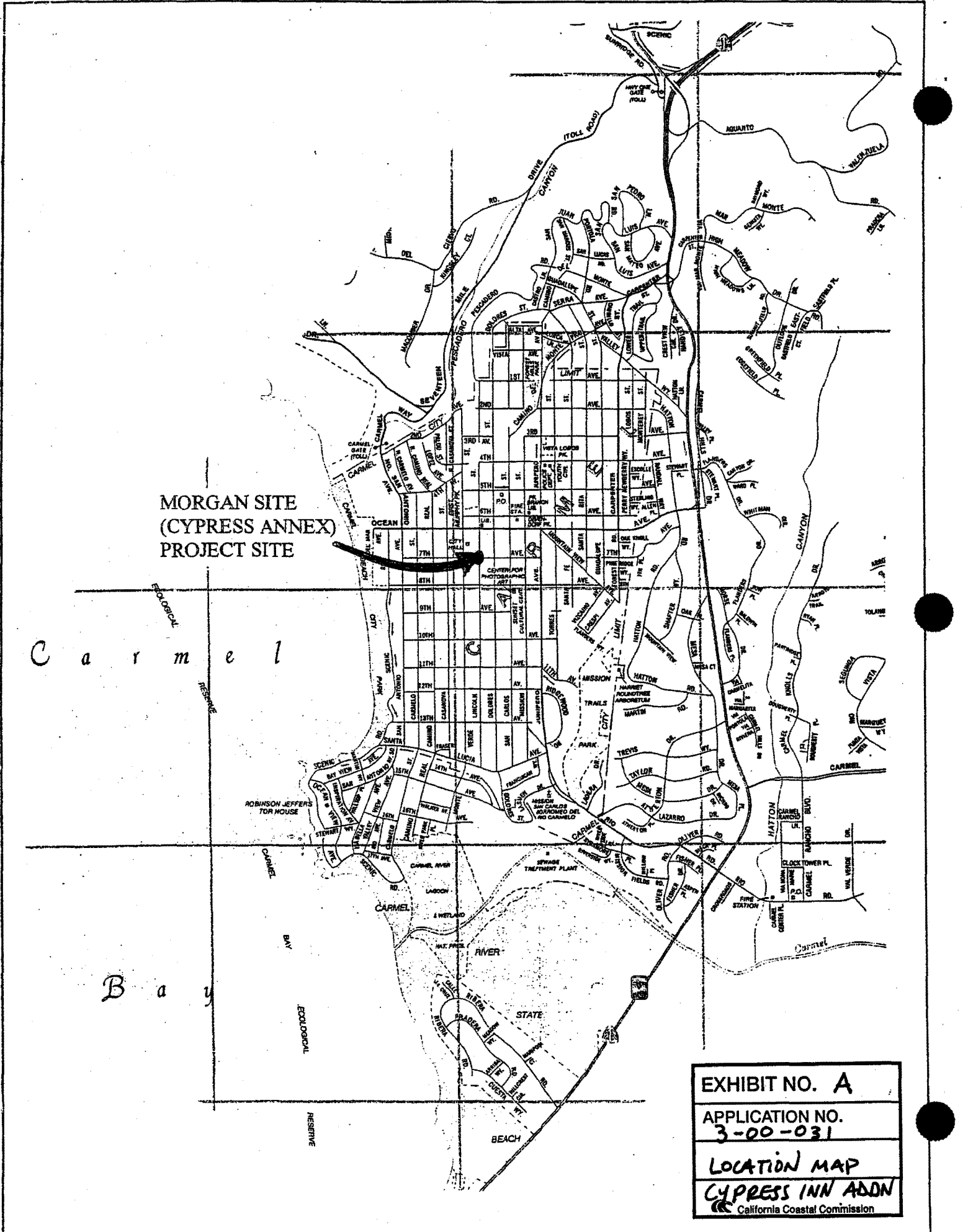
Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effects that the activity may have on the environment. The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary for Resources as being the functional equivalent of environmental review under CEQA. Accordingly, the Commission finds that the project as conditioned by this permit, along with the City's required conditions and mitigation requirements will offset any adverse effects that the proposed development might have.

MORGAN SITE  
(CYPRESS ANNEX)  
PROJECT SITE

C a r m e l

B a y





EXHIBIT NO. A
APPLICATION NO. 3-00-031
LOCATION MAP CYPRESS INN ADDN
California Coastal Commission

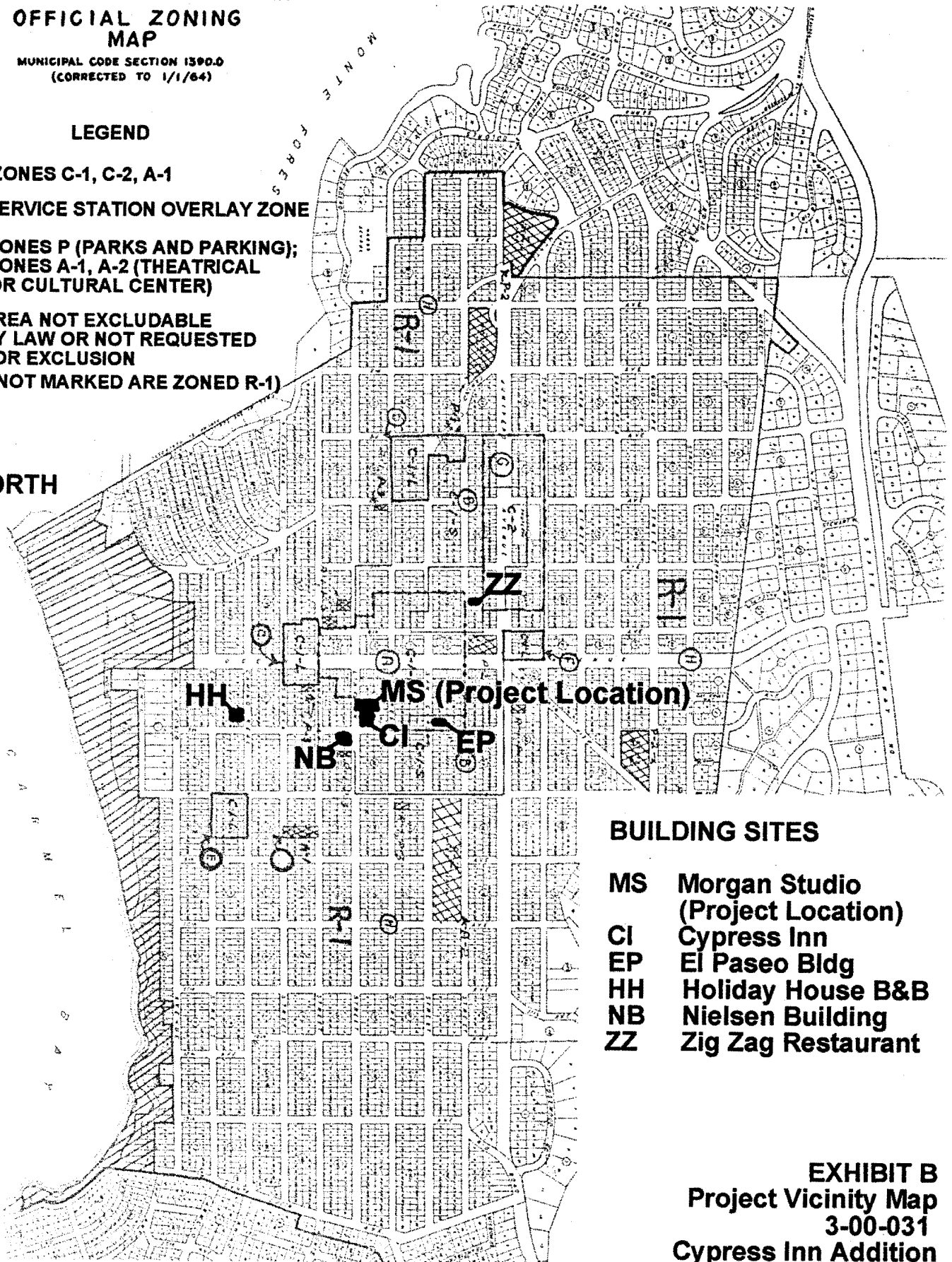


# CARMEL-BY-THE-SEA OFFICIAL ZONING MAP

MUNICIPAL CODE SECTION 1390.0  
(CORRECTED TO 1/1/64)

## LEGEND

-  ZONES C-1, C-2, A-1
-  SERVICE STATION OVERLAY ZONE
-  ZONES P (PARKS AND PARKING);  
ZONES A-1, A-2 (THEATRICAL  
OR CULTURAL CENTER)
-  AREA NOT EXCLUDABLE  
BY LAW OR NOT REQUESTED  
FOR EXCLUSION  
(AREAS NOT MARKED ARE ZONED R-1)



## BUILDING SITES

- MS** Morgan Studio  
(Project Location)
- CI** Cypress Inn
- EP** El Paseo Bldg
- HH** Holiday House B&B
- NB** Nielsen Building
- ZZ** Zig Zag Restaurant

**EXHIBIT B**  
**Project Vicinity Map**  
**3-00-031**  
**Cypress Inn Addition**



TAX CODE AREA 1-00

ASSE:  
BOOK

EXHIBIT NO. C
APPLICATION NO. 3-00-031
Cypress Inn Addition
A.P.N. MAP

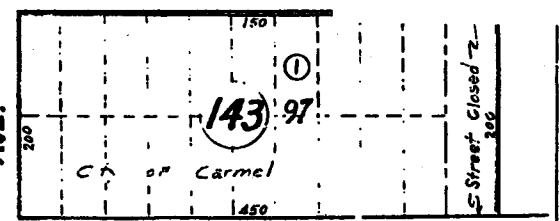
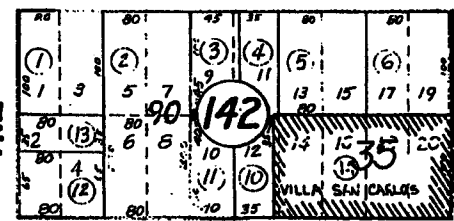
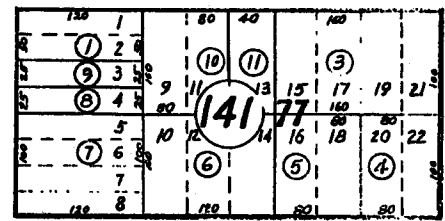
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8

AVE.

MISSION

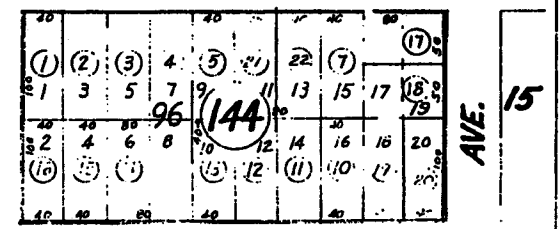
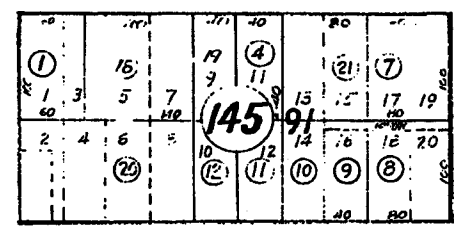
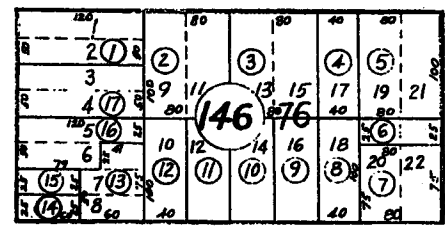
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SAN CARLOS

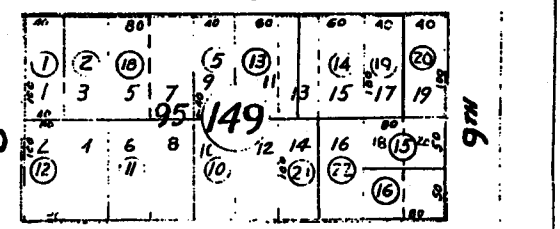
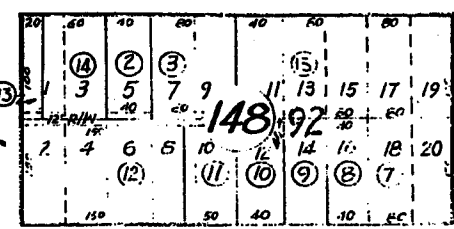
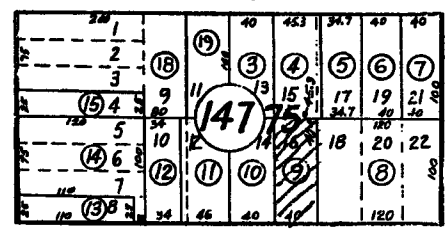
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OCEAN

DOLORS

ST.



21

LINCOLN

ST.

Project SITE






19

CARMEL BY THE SEA  
BLOCKS 75, 76, 77, 90, 91, 92, 95, 96 & 97

18



LAND USE DISTRICTS

-  Central Commercial District
-  Service Commercial District
-  Residential/Limited Commercial
-  R-4 District
-  P-2 District

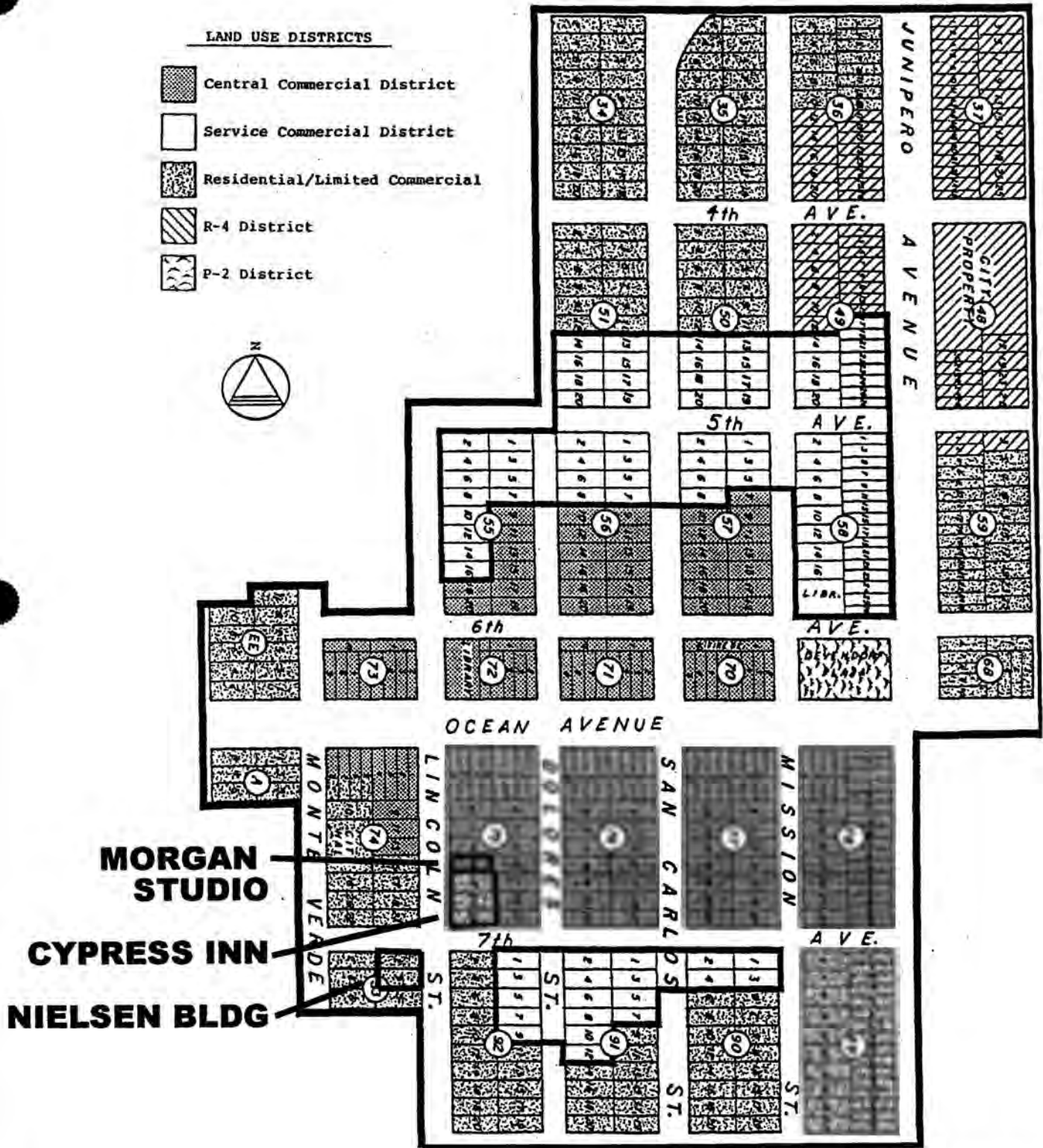


Exhibit D  
 Land Use Map of  
 Downtown Carmel  
 3-00-031  
 Cypress Inn Addition

# CYPRESS INN ADDITION

## PROJECT INFORMATION

APNO 020-347-001  
 ADDRESS LINCOLN AVE 7TH AVE.  
 ZONING CC  
 MAX AREA 4000 SF.

## SITE COVERAGE

ALLOWED	70%	2,800.0 SF.
EXISTING		
FRONT BUILDING		1,537.7 SF.
REAR BUILDING		378.9 SF.
EMPLOYEE AREA		38.3 SF.
TOTAL	33.3%	2,154.9 SF.

## PROPOSED

FOOTPRINT		2,680.9 SF.
COVERED AREAS		2,588.9 SF.
TOTAL	78.2%	5,044.3 SF.

## FLOOR AREA INFO

ALLOWED	60%	3,000.0 SF.
EXISTING		
COVERED		2,310.0 SF.
LAND		1,908.0 SF.
TOTAL F.A.R.	40.4%	2,617.0 SF.
PROPOSED		
MAIN LEVEL		
RESTAURANT		1,491.7 SF.
NOVA LOBBY		319.2 SF.
		2,588.9 SF.
UPPER LEVEL		2,390.3 SF.
GROUND LEVEL		700.0 SF.
TOTAL F.A.R.	146.7%	5,726.9 SF.

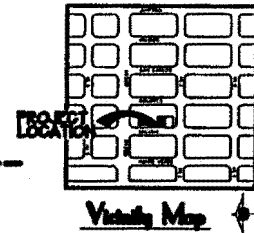
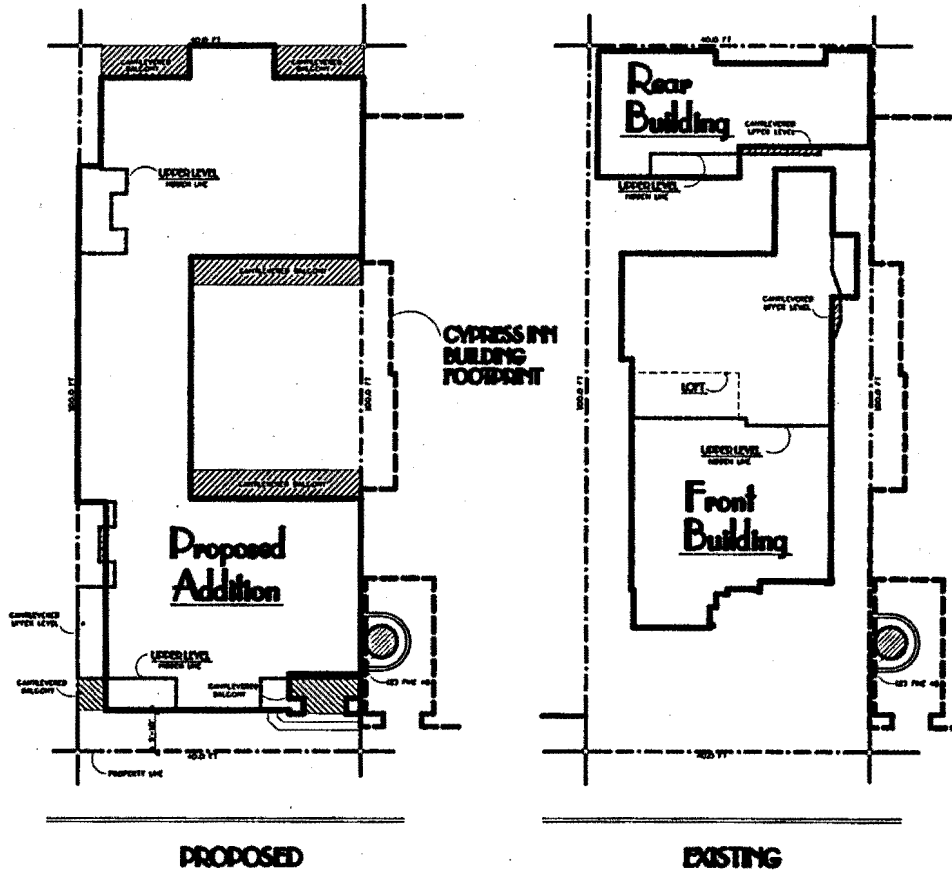
## COMPLETION SUMMARY

### SITE COVERAGE

FOOTPRINT	690.8 SF.
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### FLOOR AREA

MAIN FLOOR	2,302.9 SF.
UPPER	4,477.9 SF.
TOWER	172.1 SF.
BASEMENT	1,812.9 SF.
TOTAL F.A.	10,765.8 SF.



## SHEET INDEX

1. Site Plan
- 1.1 Sidewalk Plan
2. Proposed Main Level
3. Proposed Upper Level
4. Proposed Ground Level
5. Proposed Front Elevation
6. Proposed Rear Elevation

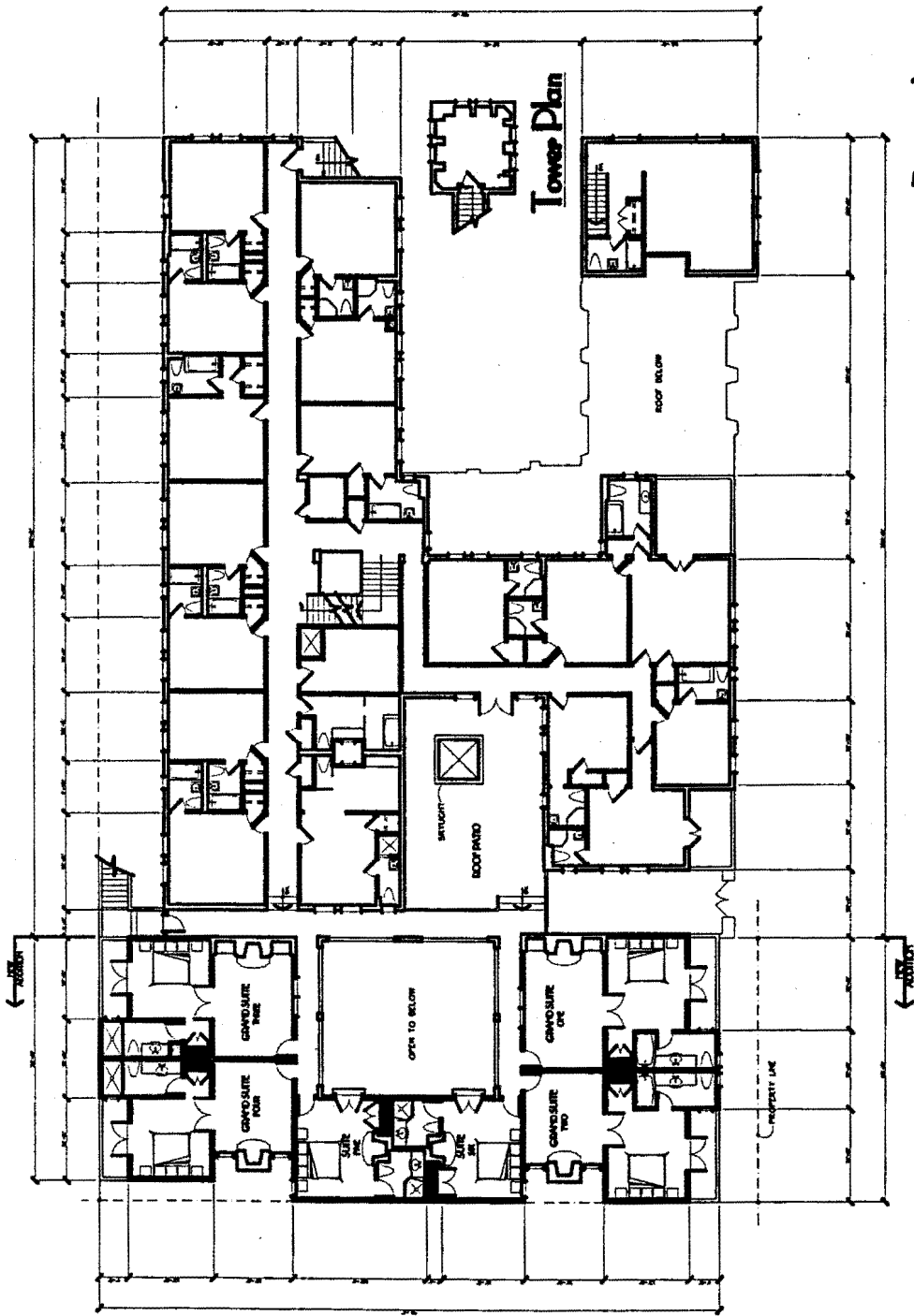
## Site Plan

SCALE: 1/8" = 1'-0"



EXHIBIT NO. E  
 APPLICATION NO.  
 3-00-031  
 Cypress Inn Addition  
 Site Plans 1 of 8

8-8-99  
 9841  
 1  
**MURPHY & GILLEN**  
 ARCHITECTS  
 1000 17TH AVE. SUITE 100  
 CARMEL-BY-SEA, CA.



Proposed  
Upper Level  
SCALE: 1/8" = 1'-0"



CYPRESS INN INVESTMENT  
CAMPINO REAL & 7TH AVE  
CARMEL-BY-THE-SEA, CA

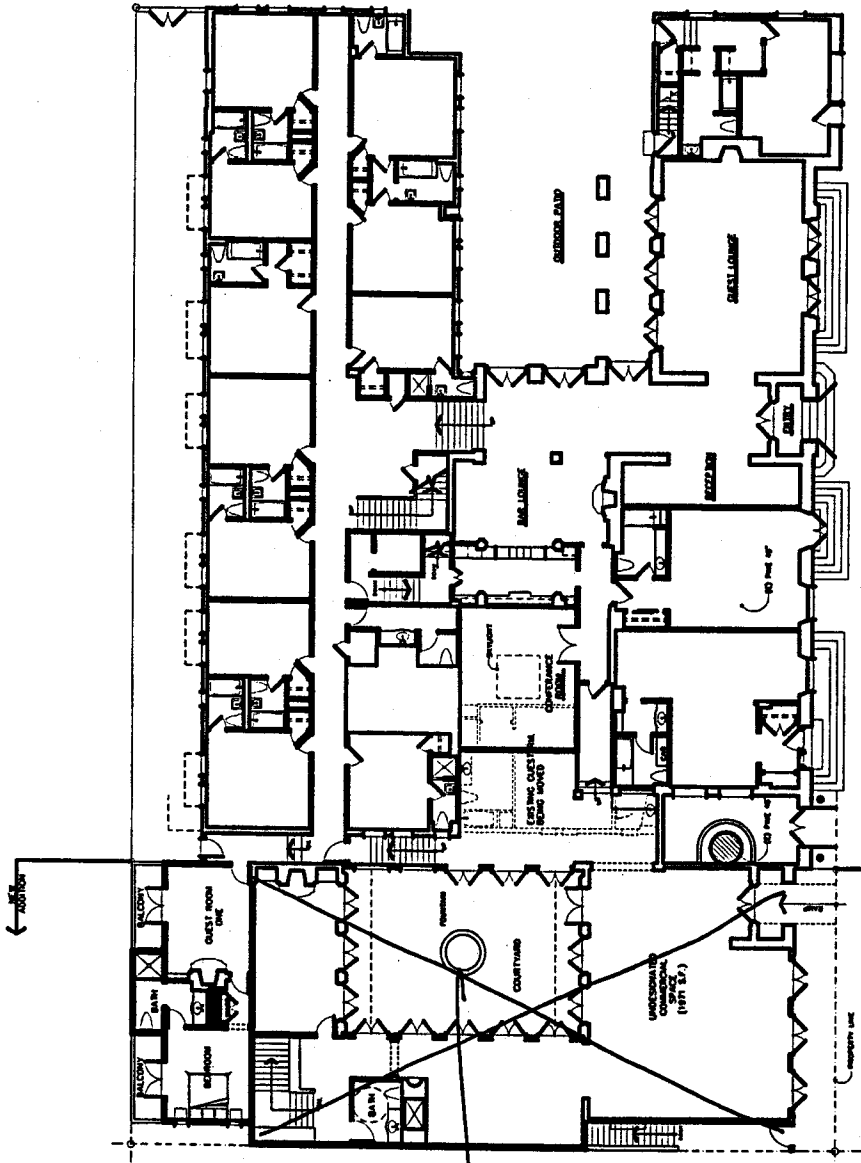
12-17-98

9841

3

MUNICIPAL ENGINEER & ARCHITECT  
SERIES 10000  
P.O. Box 1, Santa Cruz, CA 95060

EXHIBIT NO. E
APPLICATION NO. 3-00-031
Cypress Inn Addition
SITE PLANS 2 of 8



Proposed  
Main Level  
SCALE: 1/8" = 1'-0"

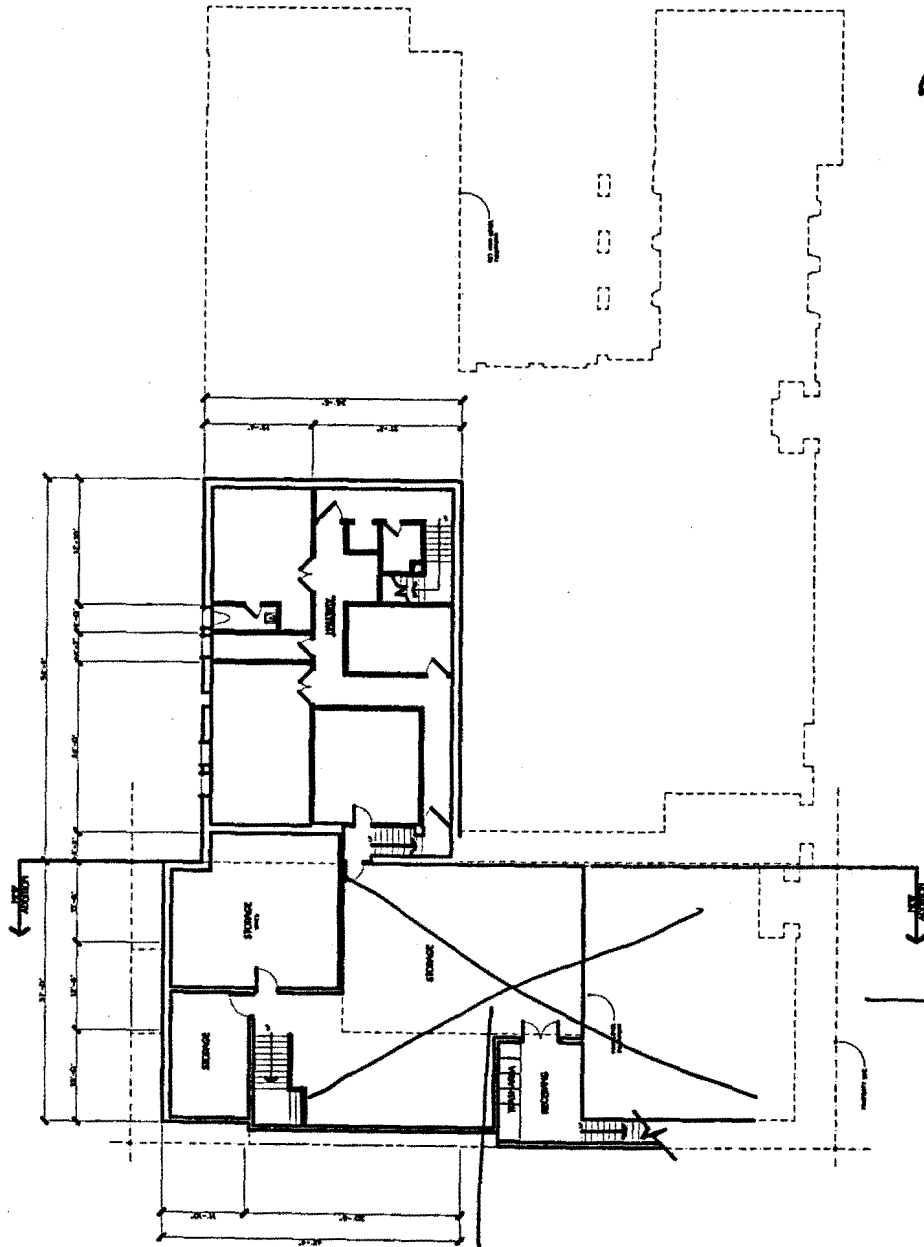
CYPRESS INN INVESTMENT  
LINCOLN & 7TH AVE  
CARMEL-BY-THE-SEA, CA

2-08-00  
9841  
A2  
MICHAEL J. BULLMAN ARCHITECTS  
1150 S. G ST. CAROLINA, SC 29505

SEE  
REVISED  
PLANS

SEE REVISED  
PLANS

EXHIBIT NO. E
APPLICATION NO. 3-00-031
Cypress Inn Addition
SITE PLANS 3 of 8



SEE  
REVISED  
PLANS

SEE REVISED  
PLANS

Proposed  
Ground Level  
SCALE: 1/8" = 1'-0"



CYPRESS INN INVESTMENT  
LINCOLN & 7TH AVE  
CARMEL-BY-THE-SEA, CA

8-20-98

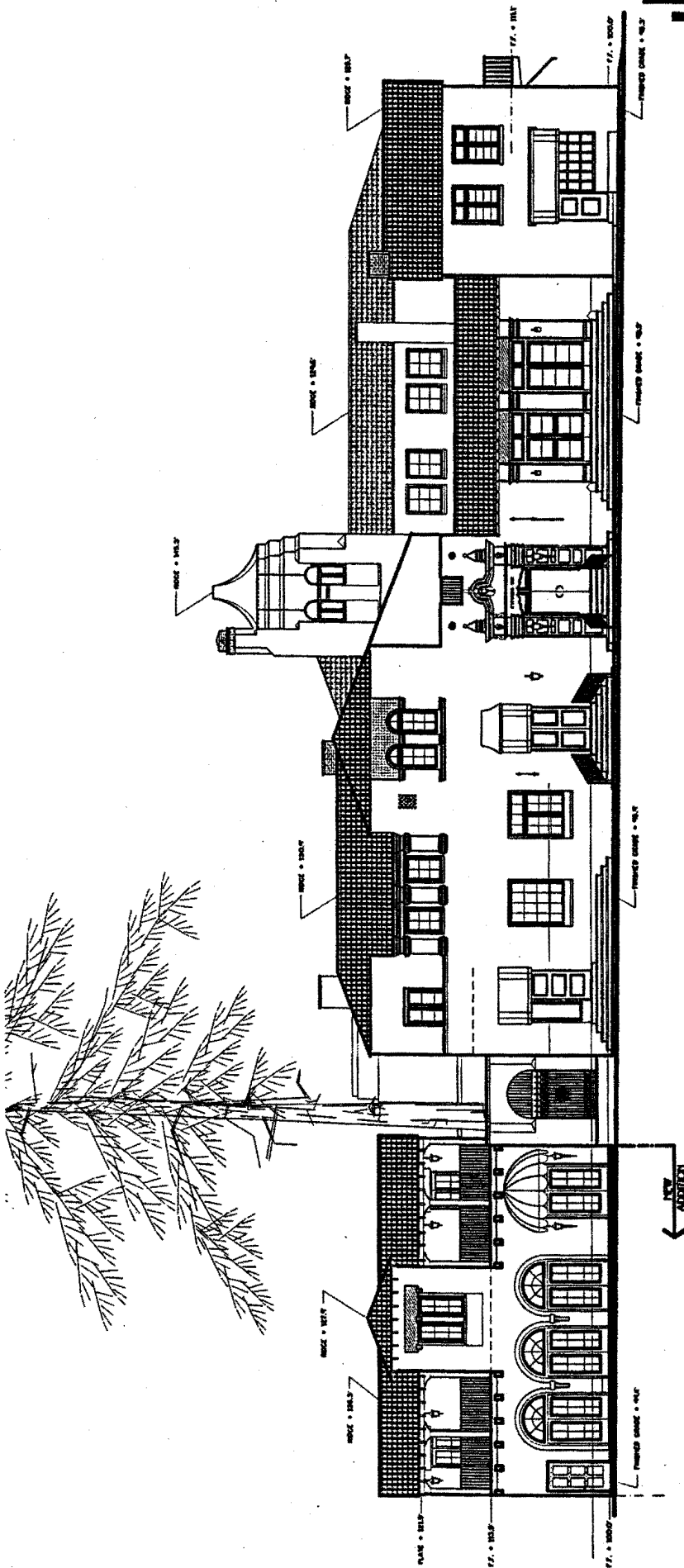
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4

MARKERLAND  
INVESTMENT &  
SELLING

REGISTERED SURVEYOR  
C.S. No. 17, State of California, No. 2000, 10/10/98

EXHIBIT NO. E
APPLICATION NO. 3-00-031
Cypress Inn Addition SITE PLANS 4 of 8



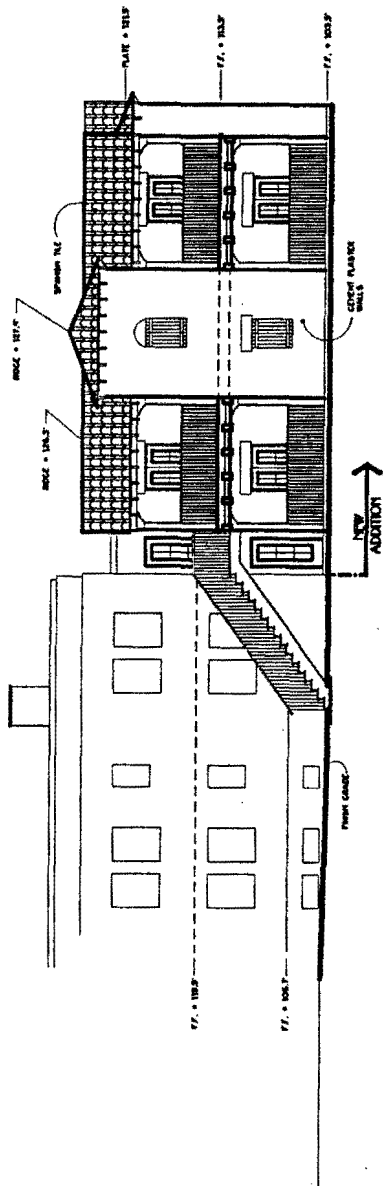
**LINCOLN STREET ELEVATION**

**Proposed  
Front Elevation**  
SCALE: 3/16" = 1'-0"

CYPRESS INN INVESTMENT  
CARNEL-BY-THE-SEA, CA.  
CARNINO REAL & 7TH AVE

12-21-88  
8841  
6  
MUNICIPAL ENGINEERS & ARCHITECTS  
1001 N. 10TH STREET, SUITE 100, DENVER, CO 80202

EXHIBIT NO. **E**  
APPLICATION NO.  
**3-00-031**  
Cypress Inn Addition  
SITE PLANS 5 of 8



**Proposed  
Rear Elevation**

SCALE: 3/16" = 1'-0"

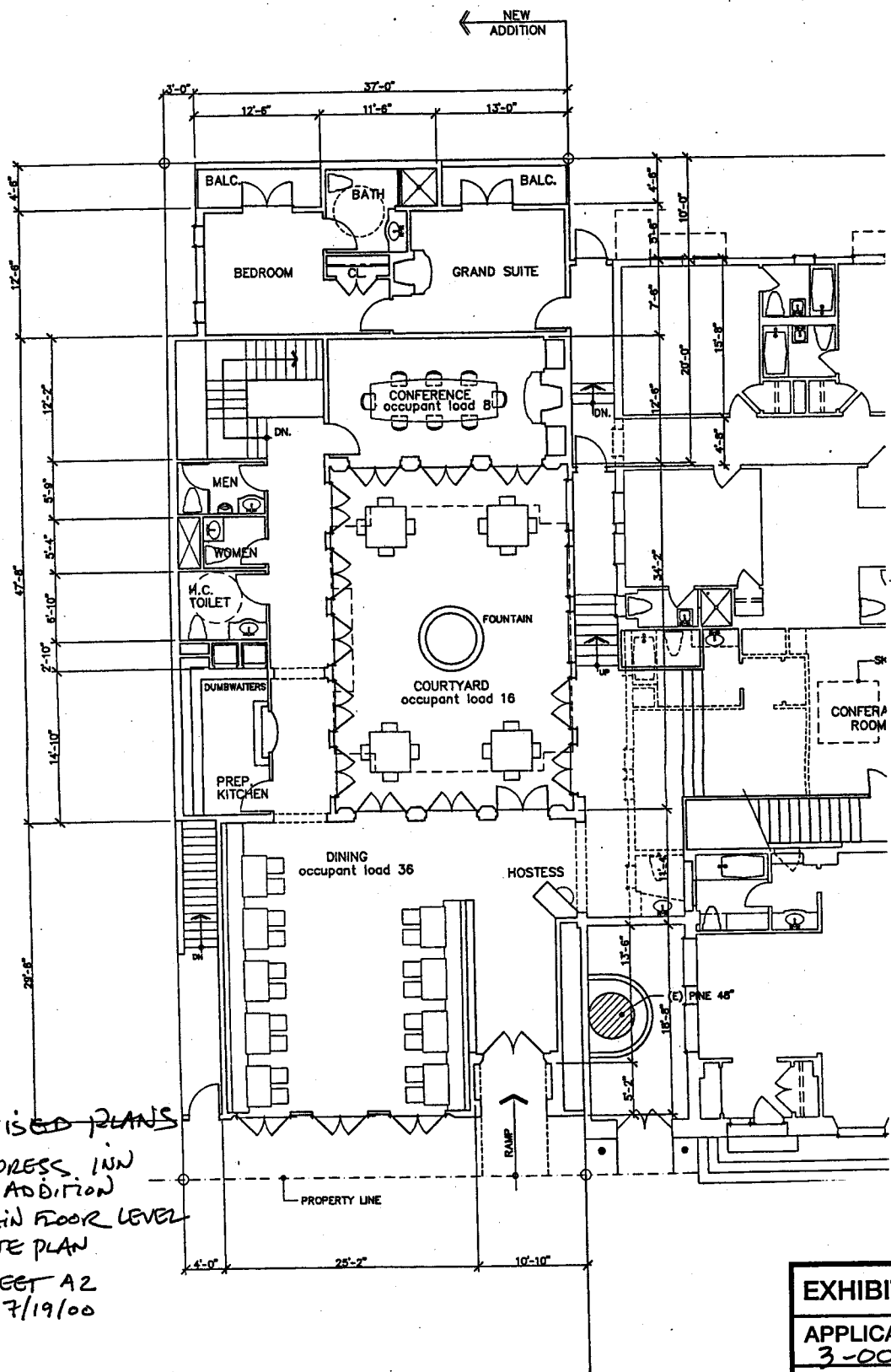
CYPRESS INN INVESTMENT  
CARMEL-BY-THE-SEA, CA.  
CARMEL REAL & 7TH AVE

01-08-99

8841

MANUEL MANSUETO & SELLERS  
REGISTERED ARCHITECTS  
1110 N. GARDEN ST. SUITE 100  
CARMEL, CA 95006

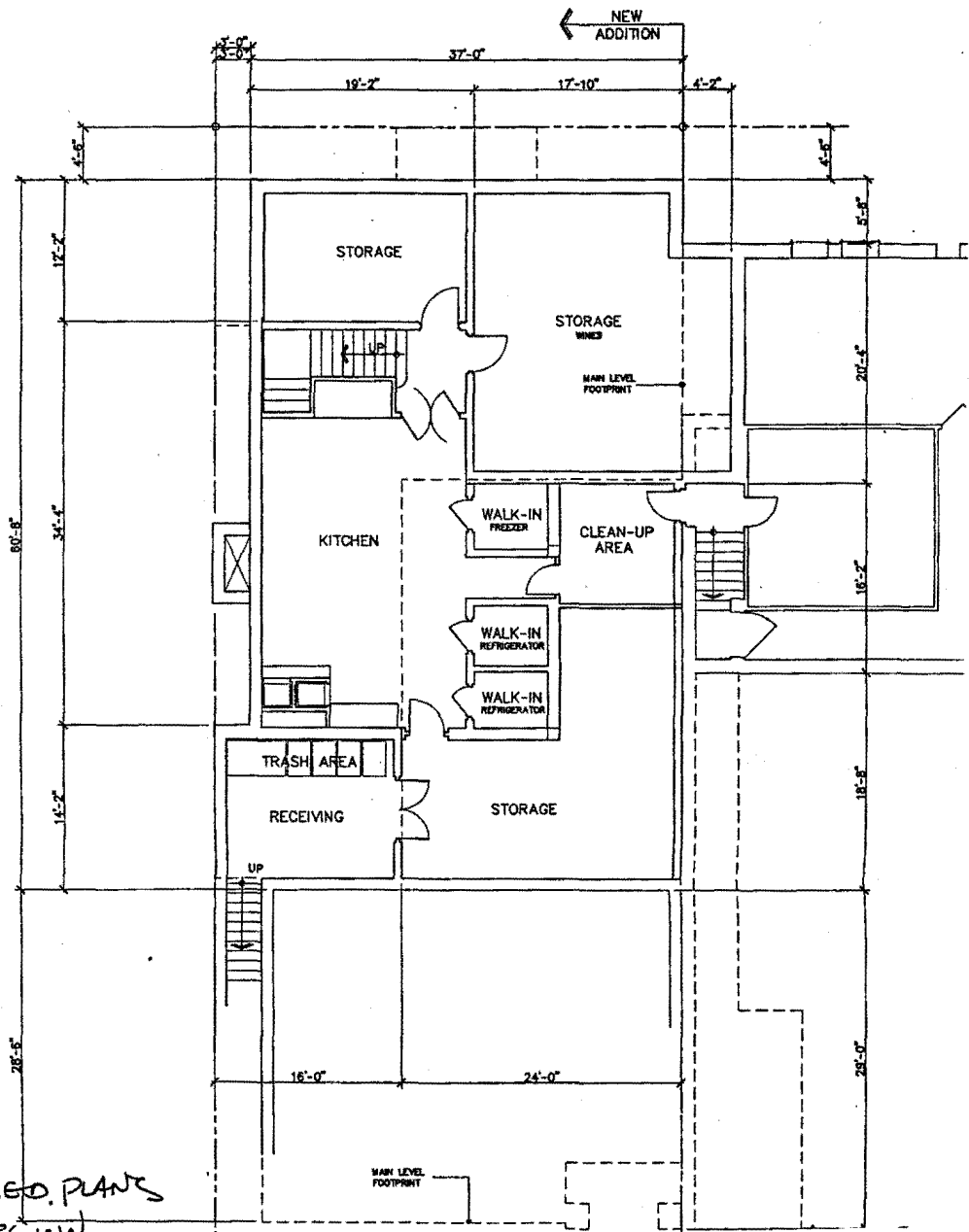
EXHIBIT NO. E
APPLICATION NO. 3-00-031
Cypress Inn Addition
SITE PLANS 6 of 8



REVISED PLANS  
 CYPRESS INN  
 ADDITION  
 MAIN FLOOR LEVEL  
 SITE PLAN  
 SHEET A2  
 7/19/00

EXHIBIT NO. E
APPLICATION NO. 3-00-031
Cypress Inn Addition
SITE PLANS 7 of 8





REVISED PLANS  
 CYPRESS INN  
 ADDITION  
 BASEMENT FLOOR  
 PLAN  
 SHEET A4 7/19/00

EXHIBIT NO. E
APPLICATION NO. 3-00-031
Cypress Inn Addition
SITE PLANS 8 of 8



Photo 1. View of existing Morgan Studio along Lincoln. Display cases along the front and sides of entrance. Cypress Inn to the right.



Photo 2. View of Cypress Inn adjacent to Morgan Studio site. Pine behind arched gate will be preserved in new design.

Exhibit F (pg 1 of 3)  
Project Photographs  
3-00-031  
Cypress Inn Addition



Photo 3. View of Cypress Inn at NE corner of Lincoln and 7th Avenue.



Photo 4. View of Nielsen building at SW corner of Lincoln and 7th Avenue.



Photo 5. View of Church of the Wayfarer on NW corner of Lincoln and 7th Avenue, across from Cypress Inn.



Photo 6. View of Cypress Inn parking lot (11 space lot) adjacent to Nielsen Building.

RECEIVED

APR 05 2000

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING  
COASTAL COMMISSION  
CENTRAL COAST AREA

STAFF REPORT

TO: CHAIRMAN FISHER AND PLANNING COMMISSIONERS  
FROM: CHIP RERIG, ASSOCIATE PLANNER  
DATE: 9 JUNE 1999  
SUBJECT: HD 99-02/MORGAN SITE  
E/S LINCOLN BETWEEN OCEAN AND SEVENTH  
BLOCK 75; LOT 16

---

I. SUMMARY RECOMMENDATION

Staff recommends that the Planning Commission adopt the updated DPR 523 Form and designate the site as a local historic resource.

II. BACKGROUND

In 1997 the Carmel Preservation Foundation (CPF) completed a historic evaluation, and DPR 523 Form, on the Mary DeNeale Morgan studio located on the east side of Lincoln Street between Ocean and Seventh Avenues. CPF's evaluation listed the structure "significant" based on its residential architecture. In late 1998 the Historic Preservation Committee and the Planning Commission received presentations from the Cypress Inn project applicants and supported the concept that it was the former occupant of the site and not the structure that was significant.

III. UPDATED DPR 523 FORM

Per the Department's Administrative protocols the property owners hired a qualified\* architectural historian to complete a new historic evaluation and DPR 523 Form. The new information argues that the site is significant because of its association with Mary DeNeale Morgan not because of the existing structure or its architecture which has lost its historic integrity. Both DPR 523 Forms are attached for the Committee's review.

On 19 April 1999 the Historic Preservation Committee reviewed and recommended to the

EXHIBIT G  
1 of 12

3-00-031  
Cypress Inn Addition

HD 99-02/Morgan Site

9 June 1999

Page Two

Planning Commission that a revised DPR 523 Form be adopted for the Mary DeNeale Morgan site. Since the General Plan (Policy P5-7) specifies that determinations on historic preservation should be made by the Planning Commission based on recommendations from a "citizens committee" (the HPC), the Commission is charged with reviewing all updated DPR 523 Forms.

#### IV. SITE DESIGNATION

The applicant requested historic designation of the Mary DeNeale Morgan site on 1 May 1999. The HPC reviewed the request to designate the site as a historic resource on 17 May 1999 and unanimously recommended that the Planning Commission approve the designation. The site, a standard 4,000 square foot legal lot of record, is located on the east side of Lincoln Street between Ocean and Seventh Avenues.

#### V. STAFF REVIEW

Municipal Code Section 17.41.040 establishes criteria for historic designation. To be eligible for local designation, a property must qualify as a good example of at least one of the criteria for designation and must be at least 50 years of age or older.

Staff believes that the site qualifies for designation because of its association with Mary DeNeale Morgan, a founder of the Carmel Art Association and influential member in the arts and crafts movement of the community. Her extraordinary contributions to artistic development distinguish Ms. Morgan and represent the threshold of significance adopted by the City in the General Plan.

Staff supports the updated DPR 523 Form and recommends that the Commission use it to replace the existing evaluation in the City's survey. Staff also supports the designation of the Morgan site based on the revised DPR 523 Form.

#### VI. STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the updated DPR 523 Form and designate the site as a local historic resource.

\*Qualified architectural historians are documented to comply with the Secretary of the Interior standards for the profession.

**PRIMARY RECORD**

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) Mary DeNeale Morcan Studio-Home

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B

c. Address E side of Lincoln btw Ocean & 7th City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

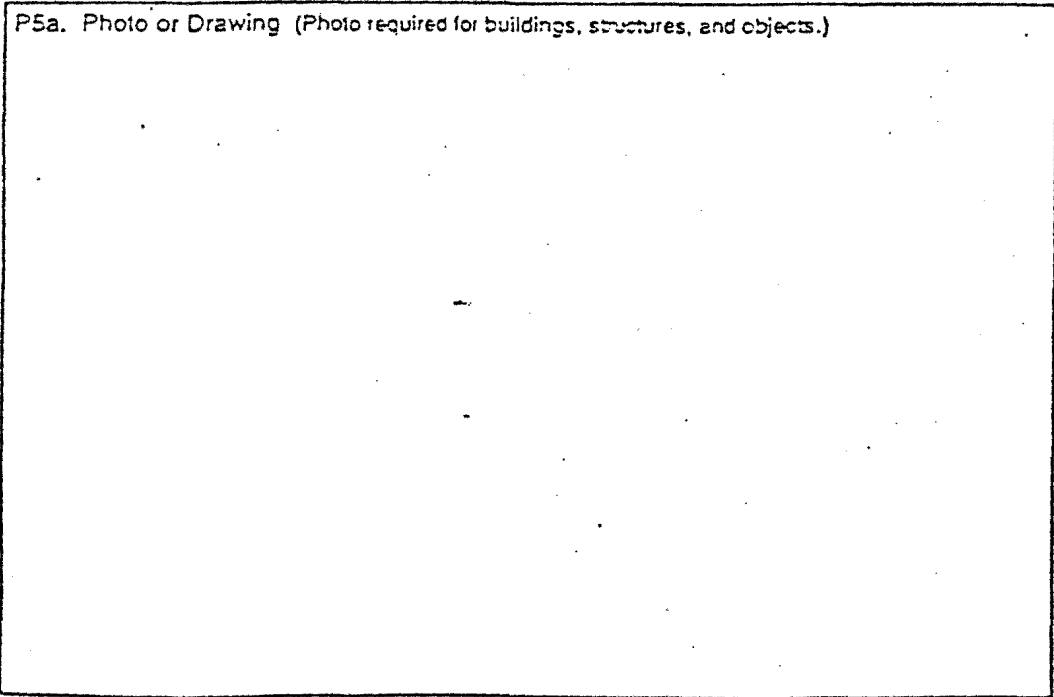
Monterey County Assessor's Parcel Number 10-142-9

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A rectangular cottage, built high above street level, allowing for a shop below. There is a 2nd story addition in the rear. The cladding is long shingles, painted, and the roof has a low front gable, covered with composition shingles. Wide overhangs, exposed rafters, and a shed roof over an extension to the south complete the roof line. A glass front door opens on a porch covered by a shed roof supported by square posts. A large brick chimney is against the front wall, but is partly hidden by a display window built right on the porch. Windows are casement. A chalkrock wall separates the small front yard from the street. This house has been extensively remodeled.

\*P3b. Resource Attributes: (List attributes and codes) (HP-2) artists studio-home

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) looking east at west facing facade  
March 1990

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
CA, 1904

\*P7. Owner and Address: Cypress Inn Investors  
E/s Lincoln & Seventh  
Carmel, CA 93921

\*P8. Recorded by: (Name, affiliation, and address) Kent Seay  
preservation consultant  
310 Lighthouse Avenue  
Pacific Grove CA 93950

\*P9. Date Recorded: 4/14/99

\*P10. Survey Type: (Describe) Other - individual list  
on local resource inven  
(update)

\*P11. Report Citation: (Cite survey report and other sources or enter "none.") Update for Carmel Historic Resource  
Inventory 3-00-031

(EXHIBIT G 3 of 12)

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Cypress Inn Addition Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List)

Page 2 of 2 NRHP Status Code \_\_\_\_\_  
 Resource Name or # (Assigned by recorder) Mary DeNeale Morgan Studio-Home

- B1. Historic Name: Mary DeNeale Morgan Studio-Home
- B2. Common Name: \_\_\_\_\_
- B3. Original Use: Artist's studio-home B4. Present Use: Vacant
- B5. Architectural Style: Craftsman Tradition
- B6. Construction History: (Construction date, alterations, and date of alterations)

Possibly moved from Ocean Avenue after 1904. First building perm for alteration issued 1920. Constant change over time

- B7. Moved?  No  Yes  Unknown Date: CA. 1904 Original Location: Possibly Ocean Ave
- B8. Related Features: \_\_\_\_\_

B9a. Architect: N/A b. Builder: N/A

B10. Significance: Theme Cultural Development Area Carmel-By-The-Sea  
 Period of Significance 1903-1948 Property Type studio-home Applicable Criteria A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integ

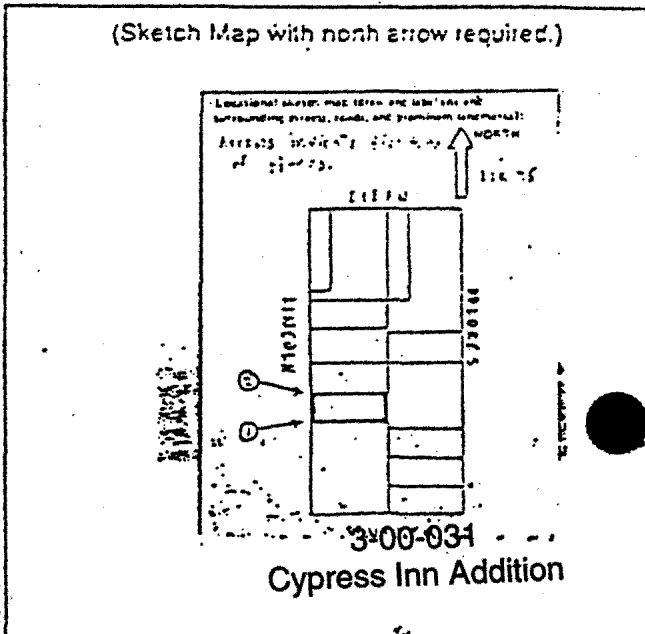
The site of the studio-home of artist Mary DeNeale Morgan is significant under National Register Criterion A, (History), for Ms. Morgan's many contributions to the cultural development of Carmel during her forty-plus years of residency between 1903 and 1948. Ms. Morgan was a noted California artist who was "vigorously active with her own painting as well as cultural and civic affairs". It was said of her that "nothing which touched Carmel failed to touch her". Ms. Morgan was a founding member of: The Carmel Club of Arts and Crafts and its associated summer school of art; the Forest Theater; the Carmel Art Association, and All Saints Episcopal Church. She was deeply involved in acquiring the sand dunes along Carmel beach for public use, and the downtown parcel that became Devendorf Park. Alterations and additions over time to the Morgan studio-home have all but obliterated the original character defining qualities of the structure.

B11. Additional Resource Attributes: (List attributes and codes) (HP-2) artist's studio-home

- B12. References: Gilliam, H. & A., *Creating Carmel The Enduring Vision*, Salt Lake City: Gibbs-Smith Pub., 1992, p. 148.  
 Hughes, E.M., *Artists in California 1786-1940, Vol. 11*, San Francisco: Hughes Pub. Co., 1989, p. 389.
- B13. Remarks: Klenke, J.M., *Mary DeNeale Morgan-Artist*, Oral History conducted by Betty L. Hoeg, 1971. Copy on file at the McHenry Library, U.C. Santa Cruz, CA.

B14. Evaluator: Kent L. Seavey  
 Date of Evaluation: 04/14/1999

(This space reserved for official comments.)  
 EXHIBIT G  
 4 of 12





KENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(408) 575-8759

Mr. James G. Heisinger, Jr.  
Attorney At Law  
Heisinger, Buck, Morris & Rose  
Post Office Box 5427  
Carmel-By-The-Sea, CA 93921-5427

Dear Mr. Heisinger:

Thank you for the opportunity to assist you and your clients in developing an appropriate interpretive program, within the proposed addition to the Cypress Inn, recognizing the significant contributions of Carmel artist and civic activist Mary DeNeale Morgan to the cultural development of Carmel-By-The-Sea.

I believe that the interpretive program described below will fully meet the intended purposes of Carmel's Historic Preservation Ordinance, (Chapter 17.41.050. F.).

It was said of Ms. Morgan that, "nothing which touched Carmel failed to touch her." In his book *Creating Carmel, The Enduring Vision*, Noted author Harold Gilliam described Miss Morgan as having deep roots in Carmel, "where she lived for forty productive years, vigorously active with her own painting as well as cultural and civic affairs. Her canvases in oil and "oleo tempra" portray Carmel's cypresses, dunes, headlands, and seascapes with simplicity and strength...Her cottage was a frequent meeting place for such civic activists as the "save the dunes" leaders and a magnet for visiting celebrities..."

#### Mary DeNeale Morgan (1868-1948)

Mary DeNeale Morgan was born in San Francisco on May 24, 1868, but moved shortly to Oakland where her father was a city engineer. She studied art at the California School of Design in San Francisco under Virgil Williams, Emil Carlsen and Amedee Joullin (1884-1895). However, her most important teacher and mentor was William Keith, with whom she studied privately from her youth to Keith's death in 1911. In 1896 Ms. Morgan opened a studio in Oakland, and briefly, taught art at Oakland High School.

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3-00-031  
Cypress Inn Addition

The artist's first recorded association with Carmel and the Monterey Peninsula came in 1903. She was visiting the area with members of the Pacific Coast Woman's Press Association when family friend Frank Devendorf, Carmel's pioneer developer, prevailed upon her to manage the newly expanded Pine Inn for him. Mary's brother, architect Thomas Morgan, had prepared the final plans for the building complex. The following year she rented a cottage on Monte Verde which she and her family occupied during the summer months until about 1910.

In the summer of 1905 Ms. Morgan was one of the founding members of the Carmel Club of Arts and Crafts. The organization raised funds for a permanent clubhouse through street fairs in the form of Dutch Markets, one of Carmel's first public cultural events. In 1910 the Club initiated the Carmel Summer School of Art with Ms. Morgan as instructor of drawing and painting. Through Morgan's influence, internationally respected artist William Merritt Chase came to teach in the summer of 1914.

Ms. Morgan's own art career was on the rise as well. In April of 1907 one of her paintings was the first sold from the newly established art gallery at Monterey's prestigious Del Monte Hotel, and she had her first solo exhibit at the Hahn Gallery in Oakland.

In 1910 Mary DeNeale Morgan purchased the former studio-home of painter Sydney Yard, on Lincoln Street near 7th, establishing permanent residence in Carmel. The studio, according to noted art historian Betty Hoag McGlynn, may have been moved from Ocean Avenue to its current location during Yard's occupancy (ca. 1904-1909). M. DeNeale Morgan lived and worked in the building until her death in 1948. The many physical changes to the property, during her tenure and after, have effectively destroyed any architectural significance the studio may have possessed.

Because, in part, of the unique nature of Carmel, no sidewalks, street numbers or street lighting in the evenings, the artists had a hard time attracting potential buyers to their individual studios and homes. In August of 1927 Ms. Morgan became a charter member of the group of visual artists trying to establish a permanent exhibit space, the Carmel Art Association.

One of Morgan's most memorable contributions to the community was in the Spring of 1921 when she and a number of other "activists" met in her studio to develop a strategy to acquire fifteen acres of sand dunes, proposed for resort development at the northern corner of Carmel.

The artist and other members of the group approached Frank Devendorf about a price for the threatened property. In the negotiations Devendorf offered to include "Block 69" of Carmel (now Devendorf Park), and in a citywide vote the two properties were purchased for open space and park use.

Mary DeNeale Morgan was devoted to her art and to her community. While a founder and active member of almost all of the arts organizations that made up early Carmel's cultural life (including the Forest Theater where she did set design), she never sought a formal leadership role. Working quietly and effectively from the sidelines, "nothing which touched Carmel failed to touch her". She died October 10, 1948, formal services were held at Carmel's All Saints Episcopal Church, of which she was also a founder.

### Creating a "Living Tribute" to Mary DeNeale Morgan

Alterations and additions to the Morgan studio-home, have all but obliterated the original character defining qualities of the structure. The building no longer retains the physical integrity to project feeling and association or the sense of time and place connected with her occupancy. However, cultural designation of the site, paired with appropriate interpretation as part of the proposed in fill project, can convey in part the importance of the artist and her studio to the development of Carmel.

The most productive way in which to pay tribute to the memory of Mary DeNeale Morgan and her many contributions to the cultural life of Carmel as part of the proposed addition to the Cypress Inn should be in the form of active interpretation. This would include a fixed interpretive wall panel with a selected photograph of the artist (see attached), and appropriate text. An adequate adjacent space should be made available for the changing exhibit of a single work of art by Ms. Morgan, and by important members of the Carmel art community that flourished during her lifetime in Carmel (1903-1948).

Works could be borrowed from the City of Carmel, the Carmel Art Association or at least a half dozen Carmel art galleries that deal in California regional art from Ms. Morgan's period of significance. It would be more than appropriate that the works presented should be available for purchase, considering the amount of time Mary DeNeale Morgan spent seeking venues for the sale of local artists work.

The single works could be shown for a month or six weeks, with any sales conducted through the gallery of ownership. Such a "living tribute" would develop an awareness of Carmel's rich artistic history in new audiences of travelers and visitors, and perhaps pique their interest in staying longer to learn more about the community's cultural heritage.

Respectfully Submitted,

*Kent L. Searcy*



EXHIBIT

G

9 of 12

9-00-001  
Cypress Inn Addition

PERMIT RECORD

LOCATION: Lincoln, 4th NE of 7th

APN 10-147-9 NAME: M. DeNeale Morgan Studio OWNER: M.D. Morgan.

BLOCK: 75 LOT: 16 LOT SIZE: 40 X 100 BUILDER: Unknown

PERMIT NO.	DATE:	COST:	WORK:
------------	-------	-------	-------

100	4/20	\$500.00	Build
160	9/16/36	50.00	Addition
324	10/28/37	800.00	Dry rot & change entry
3994	8/29/63	600.00	Fire damage
4021	10/28/63	600.00	Wood shed, 2 stories
69-91	7/30/69	650.00	New Deck
87-56	3/24/87	8140.00	Re-roofing
88-233	10/4/88	300.00	Enlarge entrance, interior work
DR8 -7-237	1/20/87	+ - 500.00	Enlarge show window

No information on rear structure

EXHIBIT G  
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3-00-031  
Cypress Inn Addition

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code SS1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date  / /

Page 1 of 3

\*Resource Name or #: AP#10-142-7 M. DeNeal Morgan

P1. Other Identifier: Carmel Historic Survey

\*P2. Location:  Not for Publication  Unrestricted a. County Monterey

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.L. \_\_\_\_\_

c. Address E. Lincoln, 2nd N. of 7th City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ m

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

Block 75, Lot 16

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

A rectangular cottage, built high above street level, allowing for a shop below. There is a second story addition in the rear. The cladding is long shingles, painted, and the roof has a low front gable, covered with composition shingles. Wide overhangs, exposed rafters, and a shed roof over an extension to the south complete the roof line. A glass front door opens onto a porch covered by a shed roof supported by square posts. A large brick chimney is against the front wall, but is partly hidden by a display window built right on the porch. Windows are casement. A chalk rock wall separates the small front yard from the street. This house has been extensively remodeled.

\*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5. Description of Photo: (View, date, etc.)  
1993

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
ca 1910

\*P7. Owner and Address:  
Jeanie Klenke Life Estate  
& Dana Morgan Sr.  
1515 Altschul Ave.  
Menlo Park, CA 94025

\*P8. Recorded by: (Name, affiliation, address)  
M. Loughridge  
Carmel Historic Survey  
P.O. Box 3959  
Carmel, CA 93921

\*P9. Date Recorded: 04/23/1997

\*P10. Survey Type: (Describe)  
Intensive

3-00-031

\*P11. Report Citation: (Cite survey report/other sources or "none") EXHIBIT 11 of 12 Leslie Heumann/Glory Ann O'Leary's Inn Addition  
Historic Context Statement

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Utility Corridor Record

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

\*NRHP Status Code SS1

\*Resource Name or #: AP#10-142-7 M. DeNeal Morgan

B1. Historic Name: M. DeNeal Morgan Studio

B2. Common Name: M. DeNeal Morgan Studio

B3. Original Use: Residence B4. Present Use: C--Commercial

\*B5. Architectural Style: Arts and Crafts Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations.)

Built about 1910 by Sidney Yard. 1920 permit #100 - \$500 addition, Morgan. 9/36 permit #160 - \$50 addition, Morgan. 10/37 permit #324 - \$800, replace dry rot and change front entry.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential Architecture Area Carmel-by-the-Sea  
Period of Significance 1900-1940 Property Type Commercial Applicable Criteria MC 17.411

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Constructed around 1910, this rectangular cottage was built high above street level allowing for a shop below was once the home and studio of Mary DeNeale Morgan. Although extensively remodeled over the years, it still retains much of its original character, it just takes longer to see it. The long exposure shingles, the casement windows, the handsome clinker brick chimney, the low gables and wide eaves are all typical elements seen repeatedly in early Carmel construction.

An extremely vital and important person in the early development of Carmel, the artist Mary DeNeale Morgan came to Carmel in 1903 on a visit with her mother, her brother Thomas, an architect who had just finished helping Devendorf with his final plans for the Pine Inn, and a group from the Pacific Coast Women's Press Association. While here, she acted as temporary manager for the Pine Inn. But her association with Carmel began much earlier through family visits to her grandparents' homestead in Salinas.

Born in San Francisco, Morgan attended the California School of Design from 1888 to 1890. She opened her first studio in Oakland, and held her first show at the Hahn Gallery there in 1896. After her many visits to the area, she finally purchased the former studio of artist Sidney Yard at Lincoln and Seventh where she lived for 40 years.

Morgan was an internationally respected artist. She painted in oil and tempera using the local natural landscape, the dunes, the sea, the cypresses, as her subject. "The broad sweeping brushstrokes that are the hallmark of her style were much admired and a fellow artist,

\*B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

\*B12. References:

City Hall Bldg records.

Sharron Hale, pp  
15,16,18,19,31,33,40,41,42,44,45,55,63,71,81,185.

B13. Remarks:

Zoning: Commercial

\*B14. Evaluator: Margaret Mise

Date of Evaluation: 03/01/1997

(This space reserved for official comments.)

(Sketch Map with north arrow required)

EXHIBIT G  
12 of 12

3-00-031  
Cypress Inn Addition



DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 98-32

Cypress Inn Investors

E/s Lincoln between Ocean and 7th

Block 75, Lot 16

11 August 1999

CONSIDERATION: The applicant requests approval of a use permit for the development of property in the Central Commercial Land Use District.

GENERAL FINDINGS:

1. The project site is located on the east side of Lincoln Street between Ocean and 7th Avenues in the Central Commercial District.
2. The project site consists of a 4,000 square foot original legal lot of record that was originally developed in 1904 with a combination studio/single-family residence.
3. The site is currently developed with a 3,617 square foot commercial/residential apartment building. That the structure contains five (5) rental units and 2,112 square feet of commercial floor area.
4. The intent of the property owner is to demolish the existing structure and construct a 5,866 square foot hotel and undesignated commercial space in its place. That the new structure will contain seven (7) hotel units, six (6) of which will be transferred from an existing R-1 Motel (Holiday House) and one (1) of which will be moved from the existing Cypress Inn.
5. Demolition of the existing structure would free-up the parcel for potential development on the 4,000 square foot legal lot of record (40 x 100) which is all of Lot 16 in Block 75.
6. The apartment units have been renter-occupied for at least one year preceding the date of the application, as documented in the application submittal materials. That the application does not comply with Municipal Code Section 17.18.120 and State law which prohibits the demolition of affordable residential units for moderate-income households, as defined by the Association of Monterey Bay Area Governments since the units may have been used as affordable housing.

7. The structure has not been designated as a historic resource although the site has been voluntarily designated as a historic resource based on its association with Mary DeNeale Morgan. The Carmel Historic Survey originally identified the property as "significant" based on the structure's "residential architecture." However, based on additional research by an independent architectural historian, the Historic Preservation Committee and the Planning Commission found that the structure did not meet the thresholds for significance based in the California Environmental Quality Act (CEQA) or the City's Historic Preservation Ordinance (17.41.040).

REQUIRED FINDINGS

- A. Required Findings 17.18.180.A: that the proposed development has been found consistent with Section 17.10.010.B related to conversion or demolition of residential housing units.

A-1 That the project would demolish and convert five (5) residential housing units.

A-2 That the project would transfer four (4) of the demolished and converted residential housing units to the Nielsen Building (Lots 1 and 3, Block 93).

A-3 That one (1) residential housing unit would be returned to the Holiday House which would be returned to its original use as a single-family dwelling.

A-4 That as a result of these transfers there would be no net less of housing and no net loss of affordable housing.

- B. Required Findings 17.18.180.A: that the proposed development has been found consistent with Section 17.10.010.M and N related to second story space.

B-1 That the Municipal Code limits newly constructed space above the ground level story to either residential units or to occupancy by existing motel/hotel units.

B-2 That the upper floor of the Cypress Inn addition will be occupied by existing motel units transferred from the Holiday House.

B-3 That the Municipal Code prohibits the loss of second floor apartments through demolition or conversion.

B-4 That the project will replace the five (5) apartment units being demolished by transferring them to the Nielsen Building and the former Holiday House.

- C. Required Findings 17.18.180.C: that the proposed development has been found consistent with Section 17.08.060 related to water consumption.

C-1 That the project proposal to transfer water from the Holiday House and Nielsen Building is consistent with Monterey Peninsula Water Management District rules.

C-2 That an official survey of fixture units will occur prior to the issuance of a building permit.

C-3 That as conditioned the project will not require additional water resources.

- D. Required Findings 17.18.180.D: that the proposed development has been found consistent with Chapter 17.34 related to parking.

D-1 That the project site currently has a 8.5 parking space deficit. With the proposed construction of 2,671 square feet of net new commercial space plus the net addition of six (6) hotel units to this site, the combined parking demand is estimated to be 10.45 spaces.

D-2 That if the existing deficit (8.5 spaces) is waived, the proposed project would require an additional 1.95 parking spaces.

D-3 That the applicant proposes to retain the existing deficit parking balance and add three (3) parking spaces to an off-site parking lot.

D-4 That the proposed parking layout for the additional spaces fails to meet dimensional standards for space size and back-up room, and appears impractical.

D-5 That by paying fees in-lieu of parking the project can be found reasonably consistent with the City's parking requirements.

- E. Required Findings 17.18.180.E: that the proposed development has been found consistent with Chapter 17.38 related to expansion of existing nonconformities.

E-1 That the existing site contains several nonconformities including: minimum

EXHIBIT 4

3-00-031

3-f11

Cypress Inn Addition

parking, maximum floor area, and minimum landscaping.

E-2 That the proposed project would expand several nonconformities (minimum parking, maximum floor area, and minimum landscaping) and create new nonconformities (maximum building coverage, maximum height, number of stories, and minimum open space).

E-3 That Municipal Code Section 17.41.070 provides for exceptions to zoning standards as an incentive to voluntarily designate historic structures or sites.

E-4 That by granting exceptions to the zoning standards, the project will be more in character with the architecture of the designated structure (Cypress Inn).

E-5 That granting the exceptions to the zoning standards would not be in violation of the Historic Building Code provisions for health and safety, be detrimental to any adjacent property, nor in any other way be injurious to public health, safety or welfare.

E-6 That through the formal designation of the Mary DeNeale Morgan site and the Cypress Inn as locally significant historic resources the Planning Commission has the authority to relax dimensional standards as referenced in the Municipal Code.

F. Required Findings 17.18.180.F: that the proposed development has been found consistent with Chapter 17.12 related to commercial design regulations.

F-1 That the City reaffirms that it is essentially and predominantly a residential city with a unique commercial and multifamily residential area noted for its village character. The character is created by having a variety of design in buildings, by keeping the buildings small in scale, by providing walking malls within the interior of blocks, by the use of open space and landscaping, by use of structures for small specialty shops and by the mix of both apartments and shops within the commercial district.

F-2 That the project as designed shall respect and be compatible with the architectural character and scale of the commercial district.

F-3 That the project as designed shall complement the existing scale and design of

the adjacent structure to the south that is listed as a local historic resource because of its architectural distinction, architectural detail, and architectural innovation.

F-4 That the project as designed shall not create visual clutter through excessive number of, or uncomplimentary, design elements.

F-5 That the modification shall not incorporate color, materials, patterns or other design elements that: 1) call attention to the storefront; 2) create a form of advertising or sign; 3) would render the storefront unusable by a subsequent business occupant without further remodeling; or 4) create a standardized identification with a particular business use.

F-6 That the proposed openings in the project including doors and windows shall be in proportion to the storefront and structure.

F-7 That the amount of glass transparency along the storefront is limited to prevent an excessive amount of interior light and/or glare to shed onto the public right-of-way.

### CONDITIONS

1. This use permit shall constitute a master permit for development of the property. All subsequent activities on this property, including, but not limited to, the conduct of existing or proposed new businesses, approval of use permits and approval and construction of additions or alterations, shall be subject to City review and approval under the findings and conditions of this permit. No activity shall be approved nor undertaken unless it conforms to the findings and conditions of this permit.
2. This use permit constitutes a land use entitlement to construct a commercial structure with a basement to be used as storage and a kitchen, a main floor composed of undesignated commercial space and one (1) hotel unit, and an upper floor composed of six (6) hotel units. Any activities undertaken pursuant to this permit shall conform to all conditions of this permit. This permit is recognized as part of a multi-site combined development. Implementation of this permit is contingent on approval and implementation of the following projects on other sites: 1) permanent merger of Lots 15 and 17, Block M, 2) designation of the Holiday House as a locally historic resource, 3) designation of the Mary DeNeale Morgan

EXHIBIT H

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Cypress Inn Addition

site as a locally historic resource, 4) designation of the Cypress Inn as a locally historic resource, 5) transfer of six (6) motel units located in the Holiday House to the Cypress Inn addition, 7) return of the Holiday House to a single family residence, 8) transfer of applicable water units, and 9) transfer of residential apartment units to the Nielsen Building (Lots 1 and 3, Block 93).

3. This use permit authorizes the establishment of up to two (2) separate commercial spaces occupying a total of not more than 5,738 square feet of floor area.
4. No retail space may be reduced in size to less than two hundred (200) square feet in area. No single retail space shall occupy more than 5,000 square feet.
5. Only one business shall be authorized to occupy any single commercial space on this property.
6. The currently undesignated commercial space shall be evaluated for its potential impact on the overall commercial district. No business activity shall be approved nor conducted that would produce levels of light, noise, odors, or traffic that would conflict with the maintenance of a safe, healthful, and pleasant living environment for adjacent residential uses.
7. No commercial space shall be constructed in reliance on this permit unless the net increase in parking demand of 1.95 spaces is met through payment of the parking in-lieu fees.
8. The permittee shall be responsible for the placement and construction of all utilities to serve the project including the construction of off-site improvements, as necessary, to connect to existing utility facilities. All utilities shall be installed underground. Existing meters and vaults located in the sidewalk at the perimeter of the site shall be relocated on site and shall be screened from public view. All commercial spaces shall be equipped with ultra-low flow water fixtures as defined by the Monterey Peninsula Water Management District. Any required Fire Department connection shall be concealed within an exterior wall so that only the heads are revealed. Any post indicator valve shall be concealed in a niche or behind landscaping.
9. The development shall not result in a net increase in water use.

10. That the upper floor of the development shall be used exclusively for transient rental hotel units. No other commercial uses shall occupy the top floor.
11. The City shall reserve the right to require the applicant to post a security bond upon approval of the final design of the project to secure construction of all off-site improvements required as a condition of final design approval.
12. The permittee shall obtain a Coastal Development permit from the California Coastal Commission prior to issuance of any building permits for project demolition or construction and shall submit a copy of the approved permit and any conditions and staff reports prepared by the California Coastal Commission.
13. The permittee shall obtain a Building permit authorizing any demolition or construction prior to commencing any demolition or construction.
14. All trees on the site shall be protected during demolition by methods approved by the City Forester.
15. Any grading on site and any disposal of excavated materials from the site shall conform to a plan approved by the Director of Community Planning and Building.
16. No trees shall be removed by the future site development until the applicant has obtained approval by the City Forester or Forest and Beach Commission. The removal of trees from the site shall not occur until a plan has been approved by the Planning Commission to develop a new dwelling on the property.
17. The four (4) residential apartments being transferred off-site shall be maintained as affordable housing for lower or moderate-income households as defined by the Association of Monterey Bay Area Governments.
18. All portions of all land use entitlements and/or exceptions authorized by this permit are contingent upon City approval of a final design for the project and the recording or standard preservation easements for all historic properties. All design alterations of any structure on the project once constructed shall be subject to design review approval in conformance with the Municipal Code of the City of Carmel-by-the-Sea. If any part of this permit is implemented, all associated permits shall apply.
19. The applicant shall be required to submit construction drawings for review by the

UP 98-32/Cypress Inn Investors  
Findings for Decision  
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Building Official and receive a building permit prior to commencing construction of the alterations to the building approved in this permit.

20. Any exterior changes that are not expressly approved by the Planning Commission in this permit shall not be permitted unless the applicant submits a revised application for consideration and approval consistent with all applicable Municipal Code Sections.
21. The applicant shall return to the Planning Commission for final design approval on details such as colors, lighting, public way design, and landscaping.
22. The applicant shall professionally photodocument the entire Morgan studio and the north wall of the existing Cypress Inn prior to any demolition or construction. Copies of the photographs shall be archived in the property file at City Hall.
23. The applicant shall develop an educational tribute to the life and artistic contributions of Mary DeNeale Morgan to memorialize the Morgan site. The tribute shall be permanently mounted in a display on or in the Cypress Inn addition.



( KENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(408) 575-8759 \*

226.

MAY 24 1999

May 19, 1999

Mr. Chris Tescher  
P.O. Box 4915  
Carmel, CA 93921

Dear Mr. Tescher:

Thank you for the opportunity to review your proposed design of the Cypress Inn addition, along Lincoln Street in Carmel. I examined your proposed treatment of the addition in context with the current version of the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* because of the historic status of the Cypress Inn.

The operative section of the *Guidelines* for this purpose is section #9 which states:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The massing, size and scale of your proposed addition is appropriate as well as subordinate to the original Cypress Inn. The use of the existing one story arched entry as a hyphen to separate the old from the new is practical and makes very good visual sense.

Repeating the arch of the hyphen in the street level doorways in the addition respects the the architectural detailing of the original building while adding a new element from the decorative vocabulary of the Spanish Eclectic architectural style. The Monterey style second story balcony with its corbeled wood posts and rail makes a nice reference to local building traditions.

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HISTORIC PRESERVATION MUSEUM INTERPRETATION

3-00-031

Cypress Inn Addition

The use of stucco as an exterior wall cladding is consistent with the Spanish Eclectic style, and does not repeat the formed concrete finish of the original Inn. Nor does the side gabled roof of the addition mimic the inn's hipped roof forms. I would hope you are going to use true wood muntins, in your fenestration to complement the careful attention you have given to the overall scheme of your proposal.

It is my professional opinion that the proposed design meets the criteria referenced in Section #9 of the Secretary's Standards. It is also my professional opinion that if the addition were to be removed in the future; the essential form and integrity of the historic property, the Cypress Inn and its environment, would be unimpaired.

Most Sincerely,

*Richard Seavey*

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 Page Two

2. DR 98-32, HD 99-2,  
 RE 98-21, UP 98-32  
 Cypress Inn Investors  
 N/e corner Lincoln and 7<sup>th</sup>  
 Block 75, Lot(s) 16,18,20, 22

Consideration of Use Permit and Design Review applications for construction of a new hotel with a new full-line Restaurant in the Residential Commercial District.

Associate Planner Rerig gave the staff report and reviewed the applications. Chairman Fisher opened the public hearing. Jim Heisinger addressed the Commission on behalf of the applicant and reviewed the request. Chris Tescher provided further clarification of the project. Mel Kline, Bob Schwartz, Dana Little, Chris Higson, Mike Brown, Matthew Little addressed the Commission. Chris Tescher gave rebuttal remarks. There being no further comment, the hearing was closed. Principal Planner Roseth provided clarification regarding parking, senior housing and affordable housing. Don Freeman advised the Commission to continue the application until the parking issue is resolved. After discussion, a motion was made by Commissioner Wasko to continue the

application to enable staff and the applicant to resolve the parking issues. The motion died for lack of a second. After further discussion, on motion of Bartron seconded by Paterson the Commission APPROVED THE USE PERMIT AND DESIGN REVIEW APPLICATIONS on the following roll call vote:

AYES: COMMISSIONERS: Bartron, Paterson, Strid, Wilson, Fisher

NOES: COMMISSIONERS: Wasko

ABSENT: COMMISSIONERS: Coleman

## EXHIBIT B

## CITY OF CARMEL-BY-THE-SEA

## DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

## FINDINGS FOR DECISION

UP 00-03 (The Bistro at Cypress Inn)  
E/s Lincoln between Ocean and Seventh  
Block 75 Lot 16

14 June 2000

CONSIDERATION: Applicant requests a use permit for a new Full-line Restaurant (SIC 5812) in the Central Commercial (CC) District.

FINDINGS OF FACT:

1. That the applicant submitted a request for a use permit that was deemed complete on 17 May 2000 to establish a new Full-line Restaurant in the Central Commercial (CC) Land Use District. The project site is located on the east side of Lincoln between Ocean and Seventh Avenues.
2. That the applicant has submitted plans indicating a seating capacity of sixty (60) seats.
3. That the applicant proposes to serve lunch and dinner. Customers will be provided with individual menus while seated at the table. The restaurant does not have characteristics of a drive-in, formula or fast food establishment.

FINDINGS FOR DECISION:

1. The proposal to create a new Full-line Restaurant would not generate offensive odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the district.
2. That the proposed use would not generate levels of noise that could adversely affect the health, safety, or welfare of neighboring properties or uses. That the restaurant is not located within 300 feet of the R-1 Land Use District. The restaurant is proposed to be open from 11:00 a.m. to 10:00 p.m. seven days per week.
3. That adequate facilities are provided on the site for the closed storage of trash and garbage. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways.

EXHIBIT I

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3-00-031  
Cypress Inn Addition

The Bistro at Cypress Inn  
Findings for Decision  
14 June 2000  
Page Two

4. That there are no increases in vehicle-generating activities associated with the restaurant since the intensity of the land use will not change with this applicant.
5. That the proposed use would not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection. The applicant has submitted plans indicating that there are public restrooms for both men and women within the business premises.
6. That there will be one entry at the front of the restaurant, an entry from the existing Cypress Inn, and an entry from the kitchen in the basement providing adequate ingress and egress to and from the proposed location.
7. That allowing the proposed use would not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations.
8. That the proposed use would be compatible with other surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
9. That as characterized proposed use would not be in conflict with the City's General Plan. Approving a new use permit when the business does not comply with the City's restaurant standards would be inconsistent with the General Plan and Municipal Code.
10. That the proposed use would not be injurious to public health, safety or welfare. Seating is within local and state building and fire codes. All changes will require a building permit.
11. That granting the use permit could set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City, or would be in conflict with the General Plan.
12. That since the floor space is being expanded, the applicant is required to provide additional off street parking as required in Municipal Code Section 17.34.020 through the payment of in lieu fees for 1.95 spaces.

EXHIBIT I

2 of 5

3-00-031  
Cypress Inn Addition

The Bistro at Cypress Inn  
Findings for Decision  
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Page Two

13. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use. Traffic in this area is light as compared to the core commercial district on Ocean Avenue.
14. That the land use characteristics have been compared to the standards required for a new restaurant. Characteristics found to be in compliance are marked on the attached list for the purpose of documenting and monitoring to ensure that nonconformities are not created through any future changes.

DECISION: The use permit is approved.

Standard Conditions (Documented as Applicable to the Proposed Use)

1. The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing, and any change in the use which would alter the findings or conditions adopted as part of this permit review shall require approval by the Planning Commission.
2. All water fixtures within the premises in which the use is located shall be retrofitted with water conservation hardware and shall be inspected for conformance with the standards contained in Section 15.28.020 of the Municipal Code prior to establishment of the use.
3. Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water use as compared to the previous use, this use will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.
4. Abandonment or replacement of the existing business use shall terminate this use.
5. Trash and garbage and containers for recycling materials shall be stored in metal containers on private property, screened from public view and disposed of in the manner established in Chapter 16, Title 8 of the Municipal Code.

The Bistro at Cypress Inn  
Findings for Decision  
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Page Three

Special Condition

1. The applicant shall fully document all proposed water transfers prior to the issuance of a building permit. Documentation shall include, but is not limited to, each site's existing and proposed water use, required District "set-aside," and any use restrictions placed on donor sites.

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4 of 5

3-00-031  
Cypress Inn Addition

Planning Commission Minutes  
 Regular Meeting  
 14 June 2000  
 Page Four

3. UP 00-3  
 Cypress Inn Investments  
 (The Bistro at Cypress Inn)  
 E/s Lincoln between  
 Ocean and 7<sup>th</sup>  
 Block 75, Lot 16

Consideration of a commercial use permit application for a new Full-Line Restaurant in the Central Commercial District.

Associate Planner Rerig gave the staff report and responded to questions. Vice-Chairman Strid opened the public hearing. Chris Tescher addressed the Commission and expressed concurrence with the staff report and conditions of approval. Jim Heisinger, Mike Brown and John Wagner addressed the Commission. There being no further public comment, the hearing was closed. A discussion followed regarding the parking study, water transfer and hours of operation. On motion of Wilson, seconded by Wasko the Commission APPROVED THE APPLICATION on the following roll call vote:

AYES: COMMISSIONERS: Coleman, Paterson, Strid, Wasko, Wilson

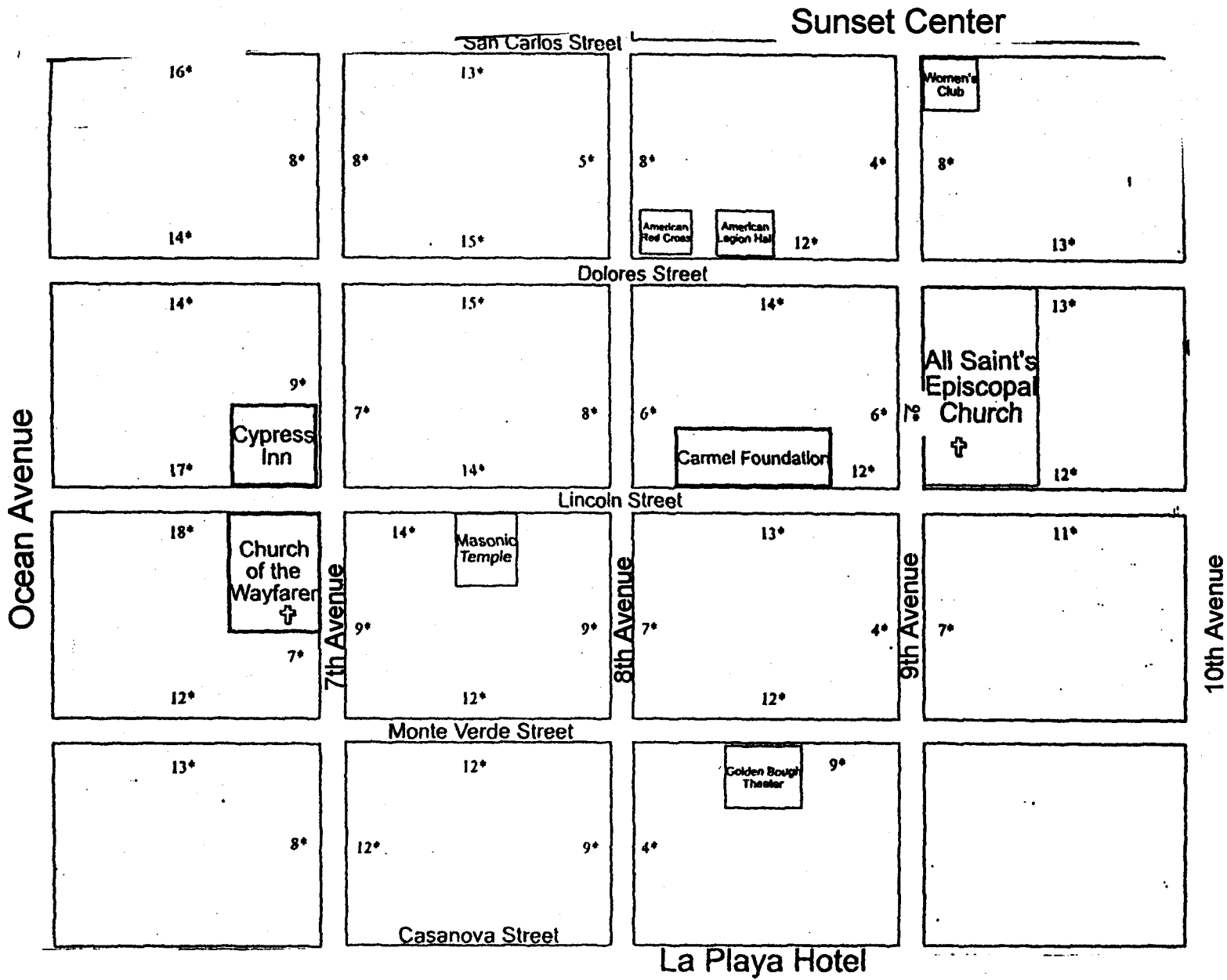
NOES: COMMISSIONERS: None.

ABSENT: COMMISSIONERS: Bartron, Fisher

EXHIBIT I  
 5 of 5

3-00-031  
 Cypress Inn Addition





\* Number of existing parking spaces

Exhibit J  
 Existing Parking Spaces in  
 Vicinity of Cypress Inn  
 3-00-031  
 Cypress Inn Addition

EXHIBIT 4

PARKING ANALYSIS - WEEKDAY  
 USING ITE PARKING GENERATION, 2nd EDITION RATES<sup>1</sup>

	Parking Requirement	EXISTING CONDITIONS					PROPOSED CONDITIONS				Net Change
		Land Use	ITE Land Use Code	Parking Ratio	Parking Spaces Needed	Surplus/Deficit	Land Use	Parking Ratio	Parking Spaces Needed	Surplus/Deficit	
1. <u>Holiday House</u>											
Motel	1/rental unit	6 rms	322	1.00 *	6						
Housing	1/unit						1 house	0.00	0		
Total				0	6	-6		0	0	0	6
2. <u>Zig Zag Restaurant</u>	1/600 sf	38 seats	831	0.38	14		600 sf	323	2		
Total				0	14	-14		0	2	-2	12
3. <u>Nielsen Building</u>											
Commercial	1/600 sf	4,800 sf		3.23	16		2,400 sf	3.23	8		
Apartments	1/unit	4 apts		1.04	4		4 apts	1.04	4		
Senior Housing	1/3 d.u. + 1guest/4 d.u.						4 units	0.27	1		
Total				11	20	-9		14	13	1	10
								11		-2	
4. <u>Morgan Site (Cypress Annex)</u>											
Commercial	1/600 sf	2,119 sf		3.23	7						
Apartments	1/unit	5 apts		1.04	5						
Motel							6 rms	1.00 *	6		
Restaurant							60 seats	0.38 *	23		
Total				0	12	-12		0	29	-29	-17
OVERALL PROJECT				11	52	-41		14	44	-30	11

Notes: rms = rooms  
 sf = square footage  
 d.u. = dwelling unit  
 apts = apartments

Notes:

1. Parking Generation rates published by Institute of Transportation Engineers, "Parking Generation," 2nd Edition, 1987. Parking rates are per 1,000 square feet of gross floor area.

\* 2. A rate of 1.00 is recommended rather than the ITE rate of 0.51 as discussed in the text.

EXHIBIT NO. K
APPLICATION NO. 3-00-031
Cypress Inn Addition
PARKING ANALYSIS 1 of 2

PARKING ANALYSIS  
 BASED ON  
 TYPICAL PARKING  
 GENERATION RATES

EXHIBIT 3

PARKING ANALYSIS

	Parking Requirement	EXISTING CONDITIONS				PROPOSED CONDITIONS				Net Change
		Land Use	Parking Spaces	Parking Spaces Needed	Surplus/Deficit	Land Use	Parking Spaces	Parking Spaces Needed	Surplus/Deficit	
1. <u>Holiday House</u>										
Motel/Housing	1/rental unit 1/unit	6 rooms		6		1 house		0		
Total			0	6	-6		0	0	0	6
2. <u>Zig Zag Restaurant</u>	1/600 sf	600 sf		1		600 sf		1		
Total			0	1	-1		0	1	-1	0
3. <u>Nielsen Building</u>										
Commercial	1/600 sf	4,800 sf		8		2,400 sf		4		
Residential	1/unit	4 apts		4		4 apts		4		
Senior Housing	1/3 d.u. + 1guest/4 d.u.					4 units		3		
Total			11	12	-1		14	11	3	4
4. <u>Morgan Site (Cypress Annex)</u>									0	
Commercial	1/600 sf	2,119 sf		4		1,913 sf		4		
Residential	1/unit	5 apts		5						
Motel						6 rooms		6		
Total			0	9	-9		0	10	-10	-1
<b>OVERALL PROJECT</b>			11	28	-17		14	22	-8	9

Notes: sf = square footage  
d.u. = dwelling unit  
apts = apartments

The parking requirements for restaurants is determined by square footage, not by number of seats.

EXHIBIT NO.	K
APPLICATION NO.	3.00-031
	Cypress Inn Addition
	PARKING ANALYSES 2 of 2

PARKING ANALYSIS  
BASED ON CARMEL  
PARKING ORDINANCE

3-00-031 Cypress Inn Addition  
EXHIBIT L of 2

## Morgan Building

- **Demolition** of Existing Mixed Use: Commercial/Residential with 2,125 SF Group I commercial and 5 apartments
- Water Credit of 0.603 AF
- Existing water meter will meter restaurant use

## Pine Ridge Properties

- Former restaurant -- Zig Zag (38 seats)
- Changed use to Group I commercial use
- Water credit of 0.689 AF
- Transferring 0.451 AF

*SAME SITE - Adjacent parcels, same ownership, same use*

## Expanded Cypress Inn

### Proposed Project

- Expansion of existing hotel onto former Morgan Building parcel
- Add 7 rooms
- 60 seat restaurant (use permit maximum) in 2,671 square-feet
- Courtyard fountain

## Neilsen Building

- Water credit of 0.271 AF from changes in use
- Transferring 0.230 AF

## El Paseo Building

- Former beauty salon (5 station)
- Changed use to Group I commercial use
- Water credit of 0.217 AF
- Transferring 0.175 AF

## Existing Cypress Inn

- Relocating one room
- Adding 198 SF to existing office from removal of hotel room

## Holiday House B&B

- Converted from a 7 room B&B to SFD
- Water credit of 0.499 AF

- Transferring 0.424 AF

*Approved June 19*

## Monterey Peninsula Water Management District

5 Harris Court, Bldg. G - P.O. Box 85 - Monterey, CA 93942-0085  
(831) 658-5601 - Fax (831) 644-9558

### COMMERCIAL, INDUSTRIAL AND GOVERNMENTAL PROJECTS (Non-Residential)

For commercial, industrial and governmental projects, fees are computed on the anticipated water use of a project based on the development's projected capacity for water use.

Any change in use from one commercial category in one group to another commercial category in a higher water use group, or from any category in Group III to another category in Group III, as shown on Table No. 2, shall be deemed an intensification of use requiring an expansion/extension permit, or an amended permit pursuant to District Rules. Where there is no increase in the size of a structure, a change in use from one commercial category in Group I to another category within Group I, or a change of use from one commercial category in Group II to another in Group II, however, shall not be deemed to cause an intensification of water use.

#### Group I - Low to Moderate Use: 0.00007 acre-foot per square-foot

Auto Uses	Church	Fast Photo	Office	Warehouse
Bank	Family Grocery	General Medical	Manicure/Pedicure	Storage
Chiropractic	Florist	General Retail	Gym	

#### Group II - High Use: 0.0002 acre-foot per square-foot

Bakery	Convenience Store	Intensive Medical	Sandwich Shop
Candy Store	Deli	Pizza	Supermarket
Coffee House	Dry Cleaner	Photographic	Veterinary

#### Group III - Miscellaneous Uses - Each Category is Calculated Separately

Bar	0.02 af/seat (capacity counted)
Beauty Shop	0.0567 af/station
Car Wash	Call District
Child Care	0.0072 af/child
Dental	Call District
Dorm	0.04 af/room
Gas Station	0.0913 af/pump
Landscaping	Call District
Laundromat	0.2 af/machine
Luxury Hotels	0.21 af/room
Meeting Hall	0.00053 af/sf
Motel/Hotel/Bed and Breakfast:	0.1 af/room
Plant Nursery	0.00009 af/sf total land
Residential Care	Call District
Restaurant	0.02 af/seat (capacity counted)
Restaurant (24-Hour & Fast Food):	0.038 af/seat (capacity counted)
Self-Storage	0.00001 af/sf
Spa	0.05 af/spa
Swimming Pool	0.02 af/100 sf surface area
Theater	0.0012 af/seat

Unique commercial/industrial uses not included in Group III may be determined according to District Rule 24-G, Special Circumstances.

3-00-031 Cypress Inn Addition EXHIBIT L 2 of 2

