CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

Erin Allen, Robert Delves, Stefan Karapetkov, Michael LePage, Stephanie Locke

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

REGULAR MEETING
Wednesday, April 10, 2024

TOUR 2:30 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the link below to view or listen to the meeting via Zoom teleconference:

https://ci-carmel-ca-us.zoom.us/j/87694638519?pwd=K4w04362BLvw9Vvsc-DfRfzBtBNpdQ.9AkTceOuBjdOtshp. To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 876 9463 8519. Passcode: 900382.

HOW TO OFFER PUBLIC COMMENT: Public comments may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to bswanson@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Planning Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the Commission on its tour. The tour is intended only to give the Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the

Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

A. **DR 24059 & UP 24060 (Hofsas House, Inc.):** San Carlos Street 2 northwest of 4th Avenue

B. **UP 23-389 (Carmel Bistro Giovanni):** San Carlos Street 2 southeast of 5th Avenue

C. **UP 23-384 (Stationaery Restaurant):** East side of San Carlos Street between 5th and 6th Avenues

D. **UP 23-385 (Portabella):** Ocean Avenue 3 southwest of Lincoln Street

E. **DS 23-216 (Workman):** Casanova Street 4 northeast of 8th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PUBLIC APPEARANCES - Under the Brown Act, public comments for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be muted.

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Monthly Activity Report: March 2024

ORDERS OF BUSINESS

PUBLIC HEARINGS

2. **DS 23-205 (CRI on Carpenter - Lot 10):** Consideration of a Concept Design Study, DS 23-205 (CRI on Carpenter, Inc. – Lot 10), for the demolition of a 688-square-foot primary building and 122-square-foot accessory building and the construction of a new 1,944-square-foot, two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 010-021-030-000. **RECOMMEND CONTINUANCE TO A DATE UNCERTAIN; STORY POLES WERE NOT INSTALLED BY THE DUE DATE.**

3. **DS 23-206 (CRI on Carpenter - Lot 12):** Consideration of a Concept Design Study, DS 23-206 (CRI on Carpenter – Lot 12), for the construction of a 1,934-square-foot,

two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 010-021-031-000. **RECOMMEND CONTINUANCE TO A DATE UNCERTAIN; STORY POLES WERE NOT INSTALLED BY THE DUE DATE.**

4. **APP 23-368 (Gaya):** Appeal of a Track 1 Design Study, DS 22-330 (Gaya), for a balcony and deck addition to an existing upper floor at the front of the residence and the construction of a new awning roof. APN: 010-043-014-000. **RECOMMEND CONTINUANCE TO A DATE UNCERTAIN; APPELLANT AND PROJECT APPLICANT HAVE REQUESTED CONTINUANCE.**

5. **DR 24059 & UP 24060 (Hofsas House, Inc.):** Consideration of a Design Review application, DR 24059 (Hofsas House, Inc.), Use Permit application, UP 24060 (Hofsas House, Inc.), and associated Lot Line Adjustment and Coastal Development Permit for the demolition of the 38-room Hofsas House Hotel and the construction of the Carmel Legacy Hotel, a 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses, located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN 010-124-001-000, 010-124-014-000.

6. **UP 23-385 (Portabella):** Consideration of a Use Permit Amendment to expand seating for the existing Portabella Restaurant. The expansion would include adding up to seven (7) outdoor dining seats adjacent to the front of the existing restaurant located at Ocean Avenue 3 southwest of Lincoln Street in the Central Commercial (CC) District. APN: 010-201-015-000.

7. **UP 23-384 (Stationaery):** Consideration of a Use Permit Amendment to expand seating for the existing Stationaery Restaurant to allow a total of 24 outdoor seats located in the existing courtyard, as well as additional seating in an indoor pavilion located within the interior of the courtyard, located at Carmel Square on the east side of San Carlos Street between 5th and 6th Avenues in the Central Commercial (CC) District. APN: 010-132-010-000.

8. **UP 23-389 (Carmel Bistro Giovanni):** Consideration of a Use Permit Amendment to expand seating for the existing Carmel Bistro Giovanni Restaurant to allow a total of 30 outdoor seats, located in the existing courtyard, located on the east side of San Carlos Street between 5th and 6th Avenues in the Service Commercial (SC) District. APN: 010-132-010-000.

9. **DS 23-216 (Workman):** Consideration of a Concept Design Study application, DS 23-216 (Workman), for the remodel of an existing 944-square-foot, one-story single-family residence, the addition of 96 square feet of space to the first floor, and the construction of a new 390-square-foot second-story addition. The residence is located at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-195-011-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

10. Next Regular Meeting: May 8, 2024

ADJOURNMENT

CORRESPONDENCE

11. PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

12. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage http://www.ci.carmel.ca.us in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building
SUBJECT:	Monthly Activity Report: March 2024

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report: March 2024

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
SUBMITTED ON:	April 1, 2024
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

MARCH 2024 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In March 2024, 29 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In March 2024, 5 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In March 2024, 37 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In March 2024, 4 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In March 2024, 1 new transient rental compliance case was created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In March 2024, 25 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In March 2024, 26 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following March 2024 totals:

- Planning Permit Applications
- Business License Applications
- Building Permit Applications
- Code Compliance Cases
- Transient Rental Cases
- Encroachment Permit Applications
- Tree Permit Applications

March 2024 totals are provided alongside March 2023 totals for comparison. Compared to the same time period in the year 2023, Table 1 denotes percentage changes in the year 2024.

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2023 YTD Totals	84	21	138	52	12	62	121
2024 YTD Totals	86	22	137	57	10	59	105
YTD % Difference	+ 2.38%	+ 4.76%	- 0.72%	+ 9.62%	- 16.67%	- 4.84%	- 13.22%

Planning Permit Report

03/01/2024 - 03/31/2024

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
24086	Preliminary Site Assessment	Preliminary Site Assessment	NW Corner Torres and 3rd	3/29/2024		In Review
24085	Historic Evaluation	Historic Evaluation. Associated Design Study DS 24072. Proposed Project: REMODEL KITCHEN AND BATH REPLACE INTERIOR AND EXTERIOR DOORS AND ALL WINDOWS REPLACE EXISITING FENCE AND SCREENS REPLACE WALL HEATER W/ MINI SPLITS REPLACE WATER HEATER WITH TANKLESS WATER HEATER PAINT EXTERIOR HOUSE AND TRIM COLOR UPDATE ELECTRICAL PANEL UPDATE PATIO AND PATH MATERIALS TO "CARMEL STONE" UPDATE LIGHTING AND ELECTRICAL PER PLAN REPLACE GUTTERS	Crossroad of Carpenter and 2nd	4/1/2024		In Review
24084	Design Study	ADD THREE NEW SKYLIGHTS	Junipero 6 NE of 8th	3/28/2024		In Review
24083	Design Study	Replacement of 11 windows with retrofit Fibrex in-kind.	SW Corner of Santa Fe & 5th	3/27/2024		Pending Assignment
24082	Landscape Plan Check/Inspection	Landscape plan check	NWC Santa Rita and Ocean	3/26/2024		In Review
24081	Design Study	ASSOCIATED PSA 23-145 (Sherer). Track 2 Design Review	Forest Road 2 NW of 7th Ave	3/29/2024		In Review
24080	Preliminary Site Assessment	New Art Studio (208 s.f.) Conversion of existing storage room into a full bathroom (49 s.f.) New Laundry Room (90 s.f.), New Stairs (78 s.f.) Upper Floor: Proposed Sunroom (96 s.f.)	San Carlos Street 2 NW of Santa Lucia	3/29/2024		In Review
24079	Preliminary Review - Planning Commission	2nd story office addition, building repaint and ADA elevator	Monte Verde 4 SW of 8th	3/26/2024		In Review
24078	Design Study	Remodel house	SW Corner of San Carlos & 2nd	3/29/2024		In Review

24077	Use Permit	The mission of VIN Kitchen is to bring a curated food and wine experience to Carmel by the Sea, in the form of a small bistro style restaurant located in Su Vecino Court on Dolores between 5th and 6th.	Su Vecino Court, Dolores Street between 5th & 6th	3/21/2024		In Review
24076	Reasonable Accommodation	PAVER WORK	5th Avenue 2 NW of Lincoln			In Review
24075	Historic Evaluation	HISTORIC EVALUATION. Proposed Project: SFD Remodel (DS 24-040): requiring a new Historical Evaluation as the previous expired in Sept 2023.	Torres 4 SW of 10th Ave	3/25/2024		In Review

24074	Design Study	ASSOCIATED PSA 23-380. Remodel And Addition To An Existing 898 Sf Single Family Residence with a detached 170 SF Garage (To Be Removed). The project includes: Removal of Existing Detached Garage, 1,066 SF Addition to Main Residence, including addition at Entry, Kitchen, New Garage, and 2nd story Primary Suite with Deck. New Addition to use painted wood shingles to match existing and painted wood doors and windows. New roofs to use Composite asphalt shingles to match existing. Reconstruction of 251 SF Rear, Spaced Board Wood Deck. Remodel includes Kitchen and Bathrooms. New 390 SF Accessory Dwelling Unit. Exterior Site Changes include: Removal Of The Brick Pathway To The Entry And Replacing with Flagstone Path, Addition of Flag, Step Stone Paths, Removal of Existing Gravel Driveway And Replaced With Stone Driveway Runners With Planting Strips, New Concrete Steps Basement, New Landscaping with Grape Stake Fence, No Trees to be Removed. One Tree limb off Multi-Branch Oak Tree to be removed. This has been reviewed by City Forester.	SW Corner of Mission Street and 12th Avenue	3/20/2024		In Review
24073	Design Study	Revision	NE corner of 12th and San Antonio	3/19/2024		In Review

24072	Design Study	Remodel kitchen and bath; replace interior and exterior doors; replace existing fence and screens; replace wall heater with mini-splits; replace water heater with tankless water heater; paint exterior house and trim; update electrical panel; update patio and path materials to "Carmel Stone;" update lighting and electrical per plan; replace gutters.	2nd 2 SW of Carpenter	3/18/2024		In Review
24071	Design Study	ASSOCIATED HISTORIC EVAL, HE 23-264. Proposed Project: Remodel of an existing 2-bedroom and 2 bathroom 1113 square foot residence. The remodel will also expand the kitchen and bedrooms by adding 147 sf (less than 10%). The new residence will be a 3-bedroom, 2-bathroom residence. The exterior will receive new materials to replace the existing materials in a like-for-like aesthetic.	Junipero 2 SW of 10th	3/15/2024		In Review
24070	Authorized Work	Replace approximately 268 square feet of an existing concrete walkway and steps in the north side yard of a single family dwelling as a result of damage to the walkway from the demolition of the residence to the north (BP 22-412, Paboojian). Refer to plans (Sheet A1.0 Neighbor and Sheet A1.0p Neighbor) prepared by James Newhall Smith, Architect.	Scenic Road 4 SW of Ocean	3/11/2024	3/13/2024	Approved
24069	Design Study	JADU conversion & Main house kitchen, bath remodel	5013 Lobos Street	3/21/2024		In Review
24068	Design Study	Replace existing 36"x32" window w/ new 48"x40", all materials to match.	San Carlos 2 NE of Vista Ave.	3/11/2024		In Review

24067	Historic Evaluation	HISTORIC EVALUATION. Proposed Project: Apply Tyver house wrap over existing rough sawn siding (T-111). Apply James Hardie primed fiber cement lap siding, paint to match existing. Both sides of house approximately 24'x11'.	Dolores 3 SW of 3rd	3/11/2024		Approved
24066	Historic Evaluation	HISTORIC EVALUATION. Assessment of partially collapsed adobe front wall. Tree falling necessitates the removal/repair of the wall.	2 Torres Street	3/8/2024		In Review
24065	Preliminary Site Assessment	707 S.F. One and Two Story Addition	4910 Monterey St. Carmel, CA 93923	3/8/2024		In Review
24064						Closed
24063	Historic Evaluation	Historic Evaluation. ASSOCIATED DESIGN STUDY: DS 24014 (Lewis & McClellan Trust).	San Carlos Street 3 SW of Vista Avenue	3/12/2024		Approved
24062	Historic Evaluation	Historic Evaluation	Santa Rita Street SW corner of 1st Avenue	3/13/2024		In Review
24061	Historic Evaluation	Re-evaluation: Historic Determination of APN 010075023000 (formerly APN 010075020000).	Mission 3 NE 11th, Carmel-by-the-Sea, CA 93921	3/5/2024		In Review
24060	Use Permit	THE PROJECT INCLUDES DEMOLITION OF THE EXISTING HOFSAS HOTEL AND RENOVATION/PRESERVATION OF THE EXISTING HOFSAS HOUSE. See DR 24059 "HOFSAS HOUSE LEGACY PROJECT DESCRIPTION" for additional details.	San Carlos 2 NW of 4th Ave.	3/4/2024		In Review
24059	Design Review	THE PROJECT INCLUDES DEMOLITION OF THE EXISTING HOFSAS HOTEL AND RENOVATION/PRESERVATION OF THE EXISTING HOFSAS HOUSE. See attached "HOFSAS HOUSE LEGACY PROJECT DESCRIPTION" for additional details.	San Carlos 2 NW of 4th Ave.	3/4/2024		In Review

24058	Sign	NEW SIGN: 20x20 double-sided, western Cedar sign. Colors: Black trim, SW 9061 "Rest Assured" Blue	Dolores between 5th & 6th	3/1/2024		Approved

Total Records: 29 **4/5/2024**

Business License Report

03/01/2024 - 03/31/2024

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
24022	Ownership Change	Esperanza Carmel Commercial, LLC	Office Space	SW Corner of 5th & Junipero	3/27/2024		In Review
24021	New Business	Mother Hearth	Botanical shop: flowers, supplies, spices, and dry tea	Lincoln 2 SW of Ocean	3/22/2024		In Review
24020	New Business	Wally's	Vintage clothing store focused on men's clothing	San Carlos 3 SW of 5th	3/22/2024		In Review
24019	Location Change	Patricia Qualls Contemporary Art	Art Gallery & Studio	Dolores Street 3 NE of 6th Avenue	3/22/2024		In Review
24018	New Business	Edi Matsumoto Art & Design	Art gallery and retail	SW Mission Street between 5th & 6th	3/1/2024		Final Inspection Pending

Total Records: 5 **4/5/2024**

Building Permit Report

03/01/2024 - 03/31/2024

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
240136	3/29/2024		Residential Solar Panel Install - Install additional 5 Panels in reference to permit #EP23-415	11,000	Electrical	Monte Verde 4 NE of 3rd
240135	3/29/2024	3/29/2024	Replace two zero clearance fireplaces and install gasline to existing outdoor fireplace	20,000	Building	Dolores 2 SW of 11th
240134	3/29/2024	3/29/2024	Storm damage repair to exterior deck. Replace 288sf and replace 35 linear feet of railing.	36,560	Building	2nd 2 SE of Junipero
240133	3/28/2024		Remove and replace leaking cedar shingle roof with new asphalt Malarkey Highlander shingles in color Heather.	10,000	Roofing	Junipero 3 NE of 3rd
240132	3/27/2024		Interior remodel of existing residence including new cabinetry, appliances, electrical & plumbing fixtures in the kitchen, moving closet wall & outlet in primary bedroom, replace water closet door to primary bathroom, remove hallway door to bath 2, replace vanities, finishes, and fixtures in all bathrooms, remove barn doors and install switchable glass wall in bedroom 3, and replace cabinetry in bedroom 3.	200,000	Building	Scenic 1 NE of 10th
240131	3/26/2024		135sf fungus damage repair of existing SFR. Exterior repairs to siding to match existing color and materials.	30,000	Building	NW Corner of San Antonio & 10th
240130	3/26/2024	3/26/2024	Removal and replacement of 45K BTU furnace and ducting.	15,021	Mechanical	SE Corner of Santa Rita & 1st
240129	3/25/2024		14kW Generac Generator Installation.	20,000	Electrical	SW Corner on 4th & Santa Fe St

240128	3/22/2024	3/22/2024	Abandonment of a 30 amp circuit and installation of a 20-amp circuit breaker, run conduit, pull wires, and install a box and receptacle.	0	Electrical	NE Corner of Santa Rita & Mountain View
240127	3/22/2024	3/25/2024	Reroof: Remove existing and replace with CertainTeed Landmark Pro Composition roofing, Color: Max Def Weathered Wood	21,760	Roofing	San Antonio 3 NE of 12th
240126	3/21/2024		Remove old shake roof and install new tile roof to main house only.	47,870	Roofing	Torres 2 SW of 10th
240125	3/20/2024		New ESS: 1 New Tesla Powerwall 2 5kw, 1 New 200 Amp Gateway	24,495	Electrical	Monte Verde 4 NW of 13th
240124				0		
240123	3/18/2024	3/20/2024	Reroof. Tear off and replacement comp shingle 32sqs and install new GAF HDZ in color Weatherwood.	16,996	Roofing	Monte Verde 2 SE of 9th
240122	3/18/2024	3/20/2024	Replace old galvanized water lines with new Copper Type L in one bathroom, kitchen, and water heater.	9,500	Plumbing	NW Corner of Lincoln & 8th
240121	3/18/2024		Remove (e) tar and gravel roof and install new 60 mil TPO membrane roofing.	4,200	Roofing	Mission 2 NE of 12th
240120	3/18/2024		Repair Storm Damage	250,000	Building	Mission 2 SE of 10th
240119	3/18/2024	4/4/2024	Kitchen remodel	91,000	Building	Escolle 2 NE of Perry Newberry
240118	3/15/2024	3/15/2024	Upgrade main electrical panel from 100 amp to 200 amp.	5,000	Electrical	Scenic 4 SE of 10th
240117			VOID AND CLOSED	0		
240116	3/15/2024	3/18/2024	Adding solar battery cabinet to pair with existing solar panels.	27,251	Electrical	Carmelo 2 NW of 9th
240115	3/13/2024		Tear off (e) roof, install new underlayment, install 10 squares of Davinci Multi-Width Slate in color Sonora, install 8 squares of 50 mil Durolast in color Tan, remove and reinstall 17 solar panels, install copper gutters and downspouts.	98,755	Roofing	Ocean 2 SE of Forest

240114	3/12/2024	3/12/2024	Remove and replace 80k BTU furnace	14,226	Mechanical	NW Corner of Carpenter & 6th
240113	3/12/2024	3/12/2024	Replacement of existing furnace with new.	6,000	Mechanical	Junipero 2 NE of 2nd
240112	3/11/2024	3/12/2024	Repairs of damages caused by tree falling and damaging garage area. All work to be repairs in-kind, structural engineer Christian Lee to oversee and observe the project.	38,000	Building	Dolores 2 SW of 1st
240111	3/11/2024		Repair of existing 2-story house. Replace existing glass sunroom with new wall framing, roof framing, windows, and doors. Repair floor framing from water damage as required. Remodel downstairs bathroom per plan: replace finishes and plumbing fixtures.	195,000	Building	Santa Fe 2 SW of 4th
240110	3/8/2024	3/12/2024	Interior painting and floor tile replacement for the "glass house".	0	Exempt Work	San Carlos 4 NE of 5th
240109	3/8/2024	3/8/2024	Replace water heater with new Bradford White 40 gallon unit.	2,000	Plumbing	Mission 2 SW of 1st
240108	3/8/2024		Replacement of existing audio speakers in auditorium, including addition of two new speaker clusters under catwalk.	400,000	Electrical	Sunset Center, San Carlos between 9th and 10th

240107	3/7/2024		Remodel of guestroom bathrooms and interior finishes in building #1. Alteration of one guestroom (#14) to comply with mobility accessibility standards. Alteration of two guestrooms (#2 & #14) to comply with communication accessibility standards. Alteration of one single-accommodation restroom in the lobby for accessibility standards. Accessibility improvements at the existing guest check-in counter. Improvements and removal of barriers along the path-of-travel from the right-of-way and accessible parking to the hotel lobby/amenities and new accessible guest room.	195,000	Building	SE Corner of Mission & 7th
240106	3/7/2024		Two story addition including bathroom to existing SFD. 6 CY of soil disturbance for footings, no tree removal, no grading. Addition of 800sf ADU.	200,000	Building	Pine Ridge Way 3 NE of Forest
240105	3/7/2024	3/11/2024	Replace main water service with PRV.	4,000	Plumbing	NW Corner of Carmelo & 13th
240104	3/6/2024	3/13/2024	Renovation of existing master bath with new cabinetry, tile, plumbing, electrical, paint and finish	60,000	Building	Santa Rita 4 NW of 2nd
240103	3/6/2024	3/22/2024	Install new energy storage system. (2) Enphase 5p batteries. 10kwH total.	18,000	Electrical	SW Corner of Santa Fe & 1st
240102	3/6/2024	3/6/2024	Replace 100 amp service with 200 amp.	4,000	Electrical	Monte Verde 2 SE of 12th
240101	3/5/2024	3/5/2024	Remove (e) wood shingle roof and replace with new CUPA lightweight American Slate in color Gray.	130,000	Roofing	NW Corner of Casanova & 9th
240100	3/5/2024	3/14/2024	Replace existing indoor air handler.	21,945	Mechanical	San Carlos between 9th and 10th

Total Records: 37 **4/5/2024**

Code Compliance Report

03/01/2024 - 03/31/2024

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
24071	3/28/2024	Open		Shed too close to property line	3/27/2024	
24070	3/20/2024	Open	Lobos 2 NE of 4th	Altering site coverage	3/19/2024	
24069	3/8/2024	1st NOV sent	Torres 5 NE of 5th	Transient Rental	3/8/2024	
24060	3/14/2024	Closed	Torres 2 SE of 1st	Unpermitted construction	2/13/2024	

Total Records: 4 **4/5/2024**

Transient Rental Report

01/01/2024 - 03/31/2024

Case #	Street	Status	Date Received	Last Status Date	Date Closed
24069	Torres	1st NOV sent	3/8/2024	3/8/2024	
24067	Carmelo	Closed	2/26/2024	3/22/2024	3/22/2024
24051	Rio	Closed	2/8/2024	3/5/2024	3/5/2024
24049	8th	Closed	2/2/2024	2/20/2024	2/20/2024
24047	Lopez	1st NOV sent	1/29/2024	2/28/2024	
24046	2nd	STR verified	1/30/2024	2/6/2024	
24045	Lobos	Closed	1/29/2024	3/6/2024	4/6/2024
24029	7th	Closed	1/16/2024	2/26/2024	2/26/2024
24028	Forest	Closed	1/16/2024	2/9/2024	2/9/2024
24027	Scenic	Closed	1/15/2024	2/8/2024	2/8/2024

Total Records: 10 **4/4/2024**

Encroachment Permit Report

03/01/2024 - 03/31/2024

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
240059	Perm Ench	3/29/2024	Pursuant to Forest & Beach Commission approval on 3/14/24 - Re-landscaping will consist of replacing much of the current topsoil/plants in favor of a broad native plant mix. As estimated 250 plants and 40 boulders will be distributed across each of the five islands. Stumps and irrigation will be removed/replaced. There will be variation in plant latouts from one median to the next as to not be uniform in appearance.	Ocean Ave Median from Junipero to Monte Verde		In Review
240058	Temp Ench	3/26/2024	PG&E to replace overhead electrical equipment. PM# 35122469.	NE Corner of Monte Verde & 11th	3/27/2024	In Review
240057	Temp Ench	3/25/2024	Reservation of two parking stalls for vehicle/dumpster placement. Remove construction debris and haul away. NOTES: SPACES AUTHORIZED FOR USE ARE THE TWO SPACES DIRECTLY ADJACENT TO THE UNIT EXIT.	SE Corner of Ocean & Mission	4/1/2024	Issued
240056	Temp Ench	3/25/2024	TCP for MH, aerial crossing access, place and splice fiber cable, no excavation. CONDITION: No work allowed on 6th street on Thursday's due to City events.	6th from Junipero to Mission, Dolores from 5th to 4th	3/25/2024	Issued
240055	Temp Ench	3/21/2024	PG&E to replace overhead electrical equipment. PM# 35122469.	NE Corner Monte Verde & 11th		In Review
240054	Temp Ench	3/20/2024	Repair 6'x7' asphalt patch for CalAm Job #1422	SE Corner of Junipero & 12th	3/20/2024	Issued
240053	Temp Ench	3/20/2024	Repair 5'x20' asphalt patch for CalAm Job #0879.	Casanova 5 SE of 4th	3/20/2024	Issued
240052	Temp Ench	3/18/2024	Restore 5'x6' asphalt patch for CalAm, job #1423.	NE Corner of Junipero & 10th	3/20/2024	Issued

240051	Temp Ench	3/18/2024	Closure of street for tree removal.	Santa Fe 4 NW of 2nd		In Review
240050	Temp Ench	3/18/2024	TCP for MH access to place and splice fiber cables on Junipero from 7th to 6th, and 4th from Mission to San Carlos. AT&T job #A02SNA6. CONDITION: NO WORK ALLOWED ON 6TH ON THURSDAYS DUE TO CITY EVENTS.	Junipero from 7th to 6th, and 4th from Mission to San Carlos.	3/18/2024	Issued
240049	Temp Ench	3/18/2024	Repair 6'x6' asphalt patch for CalAm job #1424.	SE Corner of Dolores & 4th	3/18/2024	Issued
240048	Temp Ench	3/12/2024	Replace sewer lateral using pipe bursting.	Lincoln 7 SW of 13th	3/12/2024	Issued
240047	POD	3/11/2024	Placement of pod in ROW for one week.	Santa Rita 3 SW of 5th	3/11/2024	Issued
240046	Temp Ench	3/11/2024	TCP for MH access, splicing fiber through existing cables, no excavation. AT&T Job# A02SKB9,	SW Corner of Junipero & 7th	3/11/2024	Issued
240045	Perm Ench	3/8/2024	Replace existing presentation case with one made from hardwood to allow display of showbills related to Sunset Center shows	SE Corner of San Carlos & 8th	3/11/2024	Issued
240044	Temp Ench	3/8/2024	Replace 45' of sewer line 16' deep in the street	Santa Rita 2 NW of 4th	3/8/2024	Issued
240043	Temp Ench	3/8/2024	TCP For access, splicing fiber, through existing cable, no excavation. AT&T # A02SH4A.	Camino Real Between 8th & 9th	3/8/2024	In Review
240042	Temp Ench	3/7/2024	Excavate a 2'x110' trench to repair damaged asphalt due to a water service renewal.	Camino Del Monte 550' North of Junipero	3/7/2024	Issued
240041	Temp Ench	3/6/2024	Install 60 linel ft. of 6"x6" asphalt berm along path way edge to prevent rain water to go to the home owner.	Carmelo 4 NE of 4th	3/8/2024	Issued
240040	Temp Ench	3/6/2024	TCP for MH access to place and splice fiber cables on Junipero from 7th to 5th, and 4th from Mission to San Carlos. AT&T job #A02SG6M.	Junipero from 7th to 5th, and 4th from Mission to San Carlos	3/12/2024	Issued
240039	Temp Ench	3/5/2024	Propose addition of 140sf crushed rock from property line to asphalt curb at edge of pavement to prevent soil erosion and street tracking.	San Antonio 2 NW of 11th	3/7/2024	Issued

240038	Temp Ench	3/5/2024	PG&E to complete gas ER repairs on 2/02. Excavated a 4'x5' bellhole and restore. PM# 46178236.	SE Corner of Scenic & 8th	3/6/2024	Issued
240037	Temp Ench	3/5/2024	Hazardous material removal and interior and exterior painting.	NE Corner of Ocean & Lincoln	3/6/2024	Issued
240036	Temp Ench	3/5/2024	Hazardous material removal and exterior painting.	NE Corner of San Carlos & 10th	3/5/2024	In Review
240035	Temp Ench	3/1/2024	Emergency work to replace sewer lateral with pipe bursting.	Junipero 1 SE of 7th	3/1/2024	Issued

Total Records: 25 **4/5/2024**

Tree Permit Report

03/01/2024 - 03/31/2024

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
24080	3/1/2024	Tree Evaluation	Mission 3 NW of Santa Lucia	EVALUATE FOR REMOVAL: Two (2) Pine trees.	In Review	
24081	3/1/2024	Tree with Construction	Mission 3 NE of 10th	Associated Design Studies: DS 23-120 & 23-383. EVALUATION: Two (2) Oak trees (14" & 16"). PRUNING: One (1) Oak tree branch (~8"-10" diameter). REMOVAL: One (1) Oak tree, 14."	In Review	
24082	3/4/2024	Tree Evaluation	Acacia Way	EVALUATE: One (1) 75' - 100' Monterey Pine, dead.	Approved	3/8/2024
24083	3/7/2024	Tree Removal/Pruning	Guadalupe 4 SE of 5th	Removal of 1 Monterey Pine 60-70 tall 34" diameter base	In Review	
24084	3/7/2024	Tree Removal/Pruning	Santa Fe 3 SW of 8th	Removal of dead tree	In Review	
24085	3/7/2024	Tree with Construction	13th 2 SE of Lincoln	Associated Planning Permit: PSA 23-317. Pruning of one (1) Oak.	In Review	
24086	3/7/2024	Tree with Construction	Carmelo 3 SW of 7th	ASSOCIATED BUILDING PERMIT: BP 20-418. PRUNING: Cypress Tree, 3-4 limbs. REMOVAL: One (1) Juniper Tree and one (1) Pittosporum Tree.	In Review	
24087	3/8/2024	Tree Removal/Pruning	Junipero Street 2 NE of 10th Avenue	PRUNING: One (1) Holly tree, mature; one (1) Pittosporum tree, mature.	Approved	3/29/2024
24088	3/11/2024	Tree Removal/Pruning	N. Carmelo 5 NW of 4th Ave.	Removal of One (1) Redwood tree; size is 22' x 55-60'.	Approved	3/11/2024
24089	3/11/2024	Tree Removal/Pruning	Mission 2 SE of 10th	Remove 1 25" DBH dead pine back right corner of property	Approved	3/19/2024
24090	3/12/2024	Tree Removal/Pruning	NW Corner of Santa Lucia and San Carlos	Removal of (1) 72" Monterey Pine. Reason for removal is tree safety hazard. Tree is at end of its life and poses a danger to life and property.	Approved	3/13/2024

24091	3/12/2024	Tree Removal/Pruning	Lincoln 2 SW of 9th Ave	Tree pruning of multiple trees on property to remove storm damaged limbs, deadwood trimming, and thinning. One lower limb on cypress tree, 12" dbh, and other smaller limbs to be trimmed to thin tree. Thinning and crown reduction of two pine trees, no major limbs to be removed.	Approved	3/29/2024
24092	3/13/2024	Tree Removal/Pruning	Junipero Southeast Corner of 11th Ave	Dying Monterey pine believed to be on city property	In Review	
24093	3/13/2024	Tree Removal/Pruning	3080 Rio Road	Removal of one Cypress tree.	Approved	
24094	3/14/2024	Tree Removal/Pruning	Camino Real 3NW of 8th	One 46" Pine tree	In Review	
24095	3/16/2024	Emergency Tree Work	Santa Fe, 4 NW of 2nd	Remove pine tree that has become uprooted and is falling into the street, power lines	Approved	3/18/2024
24096	3/19/2024	Tree Removal/Pruning	Mission 2SE of 13th	1 Monterey Cypress 6"+ or - base	Approved	3/19/2024
24097	3/19/2024	Tree Evaluation	Lincoln 4 SE of 2nd	One mature Monterey pine, 40+ feet tall	In Review	
24098	3/20/2024	Tree Evaluation	Camino Del Monte 1 S.E. Torres St., Carmel Ca. 93921	1 Pine Tree, 60-70 feet high on city property	Approved	3/22/2024
24099	3/21/2024	Tree Removal/Pruning	Ne Corner of Dolores and Santa Lucia	Pine Tree 30' high	Approved	3/21/2024
24100	3/21/2024	Tree Removal/Pruning	Mission 2NW of Vista	2 Monterey Pines (24", 19"). Only 2 pines on property.	Approved	4/4/2024
24101	3/25/2024	Tree Removal/Pruning	NW Corner of 13th & Monte Verde	2 Mature live Oaks, 16" dbh	Approved	3/25/2024
24102	3/25/2024	Tree Evaluation	Casanova 3SE Ocean	Remove tree leaning towards house	Approved	4/1/2024
24103	3/26/2024	Tree Removal/Pruning	Santa Fe 2SW of Ocean Ave	Tree fell in storm (21"DBH Acacia), Coast live Oak 12" DBH	In Review	
24104	3/28/2024	Tree Removal/Pruning	NW Corner of 9th & Dolores	One Coast Live Oak directly in front of the house near front door.	Approved	3/29/2024

24105	3/28/2024	Tree Removal/Pruning	Junipero 3 NE of 3rd	QTY- 1; 110" Diameter, Native pine tree	Denied	

Total Records: 26 **4/5/2024**

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 23-205 (CRI on Carpenter - Lot 10):** Consideration of a Concept Design Study, DS 23-205 (CRI on Carpenter, Inc. – Lot 10), for the demolition of a 688-square-foot primary building and 122-square-foot accessory building and the construction of a new 1,944-square-foot, two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 010-021-030-000. **RECOMMEND CONTINUANCE TO A DATE UNCERTAIN; STORY POLES WERE NOT INSTALLED BY THE DUE DATE.**

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 23-206 (CRI on Carpenter - Lot 12):** Consideration of a Concept Design Study, DS 23-206 (CRI on Carpenter – Lot 12), for the construction of a 1,934-square-foot, two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 010-021-031-000. **RECOMMEND CONTINUANCE TO A DATE UNCERTAIN; STORY POLES WERE NOT INSTALLED BY THE DUE DATE.**

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**APP 23-368 (Gaya):** Appeal of a Track 1 Design Study, DS 22-330 (Gaya), for a balcony and deck addition to an existing upper floor at the front of the residence and the construction of a new awning roof. APN: 010-043-014-000. **RECOMMEND CONTINUANCE TO A DATE UNCERTAIN; APPELLANT AND PROJECT APPLICANT HAVE REQUESTED CONTINUANCE.**

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DR 24059 & UP 24060 (Hofsas House, Inc.):** Consideration of a Design Review application, DR 24059 (Hofsas House, Inc.), Use Permit application, UP 24060 (Hofsas House, Inc.), and associated Lot Line Adjustment and Coastal Development Permit for the demolition of the 38-room Hofsas House Hotel and the construction of the Carmel Legacy Hotel, a 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses, located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN 010-124-001-000, 010-124-014-000.

Application: DR 24059 & UP 24060 (Hofsas House, Inc.)
APN: 010-124-001-000, 010-124-014-000
Block: 34
Lot: Various
Location: San Carlos Street 2, northwest of 4th Avenue
Applicant: Eric Miller Architects
Property Owner: Hofsas House, Inc.

Executive Summary:

The Hofsas House Hotel is a 38-room hotel that has been in operation since the 1950's. The proposed project is demolition of the existing hotel and construction of a new hotel with modern amenities such as a restaurant and dining room, business center, gym/fitness center, salon, and spa. The hotel buildings were evaluated in 2023 for historical significance, and on December 18, 2023, the Historic Resources Board adopted a Determination of Ineligibility for the hotel. The Planning Commission is considering a use permit for the hotel and a design review for the redevelopment of the site. A lot line adjustment is also proposed.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Use Permit for the 38-room Carmel Legacy Hotel, the historic Donna Hofsas House, and associated accessory uses located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN 010-124-001-000 and 010-124-014-000, and

Adopt a Resolution (Attachment 2) approving a Design Review and associated Lot Line Adjustment and Coastal Development Permit for the demolition of the 38-room Hofsas House Hotel and the construction of the Carmel Legacy Hotel, a new 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses, located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN 010-124-001-000 and 010-124-014-000.

Background and Project Description:

The Hofsas House Hotel occupies a 36,200 square foot building site comprised of two legal lots of record, an 8,000 square foot lot (Block 34, Lots 1 & 3, APN 010-124-001) and a 28,200 square foot lot (Block 34, Lots 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14, APN 010-124-014). The hotel, as it is known today, was constructed in 1957 and expanded in 1968. The historic Donna Hofsas House is located on the larger of the two parcels, fronting Dolores Street, and was constructed in 1960.

Four residences were constructed on lots 7, 9, 11, and 12 on San Carlos Street, northwest of Fourth Avenue, between 1923 and 1933. In 1943, the two-story residence on lot 9 was remodeled into apartments. Donna and Fred Hofsas purchased these properties in 1949 and created the Hofsas House complex of rental rooms and apartments. In 1956, they demolished two of the residences (lots 7 and 12) to create a parking lot.

In January 1957, Donna and Fred built a Bavarian-themed four-story, 25-unit motel and swimming pool designed by architect Robert Jones. Two of the pre-1957 cottages were remodeled and incorporated into the hotel's new design (lots 5 and 7). The reception area to the south of the hotel was one of the existing buildings, as evidenced by Robert Jones' site plan for the project (lot 9). This area was further enlarged to the south to create the Porte-cochere (portion of lot 11). A front-facing, clipped gable roof sweeps to the south to cover the Porte-cochere. Design features include wide, overhanging eaves with visible rafters, pink stucco with contrasting decorative half-timbering, front-gabled dormers, vertical diamond-paned windows, balconies with band-sawn railings, and floral murals by Maxine Albro.

In 1960, Donna Hofsas House, a single-family dwelling sporting a hyperbolic-parabola roof (aka modern gull-wing roof), was constructed on a portion of the larger hotel property (lots 8 and 10) fronting Dolores Street and served as the hotel manager's house. The home was evaluated for historical significance in 2002 and again in 2023 when it was officially added to the Carmel Historic Inventory.

In 1968, Donna Hofsas commissioned the eight-unit detached North Wing on lots 1 and 3 (front San Carlos Street) after demolishing two apartment buildings on those parcels. The north wing also expresses the Bavarian theme featuring wide, overhanging eaves, clipped gables, pink stucco, decorative half-timbering, gabled dormers, and band-sawn railings.

The hotel buildings were evaluated in 2023 for historical significance, and on December 18, 2023, the Historic Resources Board adopted a Determination of Ineligibility for the hotel. No appeals were filed, and the decision became final on January 10, 2024.

The applicant proposes demolishing the 38-room Hofsas House Hotel and building a new hotel, Carmel Legacy Hotel. There would be no increase in the number of hotel rooms.

Community Meetings Hosted by the Applicant

The applicant team hosted community meetings on January 26, 2023, and October 18, 2023, to present a preliminary design of the project to the community and solicit feedback. The applicant team also presented

the project at the Carmel Chamber of Commerce Roundtable on May 17, 2023, and at the Carmel Chamber of Commerce Board Meeting on May 25, 2023. The applicant initiated all of these meetings, and the feedback received informed changes to their design.

Development Review Committee Meeting
On February 16, 2023, the City's Development Review Committee met to discuss the proposed project and provide preliminary feedback to the applicant. The Committee includes the Carmel Community Planning & Building Department, Carmel Public Works Department, Monterey Fire Department, Monterey Peninsula Water Management District, and Carmel Area Wastewater District.

Conceptual Review
Carmel Municipal Code Section 17.14.110 (Standard of Review and Design Guidelines) states

When a proposed project involves construction of a new building or the replacement, significant enlargement, or modification of an existing building, applicants are encouraged, first, to consult the design guidelines and then to prepare and submit conceptual or preliminary drawings for review by the Planning Commission. This preliminary review can promote communication between project applicants and the City's staff and decision-makers, facilitating an understanding of applicable design regulations and avoiding unnecessary expenditures in detailed plans.

On December 13, 2023, the Planning Commission held a public hearing to review the project's conceptual design. The following summarizes the Planning Commission's comments/direction:

- Average grade is an appropriate measurement tool to determine building height.
- The restaurant above the lobby and the separate lounge west of the lobby do not qualify as a special design feature (e.g., towers, steeples, and ornamentation) and cannot exceed the maximum building height.
- The Commission was divided on whether the project is human scale.
- A parking/traffic study is necessary.
- All accessory uses should be restricted to guests of the hotel.

Based on feedback from the Commission and the public, the following revisions were made to the design:

- The height of the lobby building was reduced by 3 feet.
- A parking/traffic study was submitted.
- The vehicle exit on Third Avenue at San Carlos Street was reintroduced into the design.

Staff Analysis:

ZONING.

Archaeological Overlay District: Applications for new construction or additions, alterations, and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report (ARMR). The "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format" (cited as the ARMR Guidelines, prepared by the California Office of Historic Preservation) shall be used as guidelines for the preparation of ARMR reports. The Planning Commission and the Department of Community Planning and Building shall use these ARMR Guidelines to review proposed construction and mitigation for potential impacts on archaeological resources. Project plans that fail to achieve reasonable compliance with these ARMR Guidelines shall not be approved.

Residential and Limited Commercial (RC) District: The purpose of the RC District is to provide an appropriate location for permanent and transient residential uses, service and office uses, and limited retail uses that do not adversely impact the residential neighborhood. This district is intended to provide a transition and buffer between the more intense activities in the CC and SC districts and the less intense activities in the R-1 and R-4 districts. Hotels are a conditionally permitted use in the RC District.

CONDITIONAL USE PERMIT.

Findings for the Reconstruction of a Hotel Use

The Hofsas House Hotel is considered a nonconforming use because it was established prior to a change in the municipal code that now requires a use permit for hotels. The demolition and reconstruction of the hotel requires that the project meet all current standards for a hotel, including the granting of a use permit by the Planning Commission.

The following special use permit findings are required for the reconstruction of hotels/motels in the commercial districts (CMC 17.64.120, Existing Motel Uses and the Reconstruction of Motel Buildings in Commercial and R-4 Districts).

A. That the motel or hotel was in existence and lawfully established prior to April 1988 and has remained in operation since that time. That the proposed use will not increase the number of lodging units in existence as of that date.

Staff Response: In 1957, a four-story, 25-unit hotel and swimming pool were constructed, and an adjacent single-family residence was remodeled to serve as the hotel reception area. The existing porte cochere adjacent to the reception office was also constructed at this time. In 1968, eight additional units were constructed on an adjacent 8,000-square-foot lot north of the hotel. Combined with the five units remaining from the early days of the rental rooms and apartments, the hotel has operated 38 units since 1968. The proposed Carmel Legacy Hotel includes 38 rooms. The project meets this finding.

B. That the proposed use will be operated as a commercial business offering transient lodging for guests and visitors. That the use will maintain living quarters occupied by a full-time manager on-site, if such occupancy was previously established as part of the use.

Staff Response: The Carmel Legacy Hotel will continue to operate as a hotel, providing transient lodging to guests for periods of less than 30 days. The historic Donna Hofsas House, which served as the original hotel manager's unit, will be remodeled into two apartments and continue providing living quarters for an on-site manager. The project meets this finding.

C. That the minimum number of units on the site is five. That, except for the manager's unit, no units shall contain kitchens or similar facilities for cooking food.

Staff Response: The project proposes to maintain 38 hotel units. Special condition of approval no. 38 states that no hotel units shall contain kitchens or similar facilities for cooking. A kitchen is defined as, *Any room or any part of a room designed, built, equipped, used, or intended to be used for the preparation of food and dishwashing, whether or not said room contains a cookstove or any other cooking appliance. A dining room, alcove, or similar room adjacent to or connected with a kitchen in which toasters, grills, percolators, and similar appliances are used shall not be deemed a kitchen*. (CMC 17.70) The two apartments within the historic Donna Hofsas House, one of which will serve as the on-site manager's unit, are required to have kitchens as a permanent residential use. With the application of conditions, the project meets this finding.

D. That, when reconstruction is involved, a site plan has been approved through the design review process that maximizes usable open space, minimizes unrelieved expanses of pavement devoted to parking and conforms in all respects to the commercial design requirements in Chapter 17.14 CMC, Commercial Zoning Districts.

Staff Response: The applicant has submitted a site plan for design review that includes replacing the existing expanse of pavement devoted to parking with structured parking that will screen vehicles and provide opportunities for passive outdoor gathering spaces. Special conditions have been included to ensure that the project meets all commercial design requirements. With the application of conditions, the project meets this finding.

E. That the use meets all parking requirements for all uses on the site established by Chapter 17.38 CMC, Off-Street Parking Requirements.

Staff Response: The project is required to provide one on-site parking space for each hotel unit and 1.5 spaces for each permanent residential use, for a total of 41 spaces. The applicant proposes at least 68 spaces in an underground parking structure. The additional spaces are to provide off-street parking for the hotel's employees, relieving parking pressures on surrounding streets in the residential district. Additionally, the applicant is proposing a valet-only service for all guests and hotel employees. The project meets this finding.

F. That incidental service uses provided by the motel, that are not otherwise allowed within the land use district, will be limited to use by motel occupants only and will not be made available to the general public.

Staff Response: The project includes a restaurant, café/bakery, fitness center, salon, and spa. In the RC District, all of these uses are prohibited except for barber and beauty shops. The applicant proposes to limit the use of these facilities to hotel guests only. The project meets this finding.

Minor Accessory Uses to Hotels/Motels

Hotels and motels may include minor accessory uses such as light meals and refreshments for guests only, with or without separate remuneration. If such accessory uses are available to the general public, they must be allowed land uses within the underlying land use district and must meet all design, parking, and land use regulations established for the use (CMC 17.14.040.M, Hotels and Motels).

Additionally, CMC Section 17.14.040.B (Ancillary Uses) states,

Requests for the establishment of more than one ancillary use with a primary use, or to establish one or more ancillary uses with a proportion of more than 10 percent of the primary use shall only be approved upon the granting of a use permit by the Planning Commission through the adoption of findings established in CMC 17.64.060, Ancillary or Accessory Uses.

The applicant is proposing the following accessory/ancillary uses:

Restaurant. The project includes a 50-seat restaurant. The kitchen would be located on level two below the lobby, and the seating area on level four above the lobby.

Café/Bakery. The proposed café/bakery would be approximately 300 square feet in size and would be located on level 2 adjacent to the lobby building.

Gym/Fitness Center. The project includes an approximately 500-square-foot gym for hotel guests only. The Gym would be located in a portion of the historic Donna Hofsas House. It would be open from 6 a.m. to 9 p.m. daily.

Business Center. The proposed business center is approximately 350 square feet and located in the historic Donna Hofsas House. It would be open 24 hours a day, seven days a week.

Spa & Hair Salon. The proposed spa and hair salon is approximately 700 square feet and is located on level 2 in Building 5. Services would be available by appointment only.

Findings for Multiple Ancillary Uses

The following special findings are required for approval of ancillary or accessory uses (CMC 17.64.060):

A. That all proposed ancillary uses are compatible with the primary use;

Staff Response: The proposed ancillary uses are compatible with newer hotels in tourist destinations that provide guest amenities.

B. That the proposed land use, considered as a whole, appears to have the primary and ancillary uses united by a consistent theme and that the use will not exhibit a character of multiple, unrelated activities combined into one business; and

Staff Response: All of the proposed activities would serve the needs of guests, whether traveling on business or for pleasure. Amenities also cater to guests hosting a special event or celebration, such as a wedding.

C. That the use will contribute to the character of the commercial district as a residential village with a mix of unique retail and service shops.

Staff Response: This finding is not applicable.

Time Limits on Commercial Business Use Permits

Carmel Municipal Code Section 17.52.170 (Time Limits on Approvals and Denials) places a six-month time limit on commercial business use permits. The approval expires if a commercial business is not established within this time frame. CMC Section 17.52.170.B allows the Planning Commission to approve an alternative time limit by adopting a condition of approval. Staff recommends special condition of approval no. 7 (Attachment 1) to extend the time period for which the commercial business use permit will remain valid from six months to 18 months to run concurrently with the commercial design review permit.

DEVELOPMENT STANDARDS.

Building Site Area: The maximum building site area in the RC District is 32,000 square feet. The project site comprises two legal lots of record, an 8,000-square-foot lot containing eight hotel rooms and a 28,200-square-foot lot containing 30 hotel rooms. The combined lot size is 36,200 square feet. The applicant is proposing a lot line adjustment to create two more equally sized lots at approximately 18,333 square feet and 17,867 square feet, respectively. The project meets this standard.

Lot Line Adjustment: Applications for lot line adjustments in commercial districts require review and approval by the Planning Commission (CMC 17.44.040, Approval of Applications). The applicant requests to shift the lot line between lots 3 and 5 in Block 34 to the south, between proposed Buildings 2 and 4 and

the Lobby. The adjusted lot line would result in the two lots being more equally sized at approximately 18,333 square feet and 17,867 square feet, respectively. Staff supports approval of the lot line adjustment. Special condition of approval no. 39 requires the applicant to prepare a final record of survey map and submit it to the Community Planning and Building Department for review and recordation with the Office of Monterey County.

Building Coverage: Building coverage is defined as the total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, and bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories that overhang a ground-level story, and covered carports (CMC 17.14.130, Building Coverage).

Excluded from building coverage are roof eaves extending less than 30 inches from the face of the building, awnings or covered entryways, and masonry walls not greater than six feet in height, such as wing walls, planter walls, or grade-separation retaining walls.

All site area not counted as building coverage shall be considered open space (CMC 17.14.130, Building Coverage). Open space is an open area free of structures and visually accessible from public ways or walkways (CMC 17.14.170.A).
The maximum allowable building coverage in the RC district shall not exceed 70 percent of the total site area if the land area is 4,000 square feet or less. If the land area is more than 4,000 square feet, the allowable building coverage shall be reduced by one percent for each additional 2,000 square feet of site area. (For example, the allowable building coverage on a 6,000-square-foot site equals 69 percent of the total site area.)

The proposed lot sizes are approximately 18,333 square feet and 17,867 square feet. The maximum allowable building coverage is, 62.84% or 11,520 square feet and 63.07% or 11,268 square feet, respectively. Special condition of approval no. 40 has been added, requiring a comprehensive building coverage analysis, including diagrams, prior to the issuance of a building permit to confirm the project complies with maximum building coverage standards.

Floor Area Ratio: Floor area is defined as the total combined area included within the surrounding exterior walls of all floor levels. Floor area includes all floor spaces used for commercial, manufacturing, residential and miscellaneous land uses including space occupied by mezzanine floors, interior walkways, storage areas above ground, hallways, restrooms, and both interior and exterior wall thicknesses.

Excluded from floor area are the following: underground floor space within a basement, cellar or underground garage when not used for commercial purposes. Also excluded are: underground areas for noncommercial storage or parking and mechanical spaces within a building limited to vent, duct and piping shafts, and mechanical equipment rooms of the minimum size required by the building code.

The floor area ratio for a 2-story building in the RC District is 80 percent. No single structure shall contain more than 10,000 square feet of floor area. In addition to the basic floor area ratio two-story buildings may qualify for a bonus of up to 15 percent, which allows a floor area ratio of up to 95 percent of the site area. A floor area bonus of up to 10 percent may be granted for projects that include a courtyard and/or intra-block walkway.

The proposed lot sizes are approximately 18,333 square feet and 17,867 square feet. The maximum allowable floor area is 14,666 and 14,293, respectively. The applicant is also proposing two intrablock walkways, a east-west walkway on Lot 2 and a north-south walkway on Lot 1.

The table below provides a breakdown of the floor area ratio with the intrablock walkway bonus.

Table 1. 80% Floor Area Ratio Plus 10% Intrablock Walkway Bonus

	Lot Size	80% FAR	10% Bonus	Total Allowed	Proposed	Dif.
Lot 1	18,333	14,666	1,833	16,499	18,688	+2,189
Lot 2	17,867	14,293	1,786	16,079	13,778	-2,301
Total	36,200	28,959	3,619	32,578	32,466	-112

While the project as a whole does not exceed the combined floor area allowance, the amount of square footage on Lot 1 exceeds what is permitted. Special condition of approval no. 41 requires the applicant to reduce the square footage prior to the issuance of a building permit. With the application of conditions, the project meets this standard.

Building Height: The maximum allowable building height in the RC District is 26 feet, except that building sites that face, abut, or adjoin any property in the R-1 district shall be limited to a height of 24 feet. The project faces an R-1 district on both the north and west sides of the site; therefore, the maximum building height is 24 feet.

Note: Small areas not exceeding 10 percent of the proposed building coverage and occupied by special design features such as towers, steeples, and ornamentation may exceed these heights if approved by the Planning Commission.

The height of buildings is measured as the plumb vertical distance from the existing or finished grade (whichever is more restrictive) to the highest point on the roof (CMC 17.06.020.L, Measuring Height). Existing grade is the topographic elevation representing the surface of the ground prior to grading, filling, or other site alterations for a project. Existing grade may also be referred to as natural grade. Finished grade is the topographic elevation representing the ground surface of those parts of the site not occupied by a building upon project completion.

On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls, and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography, and is consistent with R-1 design objectives (CMC 17.06.020.F).

Due to prior over-excavation of the lot, the applicant requests the use of average grade to measure the height of new structures. Average grade is defined as, *A horizontal line approximating the ground elevation through each building on a site used for calculating the exterior volume of buildings. Average grade is calculated separately for each building.* At the December 13, 2023, Planning Commission meeting, the Commission expressed support for using average grade to measure building height.

The project has been designed within the 24-foot height limit as measured from average grade, with the exception of minor projections for elevator towers. Refer to Attachment 5, Sheet A-19C for an analysis of the projects compliance with the R-1 design objectives. The project meets this standard.

Setbacks: The project site abuts parcels in the RC District to the south and west and is located across from the R-1 District to the north and west. The east side is across from the RC District.

The setbacks identified below apply to the project. Setbacks shall be used primarily for landscaping.

Buildings 1-4:
Front Setback (East, San Carlos Street, across from RC District): 5 feet
Rear Setback (West): Not Applicable
North Side Setback (Unimproved Third Street): Not Applicable
South Side Setback (Proposed Lobby, abutting RC District): 5 feet for 50 percent

Lobby:
Front Setback (East, San Carlos Street, across from RC District): 5 feet
Rear Setback (West): Not Applicable
North Side Setback (Interior Lot Line, abutting RC District): 5 feet for 50 percent
South Side Setback (Interior Lot Line, abutting RC District): 5 feet for 50 percent

Building 5:
Front Setback (West, Dolores Street, across from R-1)
Rear Setback (East): Not Applicable
North Side Setback (Interior Lot Line, abutting RC District): 5 feet for 50 percent
South Side Setback (Interior Lot Line, abutting RC District): 5 feet for 50 percent

Historic Donna Hofsas House: No Change

Parking Regulations: For an analysis of the project's conformance with on-site parking requirements, see the discussion above under Conditional Use Permit, Findings for the Reconstruction of a Hotel Use, Subsection E.

At the December 13, 2023, conceptual review hearing with the Planning Commission, the applicant was asked to prepare a parking and traffic study to evaluate traffic impacts on Dolores Street with a single point of entry/exit from the garage. In response to the concerns raised by the neighbors, the applicant has revised the circulation pattern on site to retain the exit onto Third Avenue, thereby reducing the number of vehicle trips at the Dolores Street entry. The applicant also commissioned Hexagon Transportation Consultants to prepare a Vehicle Miles Traveled (VMT) and Parking Assessment for the project (Attachment 6).

Vehicles Miles Traveled (VMT) replaced the former Levels of Service (LOS) intersection analyses under the California Environmental Quality Act (CEQA). The study is based on a 38-room hotel with all on-site facilities restricted to hotel guests only. It concludes that there would be no net increase in vehicle trips compared to current conditions. Additionally, the applicant proposes to provide an electric bus and limousine service that would shuttle guests to and from local designations, including to and from the Monterey airport. These services are not currently offered at the hotel. By providing alternative transportation options for hotel guests, the number of daily vehicle trips can be expected to be lower.

The Hexagon report also analyzed existing parking demand at the hotel. Based on industry standards, the peak parking demand for a hotel occurs at approximately 9 a.m. on weekdays and 9 p.m. on Saturdays. A parking occupancy survey was conducted on April 29, 2023 (Saturday) and May 2, 2023 (Tuesday) to determine existing parking demand at the hotel. The survey involved counting the number of vehicles parked on-site during the peak periods. Of 28 on-site parking stalls, 15 were occupied on Tuesday and 20 on Saturday. The report concludes that existing on-site parking meets current demand.

The proposed hotel maintains the same number of rooms, and while the variety of amenities will increase, they will be limited to guests only and, therefore, not generate additional parking demand. Additionally, the project proposes 68 on-site parking spaces, which exceed the current number of on-site spaces (28) and

the amount of required parking (41).

Underground Parking: The following standards apply to underground parking:

1. The maximum height of the finished floor level above an underground parking garage facing any public street, way, place or park, shall not be higher than five feet above the existing grade or the official street grade, whichever measurement results in the lower height.

Staff Analysis: The street grade elevation at the parking structure entrance on Dolores Street is 66.41'. The finish floor level of Building 5 is 69'. The project meets this standard.

2. Underground parking garages may be constructed within required setbacks if significant trees will not be removed or injured and the setback can still be effectively landscaped. Underground garage designs shall provide sufficient room around the perimeter to accommodate existing and new tree root systems for all trees required as part of the project.

Staff Analysis: The proposed parking structure would encroach into side and rear setbacks on the north, south, and west property lines. Except for the north elevation, the site is surrounded by development, and no tree root systems will be impacted. Special condition of approval no. 36 requires landscaping within required setbacks to be shown on a final landscape and irrigation plan.

3. The grade of driveways providing access to underground garages shall not exceed five percent in the first 10 feet of the driveway slope near the street or sidewalk and shall not exceed 10 percent in the last 10 feet near the level of the garage floor. The intervening grade shall not exceed 25 percent. Driveway designs shall provide sufficient area to allow drivers to view automobile and pedestrian traffic before merging into such traffic.

Staff Analysis: The first 10 feet of the driveway on Dolores Street are proposed to have a 5 percent slope. The next 24 feet would be sloped at 23 percent. This driveway would be an entry only. Vehicles would exit on Third Avenue at San Carlos Street. The project meets this standard.

4. Garages shall be ventilated to avoid the build-up of exhaust gases. When mechanical ventilation is used, noise mitigation measure shall be incorporated such as low-noise fans, insulated ductwork and vibration absorbing mounting systems. Ducts shall not exhaust toward any building openings or open space on any adjoining property nor toward any on-site or off-site open space, pathway, street, place or park accessible to the public. Venting to the roof is generally preferred. Plans for underground garages shall be reviewed to ensure accessibility for Police and Fire Department personnel during emergencies. To the extent possible, utility meters, vaults and connections should be located within garages or driveways and away from pedestrian walking surfaces.

Staff Analysis: Special condition of approval no. 37 requires the applicant to demonstrate compliance with these standards prior to the issuance of a building permit.

DESIGN REVIEW.

Commercial Design Review: To protect the unique qualities and characteristics of the commercial districts, all exterior design changes are subject to site plan and architectural approval as prescribed in Chapter 17.58 CMC, Design Review. The basic standard of review in the commercial district is whether the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards (CMC 17.14.100, Design Review and Basic Review Standard).

Approval of any design review application for a commercial project shall require the Planning Commission to find that the proposed project represents an improvement over existing conditions. All projects approved shall comply with minimum zoning standards established by Title 17, Zoning. However, compliance with minimum standards does not constitute a sufficient basis for project approval. Projects also shall be evaluated for compliance with the design guidelines.

Applications subject to design review shall not require a public hearing unless the project involves a historic structure or dwelling, requires a use permit, variance, subdivision, lot line adjustment, appealable coastal development permit (CDP), or other land use permit that requires a hearing in accord with the provisions of this title or State law. All track two projects shall be subject to the CDP requirements of the Local Coastal Program (LCP), and a track two design review approval shall constitute a coastal development permit for the project.

Commercial Design Guidelines.

Roofing Materials

1. Roofing materials shall be selected that are consistent with the design character of the buildings on which they are placed. Roofing materials should be consistent in color and composition on each roof plane of the building and on the roofs of each building within a single complex or courtyard.

2. All newly installed roofs shall be of noncombustible Class-A materials. Buildings determined by the City to qualify as historic resources may use fire treated wood roofing materials with a fire resistant underlayment assembly approved by the Building Official to meet standards for historic rehabilitation.

Concealment of Rooftop Equipment.

1. Design Review. Rooftop mechanical equipment such as, but not limited to, heating, cooling and ventilation system equipment shall be concealed from public view. When visible, the enclosures and location of such equipment are subject to design review. Existing rooftop mechanical equipment shall be concealed or relocated out of view whenever a roof is replaced as defined in subsection (B)(4) of this section and when equipment is upgraded or replaced to any extent that requires issuance of a building permit.

2. Standards for Review. Rooftop mechanical equipment shall be restricted or shielded from view from the public right-of-way and from adjoining structures by one or more of the following means:

a. Located on a portion of the rooftop that is not visible to the public.

b. Located behind roof forms, parapets or screens that are compatible with the architectural character of the structure.

Open Space & Landscaping:
All site area not counted as building coverage shall be considered open space (CMC 17.14.130, Building Coverage). Open space is an open area free of structures and visually accessible from public ways or walkways (CMC 17.14.170.A).

CMC Section 17.14.180 (Landscaping) requires that landscaping in commercial districts be provided in accordance with Chapter 17.34 CMC, Landscaping. The landscaping requirements for commercial development are as follows:

1. A minimum of 50 percent of the required open space on each site shall be landscaped. Landscaping may include nonliving materials such as garden benches, water features, and patterned paving treatments as long as the combined total area of such plant alternatives is not used as more than 25 percent of the required landscaping on any site. All landscaping improvements shall include upper canopy trees on-site and/or in the sidewalk in front of the property whenever possible.

2. Building sites contiguous to the R-1 district shall provide sufficient landscaping and trees to blend visually with open space and landscaping on adjacent sites.

Lighting: Condition of approval no. 11 has been included requiring the submittal of a comprehensive lighting plan prior to issuance of a building permit.

Public Improvements: Development projects involving substantial new or replacement construction shall include improvements in the public right-of-way adjacent to the building site to coordinate the design of the development with the design of City streets, sidewalks, walkways and infrastructure improvements and to enhance the overall appearance of the community (CMC 17.14.190, Public Improvements). Special condition of approval no. 35 requires the submittal of a comprehensive public improvement plan prior to the issuance of a building permit.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15332 (Class 32) – Infill Development Projects. The project includes the demolition of a 38-room hotel and the construction of a new 38-room hotel and therefore qualifies for a Class 32 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution USE PERMIT
Attachment 2 - Resolution DESIGN REVIEW
Attachment 3 - Final Determination of Ineligibility - HOTEL_packet
Attachment 4 - Description for Use PermitVer4
Attachment 5 - Design Narrative
Attachment 6 - Project Plans 03.05.2024_rv01
Attachment 7 - Traffic Study Carmel Legacy Hotel VMT and Parking Assessment 11-27-23

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A USE PERMIT FOR THE CARMEL LEGACY HOTEL, THE HISTORIC DONNA HOFSAS HOUSE, AND ASSOCIATED ACCESSORY USES LOCATED ON SAN CARLOS STREET 2 NORTHWEST OF 4TH AVENUE APN: 010-124-001-000 and 010-124-014-000

WHEREAS, on March 22, 2024, Eric Miller Architects, Inc. ("Applicant") submitted Use Permit application UP 24-060 (Hofsas House, Inc.) described herein as ("Application") on behalf of Hofsas House, Inc. ("Owner") for the Carmel Legacy Hotel, conversion of the historic Donna Hofsas House from a manager's unit to two apartments, and the addition of accessory uses both within the hotel and the historic house; and

WHEREAS, the Application has been submitted for two legal lots of record totaling 36,200 square feet located on San Carlos Street 2 northwest of 4th Avenue in the Residential and Limited Commercial (RC) District (Block 34, Lots 1, 3, 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14); and

WHEREAS, the Applicant is requesting to demolish the Hofsas House Hotel, an approximately 15,762-square-foot 38-room hotel, and construct the Carmel Legacy Hotel, a 32,466-square-foot 38-room hotel, convert the historic Donna Hofsas House from a managers unit to two apartments, and establish hotel-related accessory uses; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.14.030 (Land Use Regulations), Hotels and Motels in the RC District require a conditional use permit; and

WHEREAS, on March 29, 2024, a notice of the public hearing scheduled for April 10, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 31, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before April 5, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on April 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Use Permit, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15332 (Class 32) – Infill Development Projects, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64.010 & 17.64.020) For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes," depending on the issues, may or may not be discussed in the report.		
Municipal Code Findings: CMC 17.64.010	YES	NO
1. That the proposed use will not be in conflict with the City's General Plan.	✔	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✔	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✔	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✔	
5. That the proposed use will not be injurious to public health, safety or welfare.	✔	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✔	

7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.	✔	
Municipal Code Findings: CMC 17.64.020	YES	NO
A. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✔	
B. That proposed use will provide adequate ingress and egress to and from the proposed location.	✔	
C. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✔	
Municipal Code Findings: CMC 17.64.120	YES	NO
A. That the motel or hotel was in existence and lawfully established prior to April 1988 and has remained in operation since that time. That the proposed use will not increase the number of lodging units in existence as of that date.	✔	
B. That the proposed use will be operated as a commercial business offering transient lodging for guests and visitors. That the use will maintain living quarters occupied by a full-time manager on-site, if such occupancy was previously established as part of the use.	✔	
C. That the minimum number of units on the site is five. That, except for the manager's unit, no units shall contain kitchens or similar facilities for cooking food.	✔	
D. That, when reconstruction is involved, a site plan has been approved through the design review process that maximizes usable open space, minimizes unrelieved expanses of pavement devoted to parking and conforms in all respects to the commercial design requirements in Chapter 17.14 CMC, Commercial Zoning Districts.	✔	
E. That the use meets all parking requirements for all uses on the site established by Chapter 17.38 CMC, Off-Street Parking Requirements.	✔	
F. That incidental service uses provided by the motel, that are not otherwise allowed within the land use district, will be limited to use by motel occupants only and will not be made available to the general public.	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve the Use Permit application UP 24-060 (Hofsas House, Inc) for the demolition of the 38-room Hofsas House Hotel and construction of the 38-room Carmel Legacy Hotel, conversion of the historic Donna Hofsas House from a manager's unit to hotel rooms, and the addition of accessory uses both within the hotel and the historic house located on San Carlos Street 2 northwest of 4th Avenue (Block 34, Lots 1, 3, 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14, APN 010-124-001 and 010-124-014) subject to the Conditions of Approval below:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** Approval of Use Permit application UP 24-060 (Hofsas House, Inc) authorizes a 38-room hotel, two apartments, and associated hotel accessory uses	✔

	located on San Carlos Street 2 northwest of 4th Avenue, in the Residential & Limited Commercial (RC) District as depicted in the application, plans and associated documents prepared by Eric Miller Architects approved by the Planning Commission on April 10, 2024, stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	
2.	Codes and Ordinances. The project shall conform to all Residential & Limited Commercial (RC) District requirements. All adopted building and fire codes shall be adhered to when preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.	✔
4.	Modifications. The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
5.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
6.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
SPECIAL CONDITIONS		

7.	**Permit Validity.** In accordance with CMC Section 17.52.170.B (General Limits), the Planning Commission extends the time limit on the commercial use permit from 6 months to 18 months to run concurrently with the associated commercial Design Review application. In accordance with CMC 17.52.170.C (Time Extensions), the Planning Commission may grant one 18-month extension of the commercial use permit if the conditions surrounding the original approval have not changed, and the General Plan, Municipal Code, or Local Coastal Program has not been amended in a manner which causes the approval to be inconsistent with these plans or codes.	✔
8.	**Hotel Operations.** In accordance with CMC 17.14.040.M (Hotels and Motels), hotels and motels may include minor accessory uses such as light meals and refreshments for guests only, with or without separate remuneration. If such accessory uses are available to the general public, they must be allowed uses within the underlying land use district and must meet all design, parking, and land use regulations established for the use.	✔
9.	**Hotel Accessory Uses.** The following hotel accessory uses are approved as part of this commercial business use permit: Restaurant/Dining Room: • Up to 50 seats for guests and their family/friends • Hours of Operation: 7 am to 10 pm daily Café/Bakery: • 300 square feet (approximately) • Hours of Operation: 7 am to 5 pm daily Gym/Fitness Center: • 500 square feet (approximately) • Hours of Operation: 6 am to 9 pm daily Business Center: • 350 square feet (approximately) Spa & Salon: • 700 square feet (approximately) • Hours of Operation: By appointment Amendments: The Community Planning and Building Director shall have the authority to approve minor modifications to the accessory uses. Any modification that, in the opinion of the Director, has the potential to negatively impact surrounding uses shall be referred to the Planning Commission for review.	✔
10.	**Apartments.** Two apartments are permitted and shall contain complete living, sleeping, and bathing facilities.	

11.	**Hotel Room Kitchens.** In accordance with the findings for approval (CMC 17.64.120), except for the manager's unit, no hotel units shall contain kitchens or similar facilities for cooking food. CMC 17.70 defines a kitchen as, *Any room or any part of a room designed, built, equipped, used, or intended to be used for the preparation of food and dishwashing, whether or not said room contains a cookstove or any other cooking appliance. A dining room, alcove, or similar room adjacent to or connected with a kitchen in which toasters, grills, percolators, and similar appliances are used shall not be deemed a kitchen*.	✔
12.	**Parking.** The hotel shall provide on-site parking equal to 1 parking space per rental unit, including any manager's unit, plus 1.5 spaces per permanent residential use (apartment) for a total of 41 on-site parking spaces. No additional parking shall be required for accessory hotel uses that are limited to hotel guests.	✔

Acknowledgment and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN REVIEW AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CARMEL LEGACY HOTEL LOCATED ON SAN CARLOS STREET 2 NORTHWEST OF 4TH AVENUE APN: 010-124-001-000 and 010-124-014-000

WHEREAS, on March 12, 2024, Eric Miller Architects, Inc. ("Applicant") submitted a Design Review application DR 24-059 (Hofsas House, Inc.) described herein as ("Application") on behalf of Hofsas House, Inc. ("Owner") for the Carmel Legacy Hotel, conversion of the historic Donna Hofsas House from a manager's unit to two apartments, and the addition of accessory uses both within the hotel and the historic house; and

WHEREAS, the Application has been submitted for two legal lots of record totaling 36,200 square feet located on San Carlos Street 2 northwest of 4th Avenue in the Residential and Limited Commercial (RC) District (Block 34, Lots 1, 3, 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14); and

WHEREAS, the Applicant is requesting to demolish the Hofsas House Hotel, an approximately 15,762-square-foot 38-room hotel, and construct the Carmel Legacy Hotel, a 32,466-square-foot 38-room hotel, convert the historic Donna Hofsas House from a managers unit to two apartments, and establish hotel-related accessory uses; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), new construction, alterations, rebuilds, additions, and demolitions require approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on January 26th and October 18th, 2023, the applicant and the hotel owner/operator hosted two meetings with the community, and on May 17th and May 25th, 2023, hosted two meetings with the Carmel Chamber of Commerce to present the project to the community and solicit feedback; and

WHEREAS, on February 2, 2023, the applicant submitted Conceptual Review application CR 23-097 (Hofsas House, Inc.) for the demolition of the Hofsas House Hotel and construction of a new hotel known as the Carmel Legacy Hotel; and

WHEREAS, on December 13, 2023, a conceptual design of the project was presented to the Planning Commission, and feedback received from the public and the Commission was incorporated into the project; and

WHEREAS, on December 18, 2023, the Historic Resources Board issued a Determination of Ineligibility for the Hofsas House Hotel, finding it did not meet the criteria for listing as a historic resource; and

WHEREAS, also on December 18, 2023, the Historic Resources Board issued a Determination of Eligibility for the Donna Hofsas House, finding it met the criteria for listing as a historically significant building; and

WHEREAS, on March 29, 2024, a notice of the public hearing scheduled for April 10, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 31, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before April 5, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on April 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the commercial design review, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15332 (Class 32) – Infill Development Projects, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Commercial Design Review:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report, depending on the issues.		
CMC 17.58.060 Design Review Approval Findings	YES	NO
Conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
Complies with all applicable provisions of Carmel Municipal Code.	✓	
Is consistent with applicable adopted design review guidelines.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report, depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Commercial Design Review application DR 24-059 (Hofsas House, Inc.)

to demolish the Hofsas House Hotel, an approximately 15,762-square-foot 38-room hotel, and construct the Carmel Legacy Hotel, a 32,466-square-foot 38-room hotel, convert the historic Donna Hofsas House from a managers unit to two apartments, and establish hotel-related accessory uses located on San Carlos Street 2 northwest of 4th Avenue (Block 34, Lots 1, 3, 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14, APN 010-124-001 and 010-124-014), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Review application DR 24-059 (Hofsas House, Inc.) authorizes the demolition of the 38-room Hofsas House Hotel, construction of the 38-room Carmel Legacy Hotel, and conversion of the historic Donna Hofsas House from a manager's unit to two apartments. The project site is located on San Carlos Street 2, southwest of 4th Avenue in the Residential and Limited Commercial (RC) District as depicted in the plans prepared by Eric Miller Architects approved by the Planning Commission on April 10, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein. This Design Review approval does not include any exterior modifications to the historic Donna Hofsas House. Any exterior change to the historic Donna Hofsas House shall be submitted under a separate Design Review application to the Community Planning and Building Department and shall comply with Carmel Municipal Code Chapter 17.32 (Historic Preservation).
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the Residential & Limited Commercial (RC) District and Archaeological Significance (AS) Overlay District. All adopted building and fire codes shall be adhered to when preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a commercial design review approval remains valid for 18 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.

5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall be screened from public view to the satisfaction of the Community Planning & Building Director. Before changing the location of any utility meter, the Community Planning and Building Director or designee must give written approval.
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the

	construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings a comprehensive lighting plan including all exterior light fixtures and the manufacturer's specifications, including illumination information. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall identify the masonry pattern for all stonework in the construction drawings. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
13.	Wood Frame Windows. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved wood frame windows in the construction drawings. Window material shall be consistent throughout the project. Windows approved with divided lights shall appear to be true divided lights, including internal and external mullions and muntins on insulated windows. Any window pane dividers that are snap-in or otherwise superficially applied are not permitted. The painted finish shall be matte or low gloss.
14.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in

	connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
15.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
16.	Archaeological Report. Prior to the issuance of a building permit, the Applicant shall submit an archaeological reconnaissance report prepared by a qualified archaeologist or another person(s) meeting the standards of the State Office of Historic Preservation. The Applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.
17.	Cultural Resources. Throughout construction, all excavation activities shall immediately cease if cultural resources are discovered on the site, and the Applicant or his/her agent on the site shall immediately notify the City of Carmel Community Planning & Building Department within 24 hours. Work shall not recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the City of Carmel Community Planning and Building Director. If any human remains are found at any time during construction, work shall stop, and the applicant or his/her agent on the site shall immediately notify the Monterey County Coroner in compliance with applicable State requirements (California Public Resources Code (PRC) Section 5097.98).
18.	Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
19.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a

	Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
20.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
21.	Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
22.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
23.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
24.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.

	• Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
25.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
26.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-

	pervious areas.
27.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
28.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
29.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
30.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
31.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner to review the approval conditions and expectations during construction.
32.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
33.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall identify the material for gutters and downspouts in the construction drawings. The use of copper for gutters and downspouts is prohibited.
34.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
35.	**Public Way Improvements.** Development projects involving substantial new or replacement construction shall include improvements in the public right-of-way adjacent to the building site to coordinate the design of the development with the design of City streets, sidewalks, walkways and infrastructure improvements and to enhance the overall appearance of the community. Prior to the issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building Department and Public Works Department a design for public way improvements on San Carlos Street.
36.	**Landscaping within Required Setbacks.** Prior to the issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building

	Department a final landscape and irrigation plan that includes landscaping within required setbacks.
37.	Garage Ventilation. Garages shall be ventilated to avoid the build-up of exhaust gases. When mechanical ventilation is used, noise mitigation measures shall be incorporated such as low-noise fans, insulated ductwork and vibration absorbing mounting systems. Ducts shall not exhaust toward any building openings or open space on any adjoining property nor toward any on-site or off-site open space, pathway, street, place or park accessible to the public. Venting to the roof is generally preferred. Plans for underground garages shall be reviewed to ensure accessibility for Police and Fire Department personnel during emergencies. To the extent possible, utility meters, vaults and connections should be located within garages or driveways and away from pedestrian walking surfaces.
38.	Kitchens or Similar Facilities for Cooking. No hotel units shall contain kitchens or similar facilities for cooking. A kitchen is defined as, *Any room or any part of a room designed, built, equipped, used, or intended to be used for the preparation of food and dishwashing, whether or not said room contains a cookstove or any other cooking appliance. A dining room, alcove, or similar room adjacent to or connected with a kitchen in which toasters, grills, percolators, and similar appliances are used shall not be deemed a kitchen*. (CMC 17.70)
39.	Lot Line Adjustment. Prior to the issuance of a building permit, the applicant shall prepare a final record of survey map and submit it to the Community Planning and Building Department for review and recordation with the Office of Monterey County.
40.	Building Coverage Analysis. Prior to the issuance of a building permit, the applicant shall prepare a comprehensive building coverage analysis including diagrams and submit it to the Community Planning and Building Department for review and approval.
41.	Floor Area Reduction. Prior to the issuance of a building permit, the applicant shall submit revised plans for review and approval by the Community Planning and Building Department that demonstrate a reduction in the building square footage on Lot 1 to comply with maximum floor area standards.

Acknowledgment and acceptance of conditions of approval:

_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

CARMEL-BY-THE-SEA
NOTICE OF INELIGIBILITY
For the Carmel Historic Resources Inventory

On December 18, 2023, the Historic Resources Board determined that the property identified below does not constitute a historic resource.

Assessor's Parcel Number:	010-124-014 (por.) & 010-124-001
Current Owner:	Hofsas House Inc
Block/Lot:	34 /5, 7, 8 (por.), 9, 11, 14, Various & 34/1 & 3
Street Location:	San Carlos Street 2 NW of 4th Avenue
Lot size:	28,200 square feet (excludes Lots 10 & 12-Donna Hofsas House)
Date of Construction:	1957, 1968

☑ The Hofsas House Hotel is not eligible under **Criterion One** (Event/Association) because it does not retain a high degree of integrity and is not associated with a prominent member of the business community.

☑ The Hofsas House Hotel is not eligible under **Criterion Two** (Important Person) because the property is not associated with a person who is considered significant within Carmel's historic context. There is no indication that the hotel operator, Donna Hofsas, played an outstanding role within the tourism community when compared to her peers. Additionally, muralist Maxine Albro's life achievements would be better represented by her own home.

☑ The Hofsas House Hotel is not eligible under **Criterion Three** (Design/Construction) because none of the architects or builders associated with the Hofsas House Hotel could claim the design or construction was a defining moment in their careers; the Bavarian-themed vernacular buildings are not recognized as significant in the city's Historic Context Statement; and the hotel does not display a rare style of architecture.

☑ The Hofsas House Hotel is not eligible under **Criterion Four** (Information Potential), which is generally reserved for archeological sites. There is no evidence in the historical record that the Hofsas House Hotel meets the eligibility requirements for Criterion Four.

This Determination is based on the intensive survey prepared by qualified professional Margaret Clovis dated 08/2023 (11 pages) and the peer review documentation prepared by EMC Planning Group dated October 26, 2023 (attached). This Determination was subject to a ten (10) working day appeal period, which ended at 5:00 P.M. on Wednesday, January 10, 2024. No appeals were filed during the appeal period. This Determination is final and shall remain valid for a period of 5 years.

Marnie R. Waffle

Marnie R. Waffle, AICP
Principal Planner

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____ Attachment 3
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #:** (Assigned by recorder) Hofsas House Hotel

P1. Other Identifier: Hofsas House Hotel

***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** Monterey **Date** 2012 **T** ; **R** ; **¼ of** **¼ of Sec** ; Mount Diablo **B.M.**

c. Address San Carlos 2 NW of 4th City Carmel by the Sea 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)
APN 010-124-014; Blk. 34, lots 5,7,9,11 & 14; APN 010-124-001, Blk. 34, lots 1 & 3

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

Between 1923 and 1933, four buildings were constructed on lots 7, 9, 11, and 12 on San Carlos Street, 2 NW of Fourth Avenue. In 1943 the two-story residence on lot 9 was remodeled into apartments. In May 1948 Harry Hofsas purchased the property and then granted the cottages to his brother, Fred, and his wife Donna in July. Donna and Fred started to remodel the cottages into a complex of rental rooms and apartments. In 1956 they demolished two of the residences on lots 7 and 12 to create a parking lot. In January 1957 they built a four-story, 25-unit motel and swimming pool. In 1967 Donna built the eight-unit detached North Wing on lots 1 and 3, after demolishing two apartment buildings on those parcels. Donna Hofsas used Bavarian themed details for the 1957 hotel and remodeled the two pre-1957 cottages to match. The front elevation of the Hofsas House Hotel extends along San Carlos Street. The reception area of the southern two-story section was one of the existing buildings, as evidenced by Robert Jones' site plan for the project. This area was enlarged to the south (continued p. 3)

***P3b. Resource Attributes:** (List attributes and codes) HP5, Hotel/Motel

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

P5b. Description of Photo: (View, date, accession #) Front Elevation, 05/2023

***P6. Date Constructed/Age and Sources:** 1957, 1968 ☒Historic ☐Prehistoric ☐Both
Building Permits

***P7. Owner and Address:**
Hofsas House Hotel
POB 1195
Carmel, CA. 93921

***P8. Recorded by:** (Name, affiliation, and address)
Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

***P9. Date Recorded:** 08/2023

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (cite survey report and other sources, or enter "none.") 2001 Carmel City-Wide Survey, DPR by Kent Seavey. No paper records. Verbal reference and reference in the building file.

***Attachments:** ☐**NONE** ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) Hofsas House Hotel

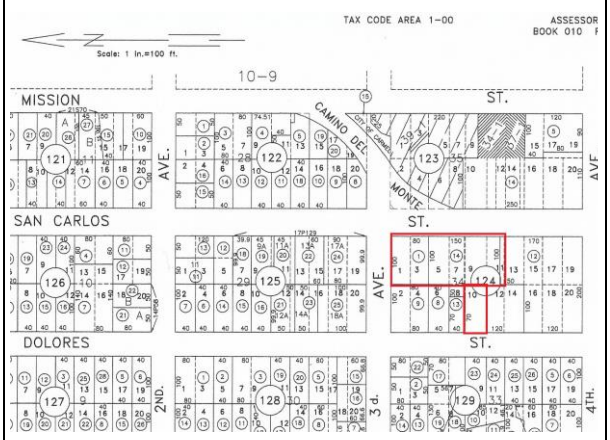
B1. Historic Name: Hofsas House Hotel
B2. Common Name: Hofsas House Hotel
B3. Original Use: Hotel B4. Present Use: Hotel
***B5. Architectural Style:** Bavarian-Themed Vernacular
***B6. Construction History:** (Construction date, alteration, and date of alterations) BP#445: Addition to cottage (1938); BP#1016: 2-story building remodeled into apartments (1943); BP#2986: Demolish 2 residences for parking lot (1956); BP# 2996 Build 4-story hotel (1957); BP# 3058 Build swimming pool (1957); BP# 4748 Build 8-unit North Wing (1968). See p. 4 for additional permits.
***B7. Moved?** x☐No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** Parking lot, pool
B9a. Architect: Robert R. Jones, Cleve Dayton, George Willox **b. Builder:** Ralph Stean, Helm & Savoldi
***B10. Significance:** Theme: N/A **Area** Carmel by the Sea
Period of Significance: N/A **Property Type** Building **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

In 1949 Donna J. Hofsas (1902-1981) and Frederick L. Hofsas (1897-1989) moved to Carmel from Los Angeles. Donna was a film actress with Fox Studios and Fred was an accountant. Fred's brother, Harry, granted four cottages he had purchased on San Carlos Street to the couple. Donna and Fred started remodeling the cottages into apartments. By 1951 they were renting rooms and apartments in their advertised Hofsas House Hotel. Donna managed the rentals while Frederick continued his work as an accountant. In 1957 they built a Robert Jones designed four story Bavarian-themed motel and incorporated two of the old buildings into the new complex. Fred, who was an amateur artist, designed a mosaic coat of arms for the hotel, with the creed "Otium Cum Dignitate" (Leisure with Dignity). Donna asked her friend, renowned artist Maxine Albro, to paint murals on the inside wall of the porte cochere. Donna and Fred divorced in 1960 and Donna continued to operate the Hofsas House Hotel until her death. The hotel is still owned and operated by her descendants.
Architect **Robert R. Jones** (1911-1989) designed the four-story motel. Born in Berkeley, Jones was educated at the University of California, Berkeley before (continued p. 6)

B11. Additional Resource Attributes (List attributes and codes):
***B12. References:**
Carmel Context Statement & Historic Preservation Ordinance
Sacramento Bee, 9/3/2012, p. 10
Building File, Carmel Planning Dept.
National Register Bulletin 15
Polk's City Directories, Harrison Memorial Library
U.S. Census & Voter Registration Records
TGIF Guide.com
Donna Hofsas Obit., *Carmel Pine Cone,* 7/16/1981, p. 26
B13. Remarks
***B14. Evaluator:** Meg Clovis
***Date of Evaluation:** 08/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Required Information

P3a. Description (continued):
to create the porte cochere. A front-facing, clipped gable roof sweeps to the south to cover the porte cochere. The roof has wide, overhanging eaves and visible rafters. Pink stucco covers the exterior walls and provides contrast for the decorative half-timbering used on both floors (the buildings were originally painted beige, per the Planning Commission's request, so they would not look as large). A plant-covered balcony extends from the second floor. Vertical diamond paned windows are used on both floors. Floral murals surround the second-floor windows. Maxine Albro's mural of Bavarian peasants is located on the interior wall of the porte cochere.

Three, front gable dormers are located on the 1957 portion of the San Carlos Street elevation. Each dormer has two small diamond pane casement windows that flank inset floral murals. A chimney is located at the intersection of the cross gable. Pink stucco and half-timbering covers the exterior walls and the Hofsas House coat of arms, created by Fred Hofsas, is located at intervals along the first-floor wall.

Figure 1: Front elevation of Hofsas House, looking northwest from San Carlos Street.

A steep driveway leads down from San Carlos Street to the rear and lower level of the property. The main hotel is centered between the remodeled older residences within the complex and the 1968 North Wing. Rising four stories from the parking lot, each level of the 1957 hotel has a balcony which extends across the entire floor. The balcony has a Bavarian-style, band sawn wood railing and the balcony is divided into separate porches for each room. Each room has a door onto the porch and a window. Flights of exterior stairs connect each level.

The two-story, 1968 building to the north of the 1957 building has an L-shaped plan and cross gable roof with wide, overhanging eaves and clipped gables. Hotel rooms are located on the upper floor while a meeting room and a covered parking area are located on the ground level. The same pink stucco and half timbering is used on the exterior. Other details from the 1957 building are incorporated into the North Wing such as the gabled dormers[1], and the band sawn railings used for the exterior

[1] The 1968 building's gabled dormers have murals painted between each casement window. The murals are similar to Maxine Albro's original murals however they were not painted by her since she died in 1966. There is no record of who painted the murals for the 1968 North Wing.

walkways and balconies. To the south of the rear parking lot is a cluster of buildings that were part of the original, pre-1957 hotel complex. Pink stucco covers the exterior walls, but half timbering is not used.

A pool and large parking area (with another automobile entrance off of Dolores Street) are located on the lower level of the property. Landscaping throughout the complex is minimal except along the driveway which leads from San Carlos Street to the covered parking under the North Wing.

The Hofsas House Hotel was established when Carmel's reputation as a tourist attraction was on the rise. Many hotels, inns, and motels were built between 1947 and 1963 and these establishments reflect a wide range of architectural styles and themes. The 1957 section of the hotel was designed by Robert Jones, who is best known for his contemporary designs. The project contractor was Ralph Stean, who specialized in post-adobe style homes. The north wing was designed by San Jose architect Cleve Dayton, the same architect who designed Donna Hofsas' house with the parabolic roof, located off of Dolores Street. By May 1968 George Willcox had taken over the project, working with contractors Helm and Savoldi.

The Hofsas House is a conglomeration of buildings cobbled together over four decades. Following is a timeline of alterations and additions:

- May 1948: Harry Hofsas purchases cottages (currently rooms 6, 7, 8, 9, and 10)
- May 1948: New basement added to two-story building on lot 9 (BP# 1604)
- June 1948: Bathroom and living room addition to two-story building on lot 9 (BP# 1625)
- August 1948: Two-story building's basement remodeled into bedroom and bath on lot 9 (BP# 1660)
- 1952: Building additions (currently rooms 20, 21, 30 and 31)
- March 1952: New apartments added to existing building on lot 9 (BP#2283)
- May 1952: Apartment addition to lot 13 (BP# 2315)
- June 1952: Porch roof addition to Lot 11 (BP# 2337)
- December 1956: Demolition permit for two old residences to create a parking lot for hotel (BP# 2986)
- January 1957: Construction of 4-story main hotel building with 21 units, night manager's apartment and laundry room
- May 1957: Addition of 5 units to existing 25 units (BP# 3044)
- June 1957: Build swimming pool (BP# 3058)
- November 1959: Remodel bath and hallway in duplex on lot 8 (BP# 3458)
- November 1967: North wing constructed with 8 units, banquet room, kitchen, and two dry saunas (BP# 4748)
- January 1968: Tar and gravel roof replaced with shakes and roof structure changed to provide 4" minimum pitch on lot 11 (BP# 4744)
- 1974: New office added over back office of the lobby and stairs redesigned from the 4th floor to the parking lot (BP# 74-101)
- June 1977: Stairs replaced on the north side of the main building (BP# 77-132)
- November 1978: Repair of failed retaining wall (BP# 78-192)

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

 ***Resource Name or #** Hofsas House Hotel
***Recorded by** Meg Clovis ***Date** 08/2023 ☒ Continuation ☐ Update

Figure 2: North wing looking southwest from San Carlos Street.

Figure 3: View of hotel's porte cochere with mural and family shield, looking southwest from San Carlos Street.

B10. Significance (continued):
relocating to the Monterey Peninsula to work for architect Robert Stanton. Jones opened his own architectural firm in 1939 designing house plans for war housing and FHA apartments. By the war's end, Jones had opened additional offices in Merced and Oxnard. On the Peninsula, his firm designed 27 canneries and reduction plants, as well as public buildings for the Monterey Peninsula Airport. His Modernist design for the Monterey Airport Administration Building won a major design award from the Smithsonian Institute. He also designed the Elks Lodge in Monterey. In Carmel he designed All Saints Episcopal Church and the Carmel Youth Center. He designed numerous residences in the area and was known for his flat-roofed, Modern style. Robert R. Jones is included in Carmel's Historic Context Statement.

Ralph Leo Stean (1918-2004) was the contractor for the 1957 Hofsas House Hotel project. Stean was a Carmel Valley developer and contractor who worked on the Monterey Peninsula from the mid-1940s to the 1970s. Early on he specialized in building Post-Adobe residences. Ralph Stean is listed in Carmel's Historic Context Statement.

Cleveland Dayton (1919 - 2012) prepared the preliminary plans for the North Wing, which was built in 1968. Dayton was an architect with the Creative Design Company, a San Jose firm. The North Wing's plans were revised by **George Legge Willox** (1903 – 1968), a Carmel architect who is best known for his design of the Church of the Wayfarer. Born in Scotland,[2] and raised in Canada, Willox graduated with a degree in architecture from the University of Michigan. He moved to Carmel from Los Angeles and joined Robert Stanton's firm as head designer. He eventually opened his own architectural practice. Willox served on Carmel's Planning Commission for fourteen years and was appointed to the California State Planning Commission by Governor "Pat" Brown. Willox is included in Carmel's Historic Context Statement.

The contracting firm of **Helm and Savoldi** constructed the North Wing. Walter Helm (1914-1998) graduated in 1938 with an engineering degree from the University of Arizona. He settled in Carmel in 1945, working as a carpenter. Helm became a licensed contractor and partnered with Michigan-native and former pro-wrestler Clem Savoldi (1909 – 1999) to form the Helm-Savoldi contracting firm. Helm and Savoldi built hundreds of custom homes on the Monterey Peninsula, working with such notable architects as Henry Hill, Jon Konigshofer, and Walter Burde. Helm and Savoldi are not included in Carmel's Historic Context Statement.

[2] George Willox Obituary, *Carmel Pine Cone*, August 20, 1968.

Donna Hofsas asked her friend **Maxine Albro** (1903-1966) to paint murals on the inside wall of the porte-cochere. She also did three paintings for the reception area. Maxine Albro was a nationally known muralist, mosaic artist and sculptor. She was one of America's leading female artists, and one of the few women commissioned under the New Deal's Federal Art Project. During that time, she executed the California agricultural workers mural in Coit Tower. She became a leader in the California muralist movement and her work can be found in the collections of the Smithsonian American Art Museum, MoMA, and the National Gallery of Art, among others. She and her husband moved to Carmel in 1938 and she lived in Carmel until her death. She was named an honorary life member of the Carmel Art Association and served on Carmel's first Art Commission. Besides the Hofsas House Hotel, her work can be seen locally at Santa Catalina School.[3]

Figure 4: Photo of Maxine Albro courtesy of the Carmel Art Association.

In 1961 a glowing review of the Hofsas House Hotel stated:[4]

"Hofsas House is something new under Carmel's sun. It's on a curve of the road leading into the village at San Carlos and Fourth. It's right out of a picture book with gay murals of peasants dancing under a smiling sun and diamond paned windows, touched by the flicker of patio torches. A page out of Bavaria with king sized beds, jeweled and gold telephones, a delightful, heated swimming pool sheltered from the ocean breezes, yet a view of ocean on each of its four levels."

Evaluation for Significance

Historians use National Register Bulletin 15[5] as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement[6] provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources.

[3] Maxine Albro Obituary. *Carmel Pine Cone*. 7/28/1966, p. 19.
[4] *Biggs News*, 11/3/1961, p. 4.
[5] National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation.* National Park Service. 1998.
[6] *Historic Context Statement: Carmel-by-the-Sea (Draft).* Approved by the City Council December 6, 2022.

Adopted eligibility criteria are modeled on the California Register's four criteria with the addition of specific qualifications for Criterion Three (Section 17.32.040.D).

The Hofsas House Hotel is not eligible under **Criterion One (Event/Association)** despite its association with the development of business and tourism in Carmel. The Hosfas House Hotel is one of dozens of tourist-serving accommodations built in Carmel during the 1950s and 1960s. Per Carmel's Historic Context Statement, "Properties associated with business and tourism exist in abundance throughout Carmel. Significant examples should retain a high degree of integrity. Significance would be enhanced by association with prominent members of the business community and with specific businesses or business types that were pivotal in the town's economic development" (p. 31). The Hofsas House Hotel's significance is not enhanced by its association with Donna Hofsas, who did not distinguish herself from others in the same business (see Criterion Two).

For a property to be listed under **Criterion Two (Important Person**) it must be associated with a person who is considered significant within Carmel's historic context. An individual must have made contributions or played a role that can be justified as significant and the contributions of the individual must be compared to others who were active, prosperous, or influential in the same sphere of interest. Carmel had over fifty hotels, inns, and motels that were in operation at the same time Donna Hofsas was managing the Hofsas House Hotel. There is no indication in the historical record that Mrs. Hofsas played an outstanding role within the tourism community when compared to her peers. Maxine Albro painted the murals on the exterior walls of the Hofsas House Hotel, but her life achievements would be better represented by her own home which was located on Santa Rita between Fourth and Fifth Avenues. The Hofsas House Hotel is not eligible for listing in the Carmel Inventory of Historic Resources under Criterion Two.

Figure 5: Rear elevation of 1957 hotel looking northeast.

A property is eligible under **Criterion Three (Design/Construction)** if it, "embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values." Carmel's Historic Preservation Ordinance includes additional qualifications for eligibility under Criterion Three. An historic resource eligible under California Register Criterion Three (per Carmel's Ordinance) should meet at least one of the following four criteria:

1. Have been designed and/or constructed by an architect, designer/builder, or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement.
   The 1958 hotel building was designed by Robert R. Jones and constructed by Ralph Stean, who are both listed in Carmel's Historic Context Statement. Jones is best known for his contemporary designs and Stean is best known for his post-adobe residences. The 1968 North Wing was initially designed by Clevland Dayton, re-designed by George Willox, and built by Helm and Savoldi. George Willox is the only creative individual out of the three who is listed in Carmel's Historic Context Statement. Per Bulletin 15, a property is not eligible as the work of a master simply because it was designed by a prominent architect. "The property must express a particular phase in the development in the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft." None of the architects or builders associated with the Hofsas House Hotel could claim that the design and/or construction of this hotel was a defining moment in their careers, so this criterion is not applicable.

2. Have been designed and or constructed by a previously unrecognized architect, designer/builder, or contractor if there is substantial, factual evidence that the architect, designer/builder, or contractor contributed to one or more of the historic contexts of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement.
   This criterion is not applicable.

3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement.
   Bavarian-themed vernacular commercial buildings are not recognized as significant in Carmel's Historic Context Statement.

4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders, or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.
   There are several examples of vernacular style buildings with various thematic attributes in Carmel. The Hofsas House Hotel does not display a rare style of architecture and cannot be considered eligible under this criterion.

California Register Criterion Three (Design/Construction) has three parts as follows:
A property is eligible if it 1) embodies the distinctive characteristics of a type, period, region, or method of construction, 2) represents the work of a master, or 3) possesses high artistic values.

The Hofsas House Hotel does not meet the first part of California Register Criterion Three because it does not embody the distinctive characteristics of a particular style of architecture. As evidenced by the lengthy list of building permits over a four decades, the hotel complex is an assemblage of disparate components, rather than a cohesive stylistic vision.

Although designed and constructed by architects and contractors recognized as significant in Carmel's Historic Context Statement, the Hofsas House Hotel is not representative of their best work. The hotel does not meet the second part of Criterion Three.

The Hofsas House Hotel does not meet the third part of Criterion Three because it does not possess high artistic values and it does not express aesthetic ideals or design concepts.

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. There is no evidence in the historical record that the Hofsas House Hotel meets the eligibility requirements for Criterion Four.

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity including location, design, setting, materials, workmanship, feeling, and association. To retain integrity a property must retain several if not most aspects. If a property does not meet any of the eligibility criteria, then integrity is not a consideration as part of the evaluation for historical significance.

Figure 6: North wing looking northeast.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 11 of 11 ***Resource Name or #** Hofsas House Hotel
***Recorded by** Meg Clovis ***Date** 08/2023 ☒ Continuation ☐ Update

Summary

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Hofsas House Hotel does not represent a theme in the Context Statement. The Hofsas House Hotel does not retain substantial integrity. The Hofsas House Hotel is over 50 years old. The Hofsas House Hotel does not meet any of the California Register criteria. In summary, Bulletin 15, the Carmel Historic Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the Hofsas House Hotel is not eligible for listing in the Carmel Inventory of Historic Resources.

Figure 7: Mosaic shield created by Frederick Hofsas.

Planning for Success

October 26, 2023

Brandon Swanson
Community Planning & Building Director
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: HE23-097 Clovis DPR – Hofsas House Hotel

Dear Mr. Swanson,

The Phase 1 historical evaluation report issued by Meg Clovis on the Hofsas House Hotel has numerous false and misleading statements. The Phase 1 report, which will be referred to as the Clovis DPR, has failed to establish factual and substantial evidence to identify the Hofsas House Hotel as a historic resource. This package serves to provide new information that was not addressed in the Clovis DPR and offers factual evidence and clarification on misleading statements.

Included with this letter are professional peer review reports produced by the following independent, accredited historians:

- Robert Chattel, AIA (President, Chattel, Inc.)
- Laura Jones, Ph.D. (Director of Heritage Services and University Archaeologist for Standford University)
- Barbara Lamprecht, M.Arch., Ph.D. (Owner, Modern Resources)
- Anthony Kirk, Ph.D.

Also included for review, and referenced in the aforementioned historian peer reviews, are the following documents:

- 'Clovis DPR Review-' by Carrie Theis (Owner, Hofsas House Hotel)
- Hofsas House Hotel – Building and Business Timeline

- Architectural Contributions Diagram
- Tamara Grippi, "What's Not on the List," *Carmel Pine Cone,* Nov. 2-8, 2001, p. 1, 5
- Carmel Preservation Foundation Collection Summary, *Henry Meade Williams, Local History Department, Carmel Public Library*
- Carmel Inventory of Historic Resources Database, Volumes 1 and 2.
- National Register Bulletin VIII. 'How to Evaluate the Integrity of a Property'
- Deed, Harry Hofsas to Fred Hofsas, 1948.
- Letter to Scott Theis, 2002.

To address subjective assumptions, and correct false and misleading claims in the Clovis DPR, a recorded and transcribed deposition was conducted on Tuesday, October 24th, 2023. The deposition featured Carrie Theis, the granddaughter of Donna Hofsas, and Stephanie Kirz, the step-daughter of Fred Hofsas and the Executrix of his estate. The sworn under oath statements address false assumptions regarding the intentionality behind the hotel's design vision, correct false and misleading statements about Fred Hofsas and his heritage, and also provide accurate first-hand testimony from Fred and Donna's relatives. The transcription will be submitted upon request.

The peer review reports, supplementary documents, and depositions, all serve to provide new information to refute and correct false and misleading statements in the Clovis DPR of4 the Hofsas House Hotel.

Sincerely,

Anna Bornstein
Associate Planner

Cc: Carrie Theis

Professional Historian – Peer Reviews

A
ATTACHMENT

CHATTEL

Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

DATE October 16, 2023

TO Brandon Swanson
Community Planning & Building Directory
City of Carmel-By-The-Sea

FROM Robert Chattel, AIA, President
Christine di Iorio, AICP, Principal Associate
Leslie Heumann, Principal Associate
Alvin-Christian Nuval, Senior Associate
Chattel, Inc. | Historic Preservation Consultants

RE Hofsas House Hotel, Carmel-By-The-Sea, California
Peer Review of DPR Form

Chattel, Inc. (Chattel) is providing this memorandum to peer review the Administrative Draft Department of Parks and Recreation (DPR) form prepared by Meg Clovis (Preparer) in August 2023 for the Hofsas House Hotel in Carmel-By-The-Sea (Carmel), California. The Hofsas House Hotel (Hotel) is a 1957 hotel with 1968 addition that is located on San Carlos Street between Third and Fourth Avenues. The DPR form was provided by the Preparer at the request of the City of Carmel (City) and makes the following two claims:

1.) The Hotel is eligible for listing in the City Inventory of Historic Resources (City Inventory) under local Criterion 3 for "[displaying] the rare Bavarian Revival style of architecture, which is a derivative of Carmel's unique storybook style of architecture."
2.) The Hotel is eligible for listing in the California Register of Historical Resources (California Register) under state Criterion 3 for "[embodying] the distinctive characteristics of the Bavarian Revival style of architecture, which is a rare style in Carmel."

Upon further research into applicable historic contexts and investigation of the information provided in the DPR form, Chattel disagrees with both of the above claims. Unless otherwise stated, this memorandum relies on review of materials formally adopted by the City Council to help evaluate properties for consideration for inclusion in the City Inventory. In particular, this memorandum refers to the City Historic Context Statement which was first prepared and adopted in 1994 and revised in 1996, 2008, and more recently in 2022. Note that the City Historic Context Statement makes no reference to the Hotel under any of the context themes, including Economic Development (1848-1986) and Architectural Development in Carmel (1888-1986).

This memorandum was prepared by professionals meeting the *Secretary of the Interior's Professional Qualifications Standards* in history, architecture, architectural history, and historic architecture. President Robert Chattel and Principal Associate Christine di Iorio conducted a site visit at the Hotel on April 24, 2023. Principal Associate Leslie Heumann conducted a site visit at the Hotel on August 21, 2023.

13417 Ventura Boulevard, Sherman Oaks, CA 91423-3938 Phone 818.788.7954 Fax 818.788.9795 www.chattel.us

Property Description

The Hotel sits on two adjacent parcels with Assessor Parcel Number 010-124-014 (Parcel #1) and 010-124-001 (Parcel #2). Parcel #1 contains most of the Hotel property as well as the entirety of the Hofsas House (House), a 1959 single-family residence that fronts Dolores Street at the west. Though a separate DPR form was also provided by the Preparer for the House, this memorandum only reviews information presented about the Hotel. A map showing the two parcels at the property is included in the following figure:

Figure 1: Parcel outlines identified with Hotel in red and House in yellow.

Bavarian Revival

The findings in the DPR form depend on the assumption of a "Bavarian Revival" architectural style, though there is little to no research, scholarly or otherwise, that indicates that such a style exists. The DPR form states that the style "was first introduced to the United States by A.J. Downing's 1850 stylebook, *Architecture of Country Houses,*"[1] though no page citation is provided. Chattel review of the stylebook did not uncover mention of "Bavarian Revival" and Chattel requests additional citation for this claim. In addition, the DPR form follows in saying that the style "enjoyed a resurgence in the early 20th century as part of the Arts and Crafts movement and later interest in revival styles."[2] No source is provided to support this statement that "Bavarian Revival" was part of this resurgence, though in general Period Revival styles were particularly popular during that time. The Hotel was constructed in 1957 and not in the early 20th century when Period Revival styles were at their peak. While other Period Revival styles such as Storybook and Tudor Revival are recognized across the United States, California, and Carmel, there does not appear to be an established "Bavarian Revival" style. It is important to note that the City Historic Context Statement does not include any mention of "Bavarian" or "Bavarian Revival" style within the city.

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[1] Clovis, Meg, DPR Form for Hofsas House Hotel, August 2023, 4.
[2] Ibid.

Character-defining features of the "Bavarian Revival" style are not indicated in the DPR form, so there is no basis of comparison to see if the Hotel is a good representative building of the purported style. Unlike authentic buildings in the Bavarian region of Germany in which details such as half-timbering and exposed wood structural frames are incorporated in the construction, these details appear to be solely decorative at the Hotel and serve only as surface treatment with false half-timber and stucco applied to a common wood stud framed wall. Page 4 of the DPR form includes a figure labeled "Bavarian decorative motifs,"[3] though the image shown appears to be an unidentified building likely in Bavaria and not an example of the purported "Bavarian Revival" style.

It is more likely that the Hotel was inspired by architecture in Bavaria in the same way that other motels and hotels may use thematic elements to attract guests. More extreme examples of using thematic elements to attract tourists are represented in the hotels and casinos along the Las Vegas Strip, but modest examples appear across the United States, employing a range of styles such as Spanish Colonial Revival as decoration rather than in plan or construction to evoke a certain feeling. The Hotel may be inspired by architecture in Bavaria, but it is a pastiche intended to evoke an experience for tourists and potential customers, not a representative example of a particular style itself.

In reviewing the 1957 drawings prepared for the Hotel by architect Robert R. Jones, it is clear that the primary façade of the Hotel wraps around the surface of a pre-existing building, again supporting that the Bavarian thematic elements are only a surface treatment applied as decoration. Figure 2 below illustrates how only a sliver of new material was added at the street-facing east elevation on San Carlos to apply the theming.

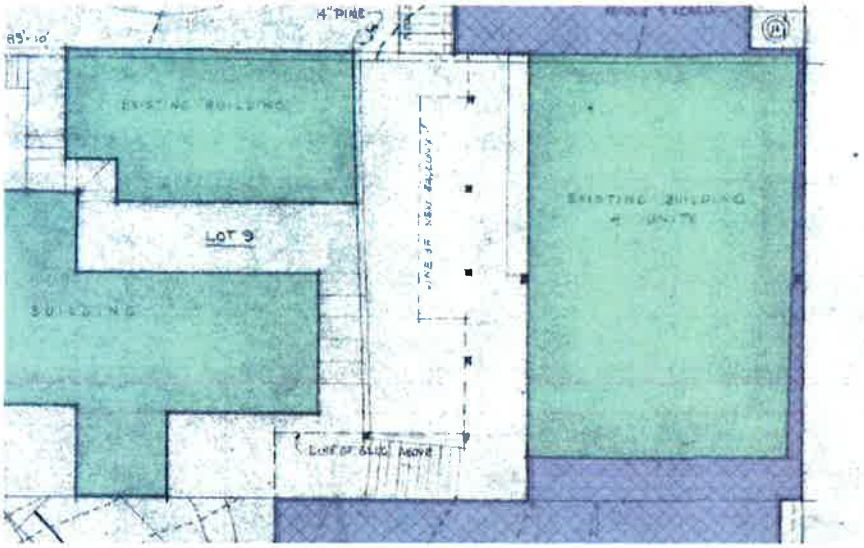

Figure 2: 1957 drawing showing pre-existing buildings in green and addition wrapping around in blue. See Attachment A for full drawing sheet.

Storybook Style in Carmel

The DPR Form states that the "Bavarian Revival" style is "derivative of Carmel's unique storybook style of architecture."[4] Storybook in Carmel has very specific associations with master builder Hugh Comstock, as evidenced in the City Inventory which currently includes 12 properties listed under the

[3] Ibid.
[4] Clovis, 10.

Storybook style.[5] All of the listed buildings were constructed between 1924 and 1929 and were designed by Comstock, except for the Lemos Building, which sits adjacent to Comstock's Tuck Box.

While the City Historic Context Statement does not provide any further elaboration of the Storybook style, it mentions that "Carmel's world-renowned 'quaintness,' the characteristic that has distinguished the village throughout its history, is often attributed to a distinctive, 'storybook' style of architecture embodied in Hugh Comstock's Tuck Box of 1927."[6] Again, the relationship of the style to Comstock is emphasized. The Hotel falls outside the identified period of significance and does not fit within the grouping of Storybook buildings constructed and listed in Carmel.

Tudor Revival Style in Carmel

It is possible that the Hotel can be argued to represent features of the Tudor Revival style. The City Historic Context Statement notes that "Tudor Revival buildings typically feature characteristic half-timbering and gabled rooflines"[7] and that the style was widely employed in the 1920s. Along with Spanish Colonial Revival, it helped to leave "the most lasting imprint on the character of the business district."[8] The City Inventory currently includes 46 properties listed under the Tudor style spanning a period between 1905 and 1940.[9]

The City Historic Context Statement does not provide a list of character-defining features for the Tudor Revival style. As such, the following character-defining features are excerpted from a historic context statement for the style adopted by the City of Los Angeles: [10]

- Decorative half-timbering.
- Entrance vestibules with arched openings.
- Massive chimneys that are a prominent visual element.
- Predominately brick or stucco exteriors, or a combination.
- Steeply pitched, usually multi-gabled roofs.
- Tall, narrow, multi-paned casement windows arranged in groups.
- Usually two stories in height.

When compared to like properties that are listed in the City Inventory under the Tudor style, the Hotel does not represent one of the best examples, lacking some of the prominent character-defining features that express its design, materials, and workmanship. Furthermore, like Storybook, the Tudor Revival style reached its popularity during the early 20th century, evident in the range of construction dates for the styles in the City Inventory that is largely in the 1920s and 1930s. Constructed in 1957, the Hotel does not share the period of significance for this style.

Rarity and Contribution to Carmel's Sense of Time and Place

Ultimately, the sole criteria that the Hotel was identified as eligible under for listing in the City Inventory (Criterion 3) reads:

> Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given

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[5] City of Carmel, Carmel Inventory of Historic Resources Database, June 23, 2022.
[6] City of Carmel, Historic Context Statement: Carmel-by-the-Sea, 2022, 25.
[7] Ibid, 52.
[8] Ibid.
[9] City of Carmel, Carmel Inventory of Historic Resources Database, June 23, 2022.
[10] GPA Consulting, SurveyLA Los Angeles Citywide Historic Context Statement: Architecture and Engineering, Theme: Period Revival, 1919-1950, Sub-Theme: Late Tudor Revival, 1930-1950, January 2016, 23.

> special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders, or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.

As noted above, it is not enough for a property to be considered "rare," but it should also "contribute to Carmel's unique sense of time and place." Based on the information provided above in this memorandum, it does not appear that the Hotel is representative of Carmel's unique sense of time and place. Whether the Hotel is considered to be the Storybook style, Tudor Revival style, or a mix of the two, it was constructed in 1957, long after the popularity of both Period Revival styles had peaked across the country and in Carmel. Instead, it was constructed during a time when Modern style buildings were gaining momentum, with the city "[seeing] the construction of an incalculable number of Modern-style buildings between the years of 1940 and 1986."[11] As such, the Hotel does not contribute to a unique sense of time and place within the city.

The City Historic Context Statement was revised in 2022 to include a section on "A Visual Presentation of Architectural Styles: 1935-1986" to describe character-defining features of architectural styles representative of this period in the city.[12] Seven architectural styles are noted as representing this time period in Carmel: Minimal Traditional Style, California Ranch Style, Bay Region Modern Style, Postwar Modern Style, Wrightian Organic Style, Regional Expressionist Style, and Post-Adobe Style. The Hotel does not represent any of these architectural styles associated with Carmel in the mid-to-late 20th century.

In addition, rarity criteria often refer to buildings that are considered the last surviving examples of a once prominent or popular architectural style or property type. For example, in the City of Los Angeles, both programmatic architecture and buildings related to early streetcar neighborhoods are considered rare as many such buildings have since been lost or demolished. The Hotel deviates from this understanding of rarity as there was never a period of popularity for a "Bavarian Revival" style in Carmel. Again, there is no mention of this style in the City Historic Context Statement, which has been updated multiple times between 1994 and 2022. There are still many examples of Storybook and Tudor Revival style that exist in Carmel. Being the sole example of a building with Bavarian thematic elements may make the Hotel unique from its like properties, but it alone cannot convey rarity under this criterion, in the same way that constructing a unique themed building today does not automatically impart significance to a property.

Conclusion

As described in this memorandum, there is little to no research, scholarly or otherwise, that supports the existence of a "Bavarian Revival" style. There is no mention of "Bavarian Revival" nor the Hotel in the adopted City Historic Context Statement. The extant examples of the Storybook and Tudor Revival styles are more representative of Carmel and were constructed during the period of significance of the 1920s and 1930s when Period Revival styles had reached their peak within Carmel, in California, and across the United States. The City Historic Context Statement also clearly describes seven architectural styles that represent the period from 1935 to 1986 in Carmel – none of which apply to the Hotel. As such, the Hotel does not contribute to Carmel's unique sense of time and place, and it is not one of a few last surviving examples of a once prominent or popular architectural style. To reiterate, being the sole example of a building with Bavarian thematic elements applied as decoration to a pre-existing building may make the Hotel unique from its like properties, but it alone does not convey rarity. Thus, the Hotel is not eligible for listing in the City Inventory or the California Register under Criterion 3.

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[11] City of Carmel, Historic Context Statement: Carmel-by-the-Sea, 2022, 47.
[12] Ibid, 56.

Attachments
Attachment A: Plot Plan from 1957 Drawings

ATTACHMENT A:
PLOT PLAN FROM 1957 DRAWINGS

HOFSAS HOUSE HOTEL
CARMEL-BY-THE-SEA, CALIFORNIA

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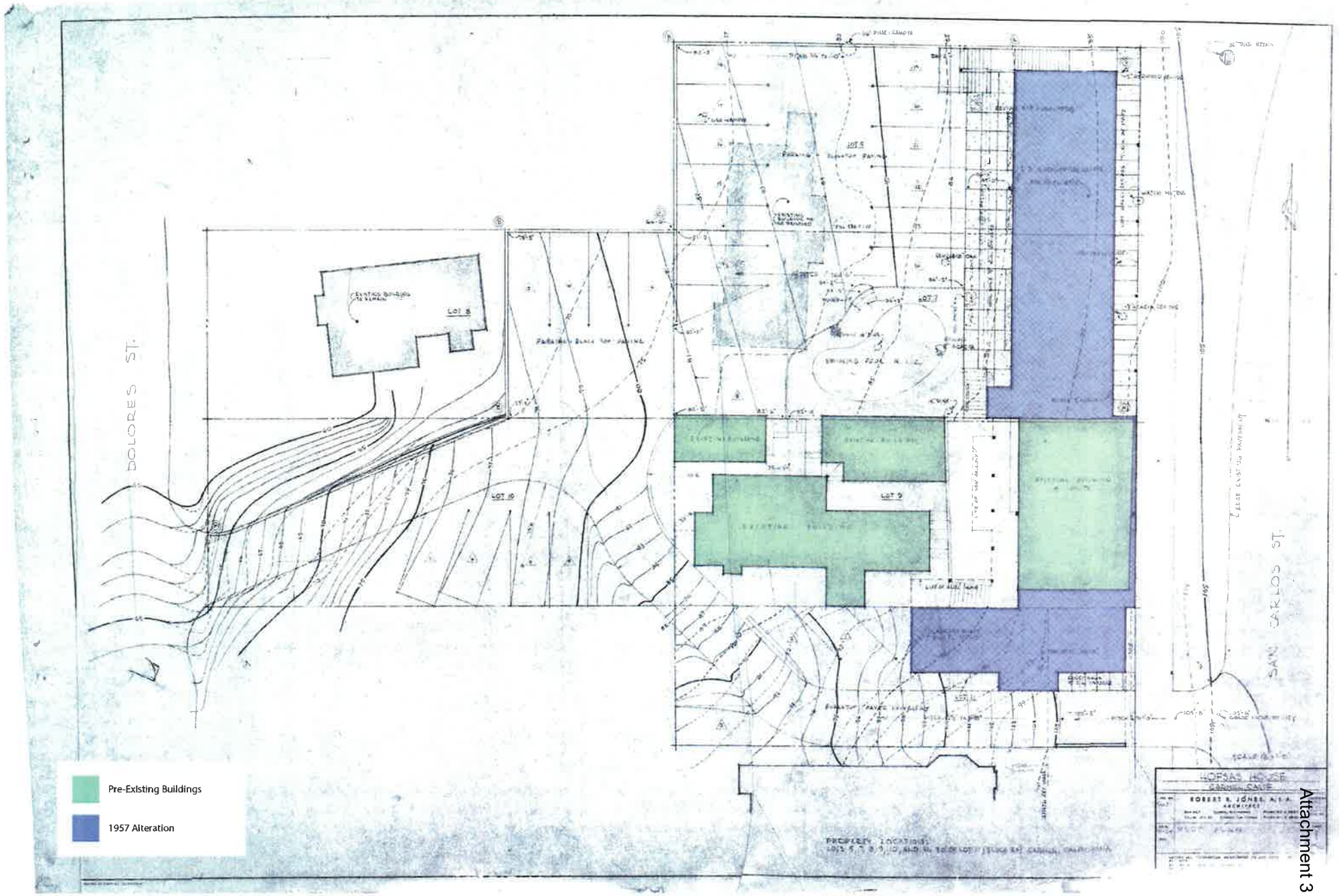

Attachment 3

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HERITAGE SERVICES CONSULTING
Laura Jones, Ph.D.
3905 Page Mill Road
Los Altos, California 94022

October 23, 2023

Anthony Lombardo
Anthony Lombardo & Associates
144 West Gabilan St
Salinas, CA 93901

Subject: Peer Review of Historic Resource Evaluations, Hofsas House Hotel, APN 010-124-014, San Carlos Street 2 NW of 4th Avenue, Carmel-by-the-Sea, CA.

Dear Mr. Lombardo,

I have reviewed the three documents you provided concerning the eligibility of this property for listing on the Carmel-by-the-Sea Inventory and/or California Register.

1. Historical Resources Evaluation report in State of California DPR Forms format by Anthony Kirk, dated September 26, 2022
2. Historical Resources Evaluation report in State of California DPR Forms format by Meg Clovis, "Hofsas House Hotel," dated August 2023
3. Compilation of Architectural Contributions site plan by Eric Miller Architects, dated August June 23, 2023
4. Peer review prepared by Chattel, Inc. dated October 16, 2023.

The subject property is a 38-room hotel contained in a series of structures built between 1923 and 1974. The comments below address the eligibility of the property as a historic resource, based on the two professional evaluation reports and the construction history as summarized in the architect's site plan.

Areas of Agreement

Both professional evaluators (Kirk and Clovis) agree that the Hofsas House Hotel is not eligible for listing at the state, national or local levels for association with significant persons or events.

Kirk and Clovis agree that the property is not eligible as an important work by any of the architects who were involved in its design, does not represent an important style identified in the Historic Context Statement of Carmel-by-the-Sea, and that the property does not express "high artistic values."

Subjects of Controversy

The first reviewer, Dr. Anthony Kirk, identified the property as an example of Tudor Revival style and concluded that the hotel "is by no means a good example of Tudor architecture" and "The mural by Maxine

Albro cannot be said to possess high artistic values." The Kirk evaluation concludes that the property does not appear eligible for the National Register, California Register or the Carmel Register. [1]

The second reviewer, Meg Clovis, finds the Hofsas Hotel significant because "The Hofsas House Hotel meets the first part of California Register Criterion Three because it embodies the distinctive characteristics of the Bavarian Revival style of architecture, which is a rare style in Carmel. In addition, the murals of noted artist Maxine Albro decorate the exterior walls, contributing to the significance of the property."[2]

The Chattel, Inc. team finds no scholarly support for a "Bavarian Revival" style in the Clovis report and notes that the period of significance for period revival styles had ended long before the construction of the main wing of the Hofsas House in 1957.

The critical issues in resolving the eligibility of the property are:

1. What style is the hotel? Is it a good example of this style? If so, is the style rare?
2. Are the Maxine Albro murals "the work of a master"?
3. Does the Hofsas House Hotel retain integrity?

Tudor Revival, Storybook and "Bavarian Revival" style architecture: What style is it?

Picturesque styles inspired by traditional European rustic buildings have enjoyed several periods of popularity in the United States, beginning in the mid-1800s and then for a few years after both World War 1 and World War 2. These eclectic interpretations include Tudor Revival, Swiss Chalet Style, English Cottage and "Storybook Style." More common in residential architecture, these styles also enjoyed popularity in hotels and restaurants in scenic resort communities. Storybook Style has been identified as an important theme in Carmel-by-the-Sea.

Tudor Revival

Bavarian Revival

Storybook Style

Bavarian Revival is less common, with its major, authentic expression in a handful of towns settled by German immigrants in the late 1800s: Frankenmuth, Michigan ("Little Bavaria"); Hermann, Missouri; Amana Colonies, Iowa; New Ulm, Minnesota; Germantown, Wisconsin. The villages of the Amana Colonies have been listed on the National Register, with no mention of "Bavarian Revival" style. Two other noted "Bavarian" villages -- Helen, Georgia and Leavenworth, Washington – redeveloped their downtowns in exaggerated "Bavarian" styles as tourism promotion schemes in the 1960s.[3] The 1957 Hofsas House has more in common with these commercial expressions than with the earlier German immigrant communities. Neither Helen, Georgia or

[1] Kirk DPR, page 4.
[2] Clovis DPR, page 11.
[3] https://cityofleavenworth.com; https://helenballoon.com/history.htm

Leavenworth, Washington has any listed examples of Bavarian Revival architecture, however the City of Leavenworth does publish a guide to the style.[4]

Chattel, Inc. is correct that Bavarian Revival architecture is not widely recognized as an important style in the United States. The emergence of Bavarian "theme" buildings in the late 1950s and 1960s has not been identified by preservation organizations or architectural historians as an important moment in American architecture. And, using the Leavenworth style guide as a reference, Hofsas House Hotel does not appear to embody the style. The building is correctly identified as a very late Tudor Revival style building with some Bavarian Revival decorative elements. I concur with Chattel, Inc. that the finding by Clovis that the hotel exemplifies a rare style of architecture is not supported in the evaluation report and is not supported by review of extant examples of Bavarian Revival style buildings in the United States.

Summary

This review concludes that there is no substantial support for a finding of significance for the Hofsas House Hotel. The Hotel does not exemplify any significant period or style of architecture at the local, state, or national level.

[4] https://cityofleavenworth.com/wp-content/uploads/2021/07/Portfolio-of-Old-World-Bavarian-Architecture-and-Signs-SEARCHABLE.pdf

Maxine Albro Mural: The Work of a Master?

The guidance from the National Register of Historic Places is widely cited in this regard: a master is a "figure of generally recognized greatness" in architecture or craftmanship.[5] Artist Maxine Albro (1903-1966) was an academically trained artist who worked in a variety of media: drawing, painting, fresco and mosaic tile. Based in San Francisco, she is best known for painting one of the fresco murals at Coit Tower in San Francisco that presents a theme of California Agriculture. After her marriage she relocated to Carmel-by-the-Sea and travelled extensively in Mexico. Her work in the 1940s reflects Mexican themes. [6] Her style is connected to the socialist realism of the Depression era. Ms. Albro died in Los Angeles in 1966.

Coit Tower, 1934

The Water Carriers

[5] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* National Park Service. Page 20. Viewed at https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

[6] Carmel Art Association (https://carmelart.org/artist/maxine-albro/), Sullivan Goss Gallery (https://www.sullivangoss.com/artists/maxine-albro-1903-1966).

Allied Arts Guild Fresco (Menlo Park, CA)

Skipping Rope (Carmel Art Association)

Hofsas House Mural (1957)

Neither review identified Albro as a master artist or craftsman. Neither review found that the Hofsas House Hotel mural by Albro is a major example of her work. It clearly lacks the depth, detail and perspective of her other painted works. Kirk's comment "An extremely simple work, it lacks the complex composition and fascinating detail" of the Coit Tower mural appears to exclude this as an important work in Albro's career. The Albro mural does not appear to qualify the Hofsas House for listing as a historic resource.

Does the Hofsas House Hotel Retain Integrity?

If the property met any of the criteria for listing as an historic resource, an analysis of its integrity would be required. It does not appear to meet any of the criteria. However, the lengthy and complex construction history presented by both evaluators, and the exhibit by Eric Miller Architects suggest that the property may have lost integrity of workmanship and materials. The disagreement between the Clovis evaluation which assumes that the hotel retains its original materials and the two other reports that show extensive window replacement with historically incompatible materials (vinyl windows) casts doubt on the thoroughness of that report.

Summary

The Hofsas House Hotel was developed over many decades and has some charming aspects. One reviewer found that the property might be eligible as a locally rare example of Bavarian Revival architecture with a mural that contributed to its significance. A review of the architectural features of the property suggests that it does not exemplify this style, but is rather an eclectic Tudor Revival style with some Bavarian decorative details. The mural by local artist Maxine Albro does not exhibit the themes or quality of her other painted works. Based upon the materials provided, the Hofsas House Hotel does not appear to qualify as a historical resource at the local, state or national level.

modern resources
barbara lamprecht, m.arch., ph.d.
550 jackson st. pasadena ca 91104.3621
bmlamprecht@gmail.com
barbaralamprecht.com
626.264.7600

Letter of Memorandum, Third-Party Review, Hofsas House Hotel
16 October 2023

The purpose of this evaluation is to independently analyze the reports from Meg Clovis and Dr. Anthony Kirk and to evaluate the subject property, the Hofsas House Hotel, located at San Carlos Street, 2 NW of 4th Avenue in the City of Carmel, APN 010-124-001 (Lots 1, 3) and APN 010124014000, Lots 5, 7, 8, 9, 10, 11, 12, 14.

Summary

The Hofsas House Hotel does not appear to be eligible for inclusion in the Carmel Inventory of Historic Resources because it does not meet the criteria for historic resources as established by the City of Carmel in Municipal Ordinance 17.32.040, Eligibility Criteria for the Carmel Inventory. Additionally, it also fails to meet the criteria established by the National Register of Historic Places and the California Register of Historical Resources. While largely reiterating federal and state criteria, Carmel's criteria are specific to the city and slightly different, and the subject property does not meet the sole criterion on which the evaluation prepared by Ms. Meg Clovis rests.

Discussion – Style

Both reports by Dr. Kirk and Ms. Clovis take great care in describing the property comprehensively. The reports also agree that the subject does not meet the threshold for eligibility under any federal, state, or local criteria except for one. Here the two reports differ sharply. Thus, this deciding criteria is the focus of this review.

The Clovis DPR asserts that the property exemplifies a rare example of "Bavarian Revival," and thus conforms to Criterion 4 of Carmel's eligibility requirements. A property should:

4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.

Apart from the above, the Clovis DPR does not find that the property meets any other criteria at any level, thus requiring further analysis of this "rare" style.

In referring to the 2022 edition of *A Field Guide to American Houses* by Virginia Savage McAlester, the authoritative style guide that is part of every American architectural historians repertoire, the style of the property's primary façade is Tudor, described pp. 448 – 446. "Bavarian Revival" is not

modern resources
barbara lamprecht, m.arch., ph.d.
550 jackson st. pasadena ca 91104.3621
bmlamprecht@gmail.com
barbaralamprecht.com
626.264.7600

recognized as a style in the Historic Context Statement, Carmel-by-the-Sea, updated 2023, nor is it recognized as a style in the National Register's Architectural Style Categories, which includes 40 styles.[1] (The California Register relies on the National Register and other guides, including McAlester, for stylistic terminology.) It is helpful to compare a picture from the *Field Guide* to the façade of the subject property:

House, Louisville, Kentucky, approx. 1910.
Source: McAlester, 2023, p. 456.

Hofsas House Hotel, Carmel-by-the-Sea.
Source: Clovis DPR.

The house on the left is an example of Tudor Revival, "sometimes referred to as Germanic Cottages by Eclectic builders," according to the *Field Guide*. The *Guide* also notes that diamond shaped panes, clipped gable roofs, overhanging gables, and half timbering are typical character defining features of Tudor Revival, which can have many variations, as presented in the Guide, pp. 449 – 467. Even the image of "Bavarian Decorative Motifs" on the Clovis report, p. 4, shows a very different roof profile, no diamond pane windows, and windows with shutters, which the primary façade does not have. While property's façade and porte cochere includes painting and murals, such elaborate, colorful mural work can be seen in in eighteenth and nineteenth century Bavaria,

[1] https://en.wikipedia.org/wiki/National_Register_of_Historic_Places_architectural_style_categories

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barbara lamprecht, m.arch., ph.d.
550 jackson st. pasadena ca 91104.3621
bmlamprecht@gmail.com
barbaralamprecht.com
626.264.7600

but also in Italy, Switzerland, and Austria. There is no evidence that these decorative murals are historically significant.

Cumulatively, there is no such style as "Bavarian Revival," at least not in this country. It is not a "rare" style. Rather, it is not a style at all.

Additionally, it must be pointed out that beyond the façade there are almost no further architectural references either to "Bavaria" or to Tudor Revival. By contrast, once a visitor enters the parking lot, where saunas, pool, parking, and general room access occur, the character of the property is that of a large, conventional motel-hotel with unremarkable stylistic features typical of such commercial buildings constructed between the 1950s and the 1980s. The San Carlos façade is essentially two-dimensional, a set design that is easily struck (removed) rather than an authentic interpretation of Tudor Revival or "Bavarian Revival" architecture. For example, on the San Carlos elevation, except for a few remaining wood windows, in the diamond shape pattern, all the windows were replaced in 2008 with vinyl windows. By contrast, the Tuck Box, 1926, designed and built by Hugh Comstock, is a fully realized, three-dimensional adventure in fantasy. While it, too, uses faux timbering, as does the Hofsas House Hotel, the Tuck Box's materials palette include hand-crafted, eccentrically shaped wood windows, front door and full-dimensional clinker brick, similar to that employed by architect brothers Greene and Greene in their early twentieth-century Craftsman homes, including the Gamble House, 1909. Combining European Art Nouveau, Craftsman, and the look of those extraordinary cottages found in children's fables, the Tuck Box is unique, authentic to itself inside and out, with all façades treated to the highly individual theme devised by Comstock.[2] It is indeed "storybook" architecture.

The Clovis DPR asserts that architectural historian Kent Seavey evaluated the hotel in 2002 as historically significant. No such evaluation has ever been written. By contrast, as noted in the Kirk report a 2001 survey of potential historical resources conducted by Seavey includes the Donna-Theis Hofsas *House* (known as the Donna Hofsas House) but not the Hofsas *House Hotel*.[3] In a DPR on an unrelated property prepared by Seavey and dated Feb. 16, 2004, he does note the 1965 house on Dolores Street (and not the hotel) as an "innovative" work by the esteemed local builder and building designer Ralph Stean (1918 – 2004), builder of the hotel. The 2002 Carmel Inventory of Historic Resources Database does not include either hotel or the house, but the 2023 update of

[2] Evaluated by Richard Janick in a DPR dated Oct. 8, 2002, with the code 5S1, meaning an "individual property that is listed or designated locally."
[3] Tamara Grippi, "What's Not on the List," *Carmel Pine Cone*, Nov. 2 – 8, 2001, p. 1, 5.

modern resources
barbara lamprecht, m.arch., ph.d.
550 jackson st. pasadena ca 91104.3621
bmlamprecht@gmail.com
barbaralamprecht.com
626.264.7600

the Historic Context Statement calls out the house, including a picture of the house, as an excellent representative of the Regional Expressionist style, noting its dramatic hyperbolic-shaped roof.[4] Notably, none of the other firms who prepared earlier versions of the Context Statement thought the hotel was worthy of mention: Teresa Grimes and Leslie Heumann, both highly respected and experienced architectural historians, 1994; Glory Anne Laffey, Archives & Architecture, 1997; Architectural Resources Group, Inc., 2008.

Alterations

Beginning in May 1922, the early permit record (between 1922 and 1956) shows a variety of owners building a house, adding a laundry and other alterations to the four cottages extending from San Carlos to Dolores Street to the west, following the downward slope. On May 13, 1948, Harry Hofsas purchased the property and granted the cottages in July to his brother Fred and Fred's wife Donna, who immediately began remodeling them and constructing additions to create apartments. In 1956, that modest level of activity sharply changed with the demolition of two cottages and the erection of a three-story motel with a total 30 units as it is labeled in the permit record. In the 1960s, three permits for demolishing apartments were filed.

Permits for major work are:

1956-7 Architect Robert R. Jones (1911 – 1989) and builder Ralph Stean constructed the four-story structure, which involved altering and subsuming the existing residences, and the one-story building facing San Carlos. According to a timeline of construction history compiled by co-owner Carrie Theis, part of the fourth level of the hotel was built over four rooms of the apartments. In 1960, Fred's now-former wife, Donna, received permission to build the house noted in the 2022 Context Statement.

1968 Architect Cleve (variations of the first name include Clive and Cleveland A.) Dayton designed a two-story structure comprising eight units, revised by architect George Willcox. It is not clear whether it was constructed by J.D. Dayton or Helm & Savoldi.

Subsequent permits revert to additions, alterations, new roofs, and repairs. As noted earlier, while the diamond-shaped wood windows facing San Carlos Street were retained, by contrast, the remaining approximately 85 aluminum sash windows were replaced with vinyl windows in February

[4] Historic Context Statement Carmel-by-the-Sea, PAST Consultants, LLC, adopted 2023, p. 64.

modern resources
barbara lamprecht, m.arch., ph.d.
550 jackson st. pasadena ca 91104.3621
bmlamprecht@gmail.com
barbaralamprecht.com
626.264.7600

2008.[5] This was to improve energy efficiency, sound insulation, and to be "more modern looking."[6] The effect of the striking disparity was to exacerbate the architectural disparity between the San Carlos elevation and the rest of the hotel.

Both the Clovis and Kirk DPRs report acknowledge that although Jones and Stean were noted in the 2022 Historic Context Statement, Carme-by-the-Sea, the subject property was neither their best work nor emblematic of a particular style. The Context , for example, describes Jones as a "famed local Modernist." Working with the distinguished Modern landscape architect Thomas Church, he designed the All Saints Episcopal Church, 1952, described as a successful synthesis of traditional and Modern church design. The permit record indicates that another Carmel-based architect, Olof Dahlstrand, designed a rectangular addition to the office and a new outdoor staircase leading from the 4th Floor to the parking area in May 1974.[7] The staircase is in a minimal, sleek, Modern design.

Conclusion

Several hands—owners, architects, designers, and builders—have made many changes to the property since the late 1940s, creating an imposing large motel-hotel of little distinction from one view (from Dolores Street) and a primary façade (from San Carlos Street) featuring Tudor details with motifs seen in Germany, Austria, and Italy. There is little correlation between the two facades in terms of architectural reference, continuity, or integrity. "Bavarian Revival" is not a recognized style. Cumulatively, the Hofsas House Hotel does not appear to be eligible for inclusion into the Carmel Inventory of Historic Resources because it does not meet the criteria for historic resources as established by the City of Carmel Municipal Ordinance 17.32.040, Eligibility Criteria for the Carmel Inventory. Likewise, it does not meet the criteria established by the National Register of Historic Places and the California Register of Historical Resources.

[5] Carrie Theis, compiler, Hofsas House Hotel Timeline, undated, p. 3.
[6] City of Carmel, Historic Property Files, Property File for APN 010124014000, https://portal.laserfiche.com/Portal/DocView.aspx?id=13662&repo=r-45db07c0&searchid=fef83863-6dc4-4002-ba81-79ea74c88016
[7] Ibid. See also the Hofsas House Hotel Timeline, undated, p. 2.

Anthony Kirk, Ph.D.
412 East Via Ensenada Circle
Palm Springs, CA 92264
831-818-2929

19 September 2023

Brandon Swanson
Community Planning and Building Director
City of Carmel-by-the-Sea
Monte Verde Street, 5 S of Ocean Avenue
Carmel-by-the-Sea, CA 93921

Dear Mr. Swanson:

I have carefully read the evaluation by Meg Clovis on DPR forms of the Hofsas House Hotel, completed 20 August 2023. There are several conclusions in her evaluation that are inaccurate. For example on page 2. Ms. Clovis further states, on page two that the murals inside the lobby were the work of the well-known painter Maxine Albro, who created the welcoming mural across the driveway from the office. The lobby murals were in fact painted by an artist named Kip who also repainted the exterior mural. The mural around the windows above the office seem to be the work of Albro, but they are not signed. Ms. Clovis should have said that they *appear* to be the work of Maxine Albro. More significant by far, the Report Citation at the bottom of page one of the evaluation refers to a DPR written by Kent Seavey. Mr. Seavey has never evaluated the hotel! Another architectural historian, Richard N. Janick, evaluated the house west of the hotel, which is owned by the Hofsas family, and found it to be architecturally significant. On pages eight and nine, Ms. Clovis repeats the error, stating that Mr. Seavey evaluated the hotel in 2001 and "found the property significant for its architecture and for continuing the legacy of Carmel's storybook architectural style." This is not correct. In the next sentence she claims that the City of Carmel-by-the-Sea has "recognized the Hofsas House Hotel as a historic resource." This statement is also not correct. Ms. Clovis cites a letter from the City of Carmel to Jack Theis as evidence supporting her statement. The letter is addressed to Scott Theis, not Jack Theis, and mistakenly states that the Hofsas House Hotel had "been identified by the City's Consultant, Kent Seavey's Historical Resources Survey as a local historical resource." Mr. Seavey's survey identified the Hofsas Home, not the Hofsas House Hotel, as significant, as may be seen in the list of historic properties published in the *Carmel Pine Cone* on 2 November 2001. A long list of errors, filling two pages, has been compiled by the current owner of the property, Carrie Theis, and is attached to this letter as an appendix.

In her DPR, Ms. Clovis refers to the style of the hotel as Bavarian Revival. A variety of architectural styles are found in Bavaria, as in much of Europe, and the only style unique

Figure 1. Looking northwest at east side of Hofsas House Hotel, 29 July 2022.

Figure 2. Looking northeast at west side of Hofsas House Hotel, 29 July 2022.

Figure 3. Looking along west side of Hofsas House Hotel, toward north wing, from steps leading to office, 29 July 2022.

to Bavaria is a regional variation of a farmhouse, or Baurnhaus, which is constructed of wood and is typically two or two-and-a half stories in height. Frederick Hofsas and his wife, Donna, acquired what would become the Hofsas House Hotel in 1949. According to Ms. Clovis, the grandfather of Fred Hofsas was from Württemberg, Germany, and it was his heritage that influenced the design of the hotel. There is nothing in either the record or any information in possession of the family that substantiates this conclusion. Given that Württemberg is located nearly a hundred miles west of Bavaria and does not share the same architectural heritage and styles, this story seems unlikely. It also should be observed that Donna Hofsas received a letter at an unknown date from the Carmel Fire Department that told her she should "discontinue further use of the Tiki Torches" that lit the exterior of the hotel. Typically, one does not associate Tiki Torches with a Bavarian architectural style. In my evaluation of the property, completed in September 2022, I refer to the architectural style of the hotel as Tudor Revival. Neither Tudor Revival nor Bavarian Revival, both of which relate exclusively to domestic architecture, is the really correct term to use when evaluating a hotel or a motel. The term Tudor Revival, it should be said, appears in *Historic Context Statement: Carmel-By-The-Sea* (updated by Past Consultants, [2022]) but the term Bavarian Revival does not. Almost no element of either architectural style is visible on the west façade of the hotel, one of the primary elevations of the building. Most guests park their cars on this side of the hotel and many make use of the swimming pool, conference room, and men's and women's sauna located here. As may be clearly seen in figures 2 and 3, the west façade of the Hofsas House

Hotel has no architectural elements save for a scattering of faux half-timbering. The general appearance is that of a big-box hotel or motel, such as a Motel 6.

As I stated in the evaluation of the Hofsas House Hotel I wrote in September 2022, the welcoming mural painted in the porte cochère of the hotel by Maxine Albro is of some interest. Ms. Clovis states on page eleven of her evaluation of the hotel, that its presence contributes "to the significance of the property." The mural was completed in 1957 and repainted by Kip. Three years ago the Carmel folk artist Marie-Clare Treseder Gorham spent a couple of weeks repainting it again. The mural is actually the work of three artists.

Although easily seen by motorists and pedestrians, there is no mention of either the mural or the hotel itself in the Historic *Context Statement: Carmel-by-the-Sea*. The original *Context Statement* was prepared by Teresa Grimes and Leslie Heumann and published in September 1994. It was revised two years later by Glory Anne Laffey, founder of Archives and Architecture, and in 2008, by the San Francisco firm Architectural Resources Group. A year ago, in 2022, it was again updated by Past Consultants. It is readily apparent that none of these four firms considered it to be a significant architectural resource. In my opinion it should not be added to the Carmel Register of Historic Resources.

Sincerely yours,

Anthony Kirk, Ph.D.

Anthony Kirk, Ph.D.

The Hofsas House Hotel is a large complex of buildings that was constructed in three phases, with work beginning in the 1920s and ending in 1968. The buildings vary in height from one story to four stories and are largely wood-frame construction, though concrete blocks were used in the earliest construction and in some of the work that dates to 1957. The hotel was built on a hillside, and from the front, which faces east, toward San Carlos Street, it appears to be but two stories in height. The earliest construction consists of eight rooms in four cottages that extend from San Carlos Street down the hill toward Dolores Street. The cottages facing the street are two stories in height. The Residential Building Record for the property (curiously, there is no Commercial Building Record) shows that the cottages rest on concrete perimeter foundations. Fenestration is asymmetrical and originally consisted of steel-sash windows, though the Building Record makes no mention of the type of windows. The gabled roofs are characterized by moderate overhang and open eaves and finished with composition shingles. At an unknown date—but possibly in the early1950s—aluminum-sash windows replaced the original steel-sash windows.

In 1957, a large addition to the hotel was constructed, comprising twenty-three rooms that ran along San Carlos Street and extended down the hill. The plans were drawn by the Carmel architect Robert E. Jones, AIA. It was at this date that the current façade was constructed in a commercial Tudor style, with faux half-timbering, or strapwork, and stucco infilling. The work completely altered the appearance of the original cottages on San Carlos Street. A steeply pitched roof, with a clipped gable, covers the hotel office at the southern end of the building. A low brick veneer runs underneath the ground-story windows, from the office door to the base of a large interior brick chimney that rises far above the roof. The roof is characterized by

significant overhang at the front, with projecting decorative beams, and is finished with wooden shakes. It extends over the walk that stretches to the north end of the building and rests on a range of posts to the east of the walk. Two vertical sections of terracotta tile, next to the office, add a decorative touch. Three gabled dormers are set high on the roof, their ridges intersecting the ridge of the main roof. Fenestration is composed of casement windows with diamond-shaped lights and fixed, sliding, and double-hung vinyl-sash windows. At the north end of the building a halfpace staircase descends to the ground floor. On the west side of the building, each floor features a long balcony with a decorative balustrade. A concrete-block wall rises to the east of a kidney-shaped pool, and a metal fence and a wooden fence enclose the south and west sides. There is minimal half-timbering on the west side of the block, which has little of the decorative detailing that may be seen on the façade. An asphalt driveway, with a single parking space next to the office, descends the hillside and provides parking for a half dozen automobiles on the right side below the hotel and another seven on the left side somewhat farther down the hill, and then continues north.

When work was completed on the addition, the owner of the hotel commissioned Maxine Albro to paint a mural on the concrete-block wall opposite the entrance to the hotel. Born in Iowa in 1903, Albro moved to California at an early age and worked as a commercial artist before enrolling in the California School of Fine Arts and subsequently studying in Paris. Upon completing her studies, she visited Mexico, where she first saw the work of Diego Rivera, whose stylized figures influenced her work. In January 1934, shortly after recovery had begun from the Great Depression, she commenced work in San Francisco on what would be the most significant commission of her career, a ten-by-forty-two-foot mural in Coit Tower depicting agriculture life

in California. The Hofsas House Hotel mural, executed when the artist was living in Carmel, shows a half dozen figures in Bavarian clothes welcoming guests. Albro is also thought to have painted the murals on the gable wall above the office and the small murals at the front of the gabled dormers, but there is no evidence to support this contention. The two crests above the casement windows on the façade, which bear the words Otium Cum Dignitate—Leisure with Dignity—were designed by one of the early owners of the hotel, Frederick Hofsas.

In 1965 an unnamed architect, presumably a local designer, began work on preparing plans for a north wing, which was completed in 1968 and which holds eight rooms. The wing is L-shaped in plan and continues north from the halfpace staircase and then turns west, resting at its termination on a tall concrete wall that is roughly a dozen feet in length. The addition is two-stories in height and contains eight rooms. The exterior walls are clad with stucco and feature faux half-timbering, or strapwork. Fenestration is asymmetrical and consists of vinyl-sash windows, both casements and sliding windows. The steeply pitched roof is characterized by significant overhang along the façade and is finished with wooden shakes. It extends over the walk that runs along the front of the addition and rests on a series of posts. A single dormer is set high on the principal roof. The asphalt driveway that begins next to the hotel office passes underneath the west end of the addition and ascends the grade to San Carlos Street. A large brick furnace, with an incinerator that was originally used to burn trash, is set at the northwest corner of the addition, on the far side of the driveway. The chimney rises through the interior of the addition and emerges through the north slope of the roof. The two rooms at the end of the wing, one above the other, feature fireplaces. An exterior cylindrical brick chimney, with a tall chimney pot, rises two stories along the southeast corner of the addition and provides a fireplace

for each of two rooms. The same architect also drew plans for a conference room, with two saunas at the east end, to the north of the swimming pool, which dates to 1957. The conference room, which rests on a concrete perimeter foundation, is rectangular in plan. The exterior walls are clad with stucco and feature vinyl-sash windows. A Dutch door provides access on the south side, while a sliding door forms the entrance on the north side. The side-gabled roof is characterized by moderate overhang and open eaves and is finished with wooden shakes. A large interior brick chimney rises through the ridge of the roof at the west end.

A final alteration to the Hofsas House Hotel was made in 1974, following plans drawn by the Carmel architect Olof Dahlstrand. He designed a rectangular addition to the office, which is situated above the driveway that passes downhill at the southern end of the hotel. It is easily seen from the west side and is distinguished by the two vinyl-sash casements flanking a fixed window. In the years 2008 to 2009, all the aluminum-sash windows in the hotel were replaced with vinyl-sash windows.

■ ■ ■

The Hofsas House Hotel does not appear to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or the Carmel Historic Resource Inventory. It is not associated with events that have made a significant contribution to the broad patterns of United States, California, or Carmel history; nor is it associated with an individual or individuals significant in national, state, or local history. In the late 1920s it was owned by a man, or possibly a woman, with the last name of Torras, who was responsible for an addition to

what is described by the City of Carmel-by-the-Sea Community Planning and Building Department Planning as "Laundry Shops." Four owners followed Torras, all of whom made additions or alterations to the buildings. In 1947 the hotel was acquired by Frederick and Donna Hofsas, who moved north from Los Angeles to run what became known as the Hofsas House. Fred Hofsas worked as an accountant, while Donna Hofsas managed the property. In 1957 the couple enlarged the hotel significantly, constructing a building with twenty-three rooms, as well as a swimming pool. The couple divorced in February 1960, with Donna Hofsas retaining ownership of the Hofsas House Hotel. Following her death in 1981, her only son, Jack Theis, assumed ownership. He died in 1996, and the property was run by his widow Doris Theis and the couples two children. In 2000 the granddaughter of Fred and Donna Theis, Carrie Theis, assumed ownership of the hotel. None of the Hofsases is known to have made an important contribution to national, state, or local history.

Architecturally, the hotel has several features associated with the Tudor style of architecture, which was popular from 1890 to 1940, including, most notably, steeply pitched roofs and decorative half-timbering with stucco infilling. Most of the hotel was constructed some years after 1940, and, in fact, more than 80 percent of it dates to 1957 or later, more than a decade after the Tudor style enjoyed popularity in Carmel and across the United States. The hotel is not a good example of Tudor architecture. The only feature of interest in the buildings is the mural painted in 1957 by Maxine Albro on the concrete-block wall across the driveway from the office. The mural was freshened at an unknown date by a painter named Kip, about whom nothing is known. In the autumn of 2020 the Carmel folk artist Marie-Clare Treseder Gorham spent two weeks freshening colors that had faded. Her work was largely confined to the six figures in the

Supplemental Documentation

B

ATTACHMENT

Carrie Theis: HE23-097-New Information

There are numerous false and misleading statements in the Clovis DPR. The itemized list below serves to provide new information with reference to supplemental reports and documentation, where applicable. The professional peer reviews will be identified by their respective last names: Chattel, Jones, Lamprecht, and Kirk.

CLOVIS DPR - REVIEW

1. **"Donna and Fred Hofsas purchased these properties in 1949 and created the Hofsas House complex of rental rooms and apartments"** ***(Page 1, Paragraph 1, Sentence 3)***

   This is false information

   New Information: According to the deeds, Harry Hofsas, the brother of Fred Hofsas, purchased lots 9, 10 and parts of lot 7 from William Bishop on May 13, 1948. Harry then granted this property to Fred Hofsas on July 23, 1948. On May 2, 1949, Donna and Fred Hofsas were married. They lived in one of the apartments and rented out the rest.

   Reference: Lamprecht report, page 4, and Carrie Theis deposition, and Harry Hofsas Deed, 1948

2. **"In 1968 they built the eight-unit detached North Wing on lots 1 and 3, after demolishing two apartment buildings on those parcels" (*Page 1, Paragraph 1, Sentence 6)***

   This is false information

   New Information: Fred and Donna divorced in 1960. The North Wing was built in 1968 by Donna Hofsas and Jack Thies. Fred Hofsas was not involved at all with the North Wing building.

   Reference: Carrie Theis Deposition

3. **"In 1957 they built a Robert Jones designed four story Bavarian fantasy"** ***(Page 2, Paragraph 1, Sentence 6)***

   This is misleading information

   New Information: There is no documented intent to develop a Bavarian Fantasy

   Reference: Deposition from Carrie Theis and Stephanie Kirz. Refer to Chattel report for discussion on Bavarian Revival

4. **"Donna asked her friend, renowned artist Maxine Albro, to paint murals in the office, around the windows and on the inside wall of the porte cochere"** ***(Page 2, Paragraph 1, Sentence 8)***

   This is false information

   New Information: The small birds and flowers painted above the window valences inside the lobby were not painted by Maxine Albro. These were done by KIP in 1999 when he touched up the mural outside the office and was asked to replicate the flowers and birds from the main mural so it would

be a continuum of the outside mural. The Hofsas family has pictures of the office in 1957 which does not have the flowers and birds painted above the inside windows. The paintings around the windows above San Carlos Street do not have a signature anywhere on those paintings. Therefore, they cannot be attributed to Maxine Albro.

5. **"Maxine Albro's floral murals surround the second-floor windows"** ***(Page 3, Paragraph 1, Sentence 4).***

   This is false information

   New Information: The paintings around the windows above San Carlos Street do not have a signature anywhere on those paintings. Therefore, they cannot be attributed to Maxine Albro. Also, these windows are on the 4th floor of the building.

   Reference: Deposition from Carrie Theis

6. **"The same pink stucco and half timbering is used on the exterior. Other details from the 1957 building are incorporated into the North Wing such as the gabled dormers, and the band sawn railings used for the exterior walkways and balconies."** ***(Page 3, Paragraph 4, Sentence 3).***

   This is misleading information

   New Information: The North wing was originally painted beige in 1968 as Planning Commission didn't want the look of large building. It was painted pink in 1999 to match the rest of the hotel.

   Reference: Deposition from Carrie Theis, City of Carmel Building Permit Records

7. **The 1968 building's gabled dormers have murals painted between each casement window. The murals are similar to Maxine Albro's original murals however they were not painted by her since she died in 1966. There is no record of who painted the murals for the 1968 North Wing (*Page 3, Footnote 1)***

   This is false information

   New Information: The 1968 North Wing does not have any paintings on the gabled dormers. Only the 1957 main 4 -story building has paintings on the gabled dormers facing San Carlos Street by an unknown artist.

   Reference: Carrie Theis

8. **Apart from the construction of the North Wing in 1968, to the property since 1957 have principally focused on repairing or replacing the exterior stairs.** ***(Page 4, Paragraph 2, Sentence 3).***

   This is false information

New Information: Many alterations and additions have been made over the years including the addition of the office above the lobby in 1974, the replacement of all the room windows (aluminum sash windows replaced the original steel-sash windows, and subsequently the aluminum windows were replaced by vinyl sash windows).

Reference: Architectural Contributions Diagram, Carrie Theis Deposition, City of Carmel Building Permit Records, Lamprecht report, page 4.

9. **"The Hofsas House Hotel represents a rare example of the Bavarian Revival style. This style was first introduced to the United States by A.J. Downing's 1850 stylebook, Architecture of Country Houses."** ***(Page 4, Paragraph 4, Sentences 1-2).***

   This is false information

   New Information: There is no such reference to this style in the book, or professional architectural literature. Extensive research and new information regarding this alleged style of architecture is presented in the professional historian reports.

   Reference: Chattel report, Jones report, Lamprecht report, and Kirk report.

10. **"The Hofsas House Hotel's pink color and Bavarian inspired architectural details all suggest that Frederick's heritage influenced the building's design"** ***(Page 4, Paragraph 4, Sentence 5).***

    This is misleading information

    New Information:

    Per Fred's stepdaughter Stephanie Kirz (Executrix of his estate, and responsible for clearing out all his belongings) stated that Fred made no mention of his heritage, or possessed any material items at home that referenced 'Bavaria' or Germany.

    Reference: Stephanie Kirz deposition

11. **"This is corroborated by Frederick's design of the family shields and Albro's murals around the windows, both of which are typical of Bavarian motifs."** ***(Page 4, Paragraph 4, Sentence 6).***

    This is false information

    New Information: The mosaic shields were designed as a marketing tool. The four images represent the hotel. The four images are as follows: a key to represent the rooms, and outstretched hand to represent hospitality, a copper fireplace, representing the fireplace in the lobby, and a cypress tree to represent the lone cypress on 17-mile Drive. The cursive script in the center are two H's, which represents 'Hofsas House' and the Latin text on the bottom of the shield: 'Otium Cum Dignitate' translates to "Leisure with Dignity", also relating to the hotel business.

    Reference: Carrie Theis deposition

12. **"The Hofsas House Hotel represents a continuum of Carmel's famed storybook-style buildings, first introduced by Hugh Comstock."** ***(Page 4, Paragraph 5, Sentence 1).***

    This is false information

New Information: Per Chattel," Storybook in Carmel has specific associations with Hugh Comstock. All of the listed buildings were built between 1924-1929. The Hofsas Hotel was not built during that timeframe and does not fit with the grouping of Storybook building constructed and listed in Carmel."

Reference: Chattel report page 3-4.

13. **"Frederick and Donna Hofsas were well aware of the power of storybook style buildings to lure tourists through their doors and they chose to capitalize on this style for their new hotel." *(Page 5, Paragraph 1, Sentence 1).***

This is misleading information

New Information: This is an assumption. Fred Hofsas was notably not interested in the hotel and divorced Donna in 1960. She paid him alimony so she could keep the business. Stephanie Kirz has stated (first-hand information) that Fred hated the hotel and the hotel business. He preferred to be the accountant.

Reference: Stephanie Kirz deposition, and Carrie Theis deposition. See Chattel report pages 3-4 for discussion on 'Storybook style'

14. **"Character-defining features of the Hofsas House Hotel include..." *(Page 5, Paragraph 1, Sentence 3).***

This is misleading information

New Information: Per Chattel, no character-defining features of the "Bavarian Revival" style are provided. The back of the hotel features very few design elements that can be characterized as a formal design style.

Reference: Chattel report, page 3. Kirk report, page 3.

15. **"Very few changes have been made to the Hofsas House Hotel since the build-out of the complex between 1957 and 1968". *(Page 5, Paragraph 3, Sentence 3).***

This is false information

New Information: The property has had multiple additions, demolitions, and many alterations by multiple contributors.

Reference: Architectural Contributions Diagram, City of Carmel Building Permit Records. Lamprecht report, page 5.

16. **Design: the hotel complex has retained its original Bavarian Revival design. *(Page 6, Paragraph 1, Sentence 1).***

This is misleading information

New Information: There is no record of this intended design style and no documentation to support Bavarian Revival as a formal architectural style.

Reference: Chattel report, page 2 Stephanie Kirz deposition, Jones report, page 3.

17. **"Materials: the hotel complex retains its original materials."** ***(Page 6, Paragraph 1, Sentence 3).***

This is false information

New Information: There have been several alterations, including new windows, sidewalk materials, and new roofs.

Reference: Carrie Theis deposition, Lamprecht report, City of Carmel Building Permit records.

18. **"Workmanship: the hotel complex still exhibits Bavarian Revival style details such as the flat balusters, clipped gables, diamond-paned windows, family crests, and Albro murals."** ***(Page 6, Paragraph 1, Sentence 4).***

This is false information

New Information: Per National Register Bulletin: Workmanship is the 'physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The hotel is a compilation of efforts and does not represent the skills of an artisan or culture.

Reference: National Register Bulletin VIII. 'How to Evaluate the Integrity of a Property', page 45.

19. **"Feeling: the hotel complex retains the physical features that convey its historic character, i.e., a large hotel built to serve Carmel tourists in the late 1950s.** ***(Page 6, Paragraph 1, Sentence 5).***

This is misleading information

New Information: Before the hotel, they rented out apartments and cottages. The hotel was built out over time.

Reference: Carrie Theis deposition

20. **Association: the hotel complex still reflects its association with Donna Hofsas' original Bavarian vison.** ***(Page 6, Paragraph 1, Sentence 6).***

This is misleading information

New Information: Association is the direct link between an important historic event of person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. The Hofsas House Hotel has no association with historically important events, people, or activities.

Reference: National Register Bulletin VIII. 'How to Evaluate the Integrity of a Property', page 45.

21. **"In 2001 the property was recorded and evaluated as part of Carmel's Historic Resource inventory by Kent Seavey, Mr. Seavy found the property significant for its architecture and for continuing the legacy of Carmel's storybook architectural style"** ***(Page 8, Paragraph 5, Sentence 1)***

    This is false information

    New Information: There is no evidence of Kent Seavey, or his associates evaluating the Hofsas House Hotel. The Donna Hofsas House was listed in the Pine Cone article, "What's Not on the List", November 2-8, 2001, as a potential historic resource. The Carmel Library houses the 2002 Carmel Inventory of Historic Resources Database. In Box 8, Folder 1, the Kent Seavey Master Survey List does not include the Hofsas House Hotel, or the Donna Hofsas House.

    Reference: Lamprecht's report, page 3, deposition from Carrie Theis, Pine Cone article, and documents from the Carmel Library.

22. **"The City recognized the Hofsas House Hotel as a historic resource as evidenced by a letter in the building file"** ***(Page 9, Paragraph 1, Sentence 2).***

    This is false information

    New Information: The letter mistakenly stated the hotel was historic in reference to a re-roof request in 2002, but there is no evidence of any documentation to support the hotel being identified or designated.

    Reference: Carrie Theis

23. **"Letter from City of Carmel to Jack Theis regarding a roof replacement for the Hofsas House Hotel, 1/2/2002. Hofsas House Hotel North Wing Building"** ***(Page 9, Footnote 8).***

    This is false information

    New Information: The letter from the City of Carmel was addressed to Scott Thies, not Jack Thies. Jack Thies passed away in April of 1996.

    Reference: City of Carmel Building Permit records, Letter to Scott Theis 2002.

24. **"Personal communication with Kent Seavey 8/21/2023."** ***(Page 9, Footnote 7).***

    This is misleading information

    New Information: The documented personal communication with Kent Seavey was not provided. There is no record of the hotel ever being evaluated, or recorded, as a historical resource.

    Reference: Lamprecht report, page 3, Kirk Letter, page 1.

Hofsas House Hotel – Business and Building Timeline

1920's:

- 1920's: APN: 010-124-014-000 - Prior to 1947 there were several owners to the initial property dating back to 1928 and many changes that included laundry shops, changes to a garage, adding a 1 story residence and removal of existing building to be replaced by apartments according to building records.

1940's:

- 1947 – Fred Hofsas purchased cottages previously owned by Bishop (currently rooms 6, 7, 8, 9 & 10)
- 1948 - He added a new basement to a two-story foundation on Lot 9 (BP# 1604) in May.
- June of 1948, Harry Hofsas as owner and contractor added a bathroom & living room to the two-story building on Lot 9 (BP# 1625).
- August of 1948, Harry Hofsas remodeled basement to bedroom & bath on Lot 9 (BP# 1660).
- May 2, 1949 Donna & Fred Hofsas were married. They lived in room 9/10 & rented out the rest of the apartments.

1950's: (Early)

- 1952 building additions which are now rooms 20, 21, 30 & 31:
- March 18, 1952, BP# 2283 – Fred Hofsas was approved for an addition to existing residence and added new apartments to Lot 9.
- May 7, 1952, BP# 2315 – Added another apartment to Lot 13.
- June 20, 1952 BP# 2337 – porch roof addition to Lot 11.

1950's: (Late)

- March 28, 1956 Resolution Number 275 was approved by the Planning Commission to issue a building permit for a 21-unit hotel to be built on lots 5, 7, 9 and 10 of Block 34.
- December 13, 1956, BP# 2986 on Lots 5, 7, 8, 9, 10 & 11 to demolish two old residences to make parking lots for Hofsas House Hotel. January 23, 1957, BP# 2996 issued to build 3-story main building of hotel, adding 21 units to hotel (rooms 1-5, 22-26, 32-35, 41-47) lobby, night manager's studio apartment and laundry room. The south part of the fourth level was built over rooms 30 and 31 since you can still see the roof of these units inside the attic of the lobby.
- After main building was built, local artist Maxine Albro was asked to paint Bavarian mural at the entry of hotel.
- April 24, 1957 Resolution 306 was passed by Planning Commission to added 5 units to existing motel (add rooms 6, 7, 8, 9 and 10) despite the Architectural Committee objecting to a four-story building on the west side of the project. There was no legal provision in the City code preventing a 4-story building so they recommended to the Planning Commission that the project be approved.
- May 10, 1957 BP# 3044 was issued to add 5 units to present 25 units on Lots 5, 7, 9, 10, 11, 12, 14 and 30' of lot 8.
- June 28, 1957 BP# 3058 was issued to build swimming pool.

- November 18, 1959 – Resolution # 410 to approve a remodel to modernize bath and hall in duplex on Lot 8 (BP# 3458).

1960's:

- February 10, 1960 – Donna & Fred divorced.
- February 24, 1960 – Resolution # 428 approved by the Planning Commission for Donna Hofsas to construct a house and garage
- May 30, 1960, BP# 3535 issued for house and garage.
- July 17, 1962 – Bathroom addition to manager's residence (House). Added a sink to master bath & closet space to north portion of master bedroom (BP# 3828).
- 1965 Donna purchased assessment 010-124-001-000 (lot just north of Hofsas House) from Mrs. Brown, Mike Brown's mother, with her son Jack Theis and created plans for an additional 8 units (rooms 27, 28, 29, 36, 37, 38 ,39 & 40) with a banquet room, full kitchen and two dry saunas which became known as the North Wing of the Hofsas House Hotel. Permit issued in 1967 with an extension requested in November of 1967. This building was originally painted beige since the Planning Commission did not want the Hofsas House to look too big. Retaining wall was also built (permit #4387).
- December 1, 1967 Permit issued (#4717) to do an addition to existing kitchen of House (Lots 10 & 12).
- January 26, 1968 – Permit # 4744 to replace tar & gravel roof with shakes and change roof structure of building to provide 4" minimum pitch on Lot 11. This is the south side of the main building on San Carlos.

1970's:

- August 14, 1972 – Permit # 72-150 to extend entry of shift double doors of House and relocate interior block screen wall. Also extended the south part of the master bedroom.
- May and June of 1975, two building permits, 74-90 and 74-101 were issued for Hofsas House with Ralph Stein as contractor for Lots 5, 7, 9, 11, 12, 13 & 14 but not sure for what reason.
- 1974 – Olof Dahlstrand, architect designed Donna's office to be built over the back office of the lobby. He also redesigned the stairs leading from the 4th floor to the parking area (Permit #74-101).
- June 2, 1977 BP# 77-132 issued to replace stairs on the north side of the main building, lot 5
- November 2, 1978, permit # 78-192 – Emergency repair of failed retaining wall for Lots 5, 7, 9,10, 12, 14 N/pt11.
- January 16, 1979, permit # 79-7 - Installed bay window in House.

1980's:

- July 1981 – Donna Hofsas passed away so my father, Jack Theis and my mother Doris Theis, took over the managing of the Hofsas House. Brother Scott soon joined Jack and Doris to help out.

1990's:

- April 19, 1996 Jack Theis passed away so Doris and my brother Scott Theis took over the management of the hotel.

- October 30, 1997, BP# 97-220 repair/replace retaining wall.
- March 30, 1999 BP# 99-132 issued to re-build stairway on north side of main building
- July 14, 1999 – Design Review 99-16 - Planning Commission approved our application to change exterior color of North Wing from beige to the existing pink color to match rest of the Hotel.
- 1999 – Local artist by the name of KIP was asked to refresh the mural painted by Maxine Albro. He added his signature to the right corner of the mural.

2000's:

- October 2000 Carrie joined Doris and Scott with the managing of the hotel.
- 2001 – repair roof structure of House. Replaced some small windows and replaced wood shake with synthetic slate tiles Permit # 01-70
- November 2001 – install new block wall on the Dolores side of property to support oak tree and dirt from erosion.
- 2003 – North wing stairs redesigned and built BP# 03-185, September 17, 2003.
- December 20, 2004, Permit # 04-245 C – replace supporting beams for walkway above rooms 20 and 21.
- January 16, 2006 – fire in laundry room so reconstructed interior of laundry room with shelves.
- February 2008 – for entire hotel, replaced aluminum framed windows with white vinyl Z bar frames with dual pan glass windows, inset into the exiting aluminum frames. The decorative character windows with pink trim at the front of the lobby and two adjacent rooms were not changed.

2010's:

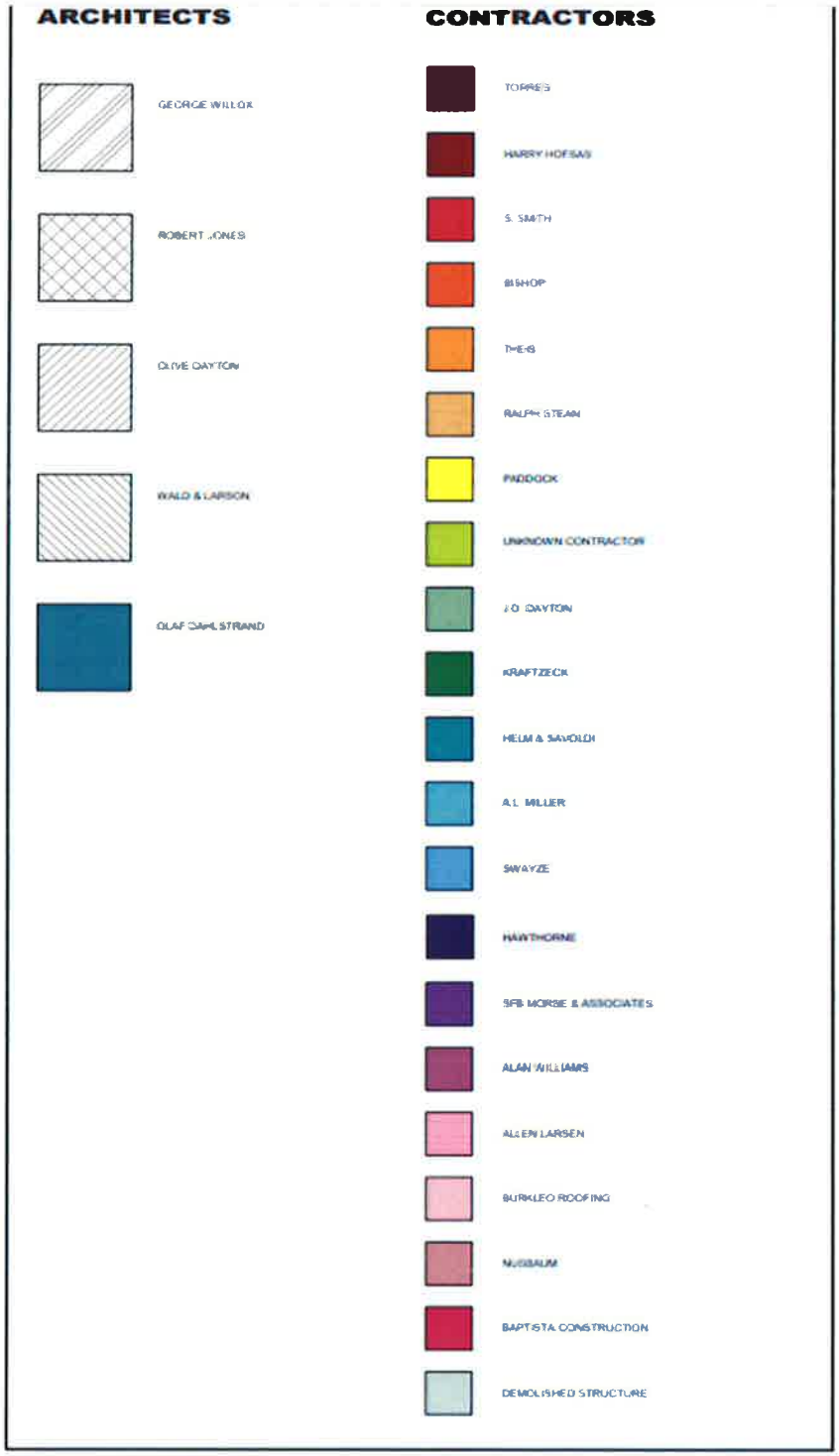
- February 2014 apply to install pavers and drains on the San Carlos sidewalk in front of hotel main building. Hold Harmless agreement was signed. Also installed a rain catchment tank to drain.
- June 2014 - House foundation jeopardized on northwest corner due to deep excavation work on the adjacent property. Due to excavation, a water pipe was compromised and flooded the construction hole causing the oak tree to fall. Three helical foundation underpinning anchors were installed to support the foundation.

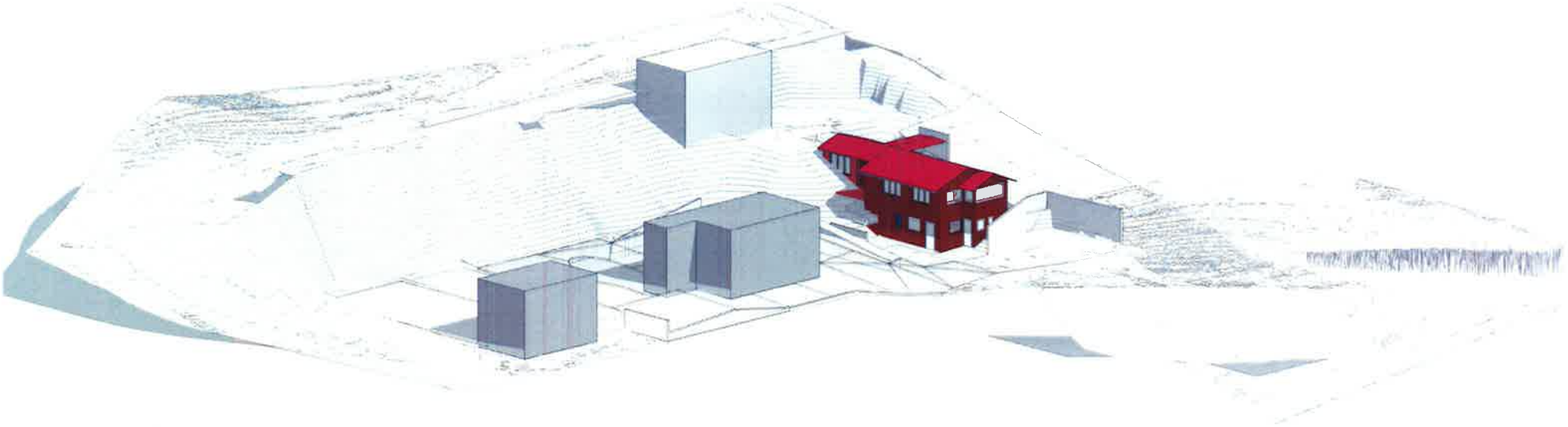
2020's:

- August 2020 – Local artist Marie-Clare Treseder Gorham was asked to touch-up the Maxine Albro mural since some the paint had faded. Her work was largely confined to the six figures in the mural and the birds. The background of the mural was not touched and a protective coating was applied to it after the touchups were completed.
- January 2022 – remodeled shower in room 10 by raising the floor and ceiling to remove the one-foot step down that was there.

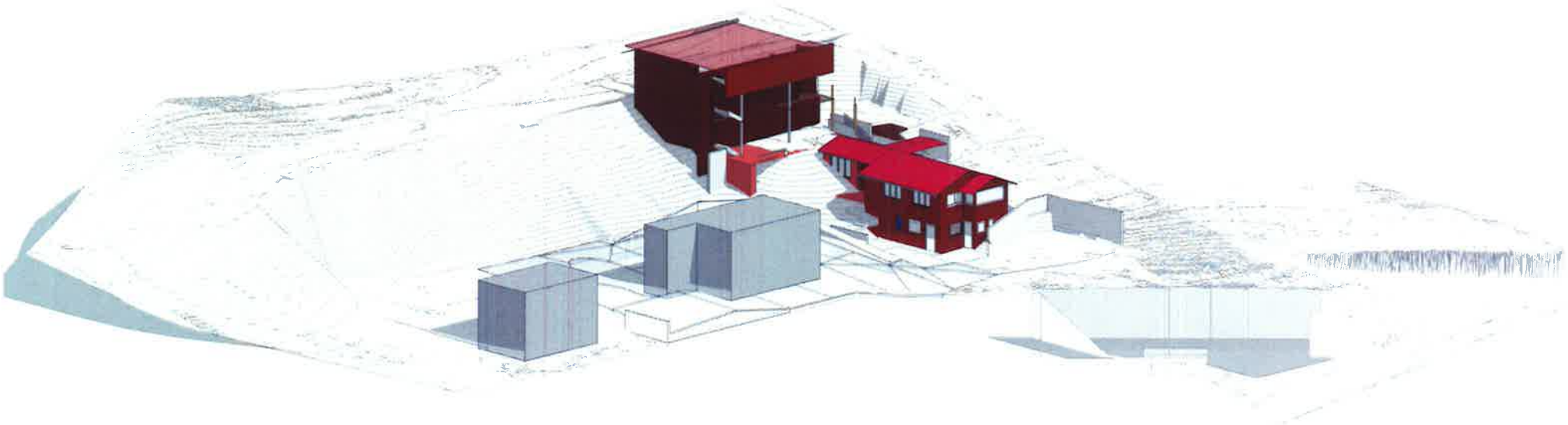
Architectural Contributions Diagram

The 'Architectural Contributions Diagram' illustrates both the changes in massing over time, from the 1920's to present, and the numerous contributors to the property. The following key illustrates the various color coding representing the multiple contributing contractors, and the cross-hatching overlays illustrate the multiple architects that have contributed to the development of the property.



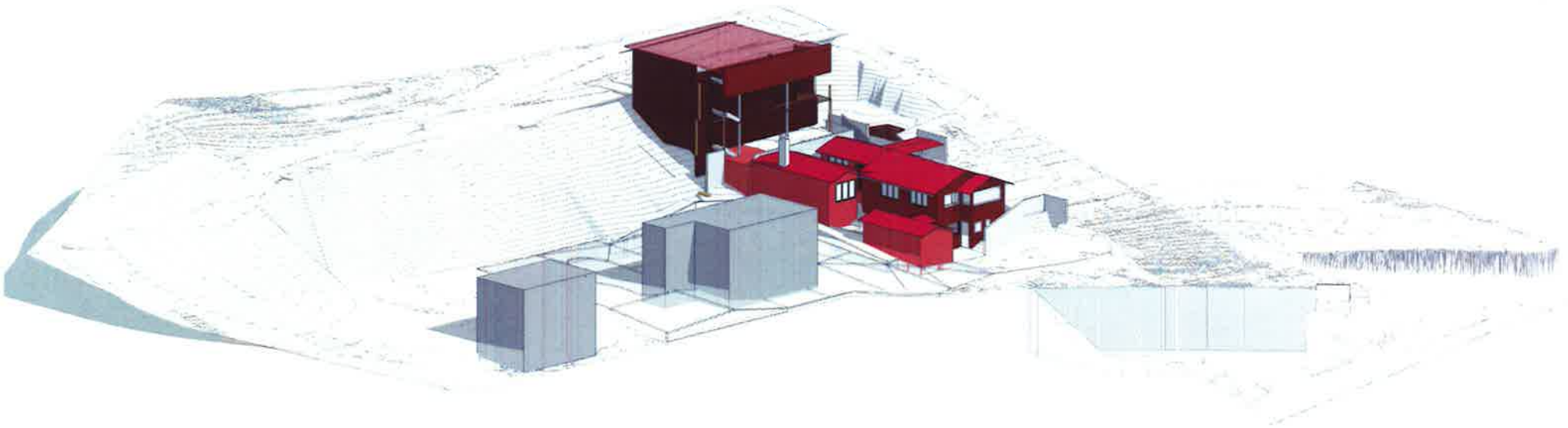


1920's : Residences, Laundry Shop and Apartments



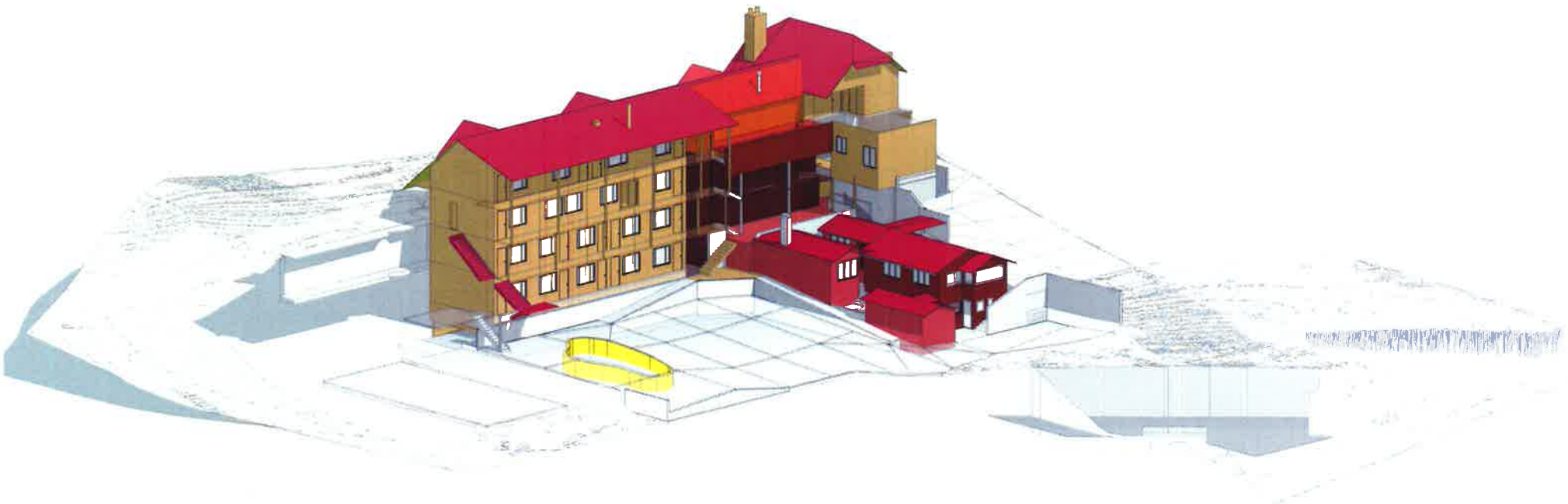
1940's : Basement, Bedroom and Bath Additions

Attachment 3



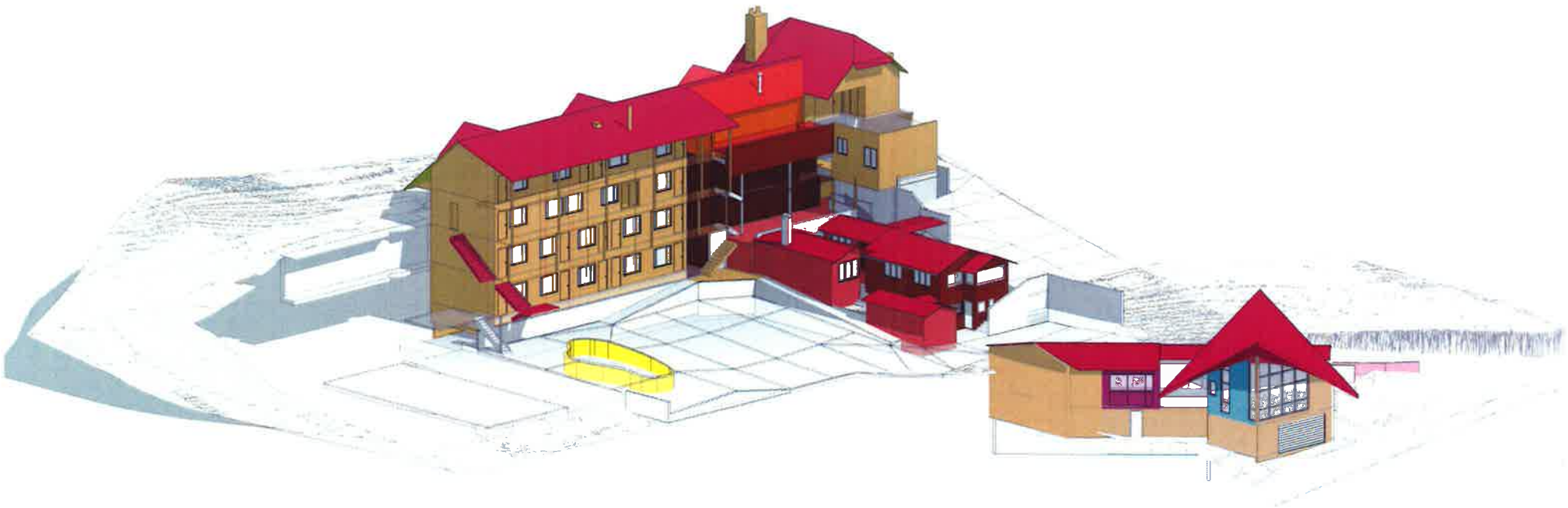
1950's (early) : New Apartments, Porch Roof, Residence Addition

Attachment 3

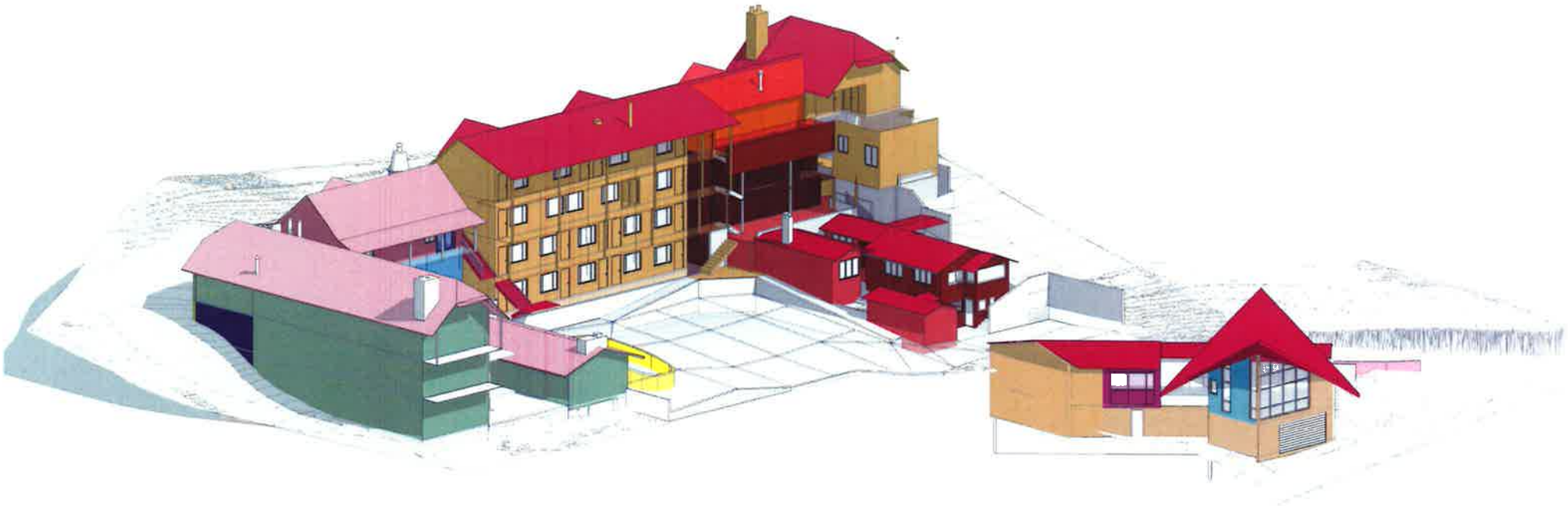


1950's (late) : Four Story Hotel, Demo (2) Houses, Lobby, Laundry, Studio, Pool

Attachment 3

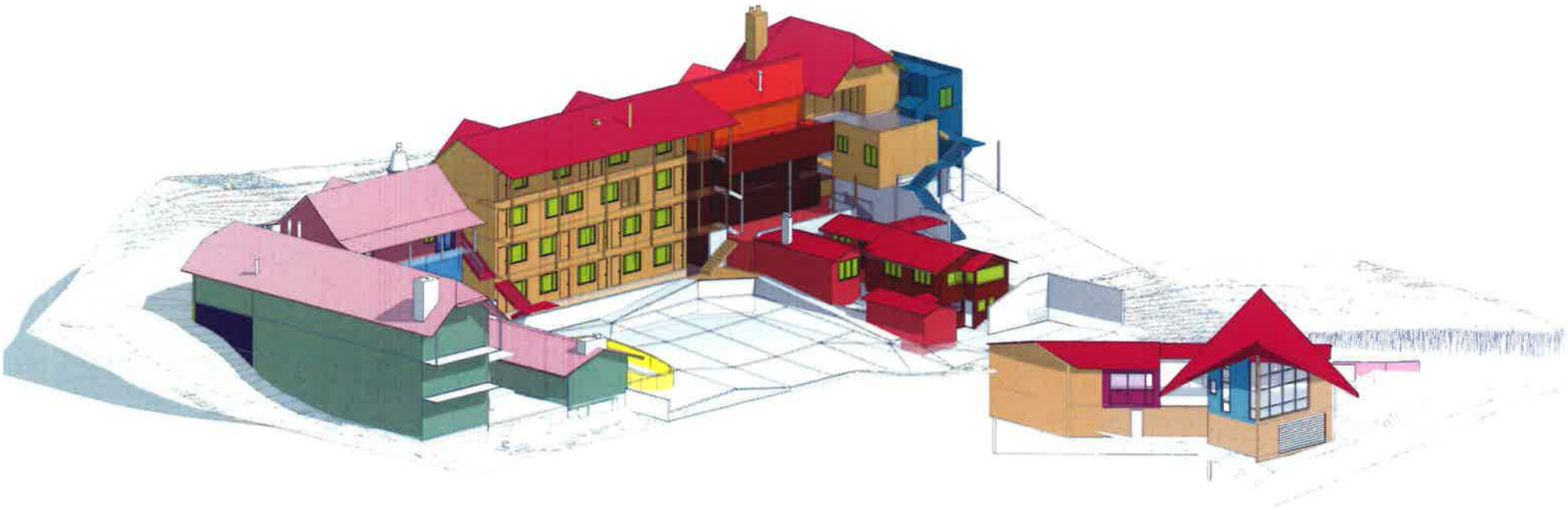


1960's (early) : Modern House Built



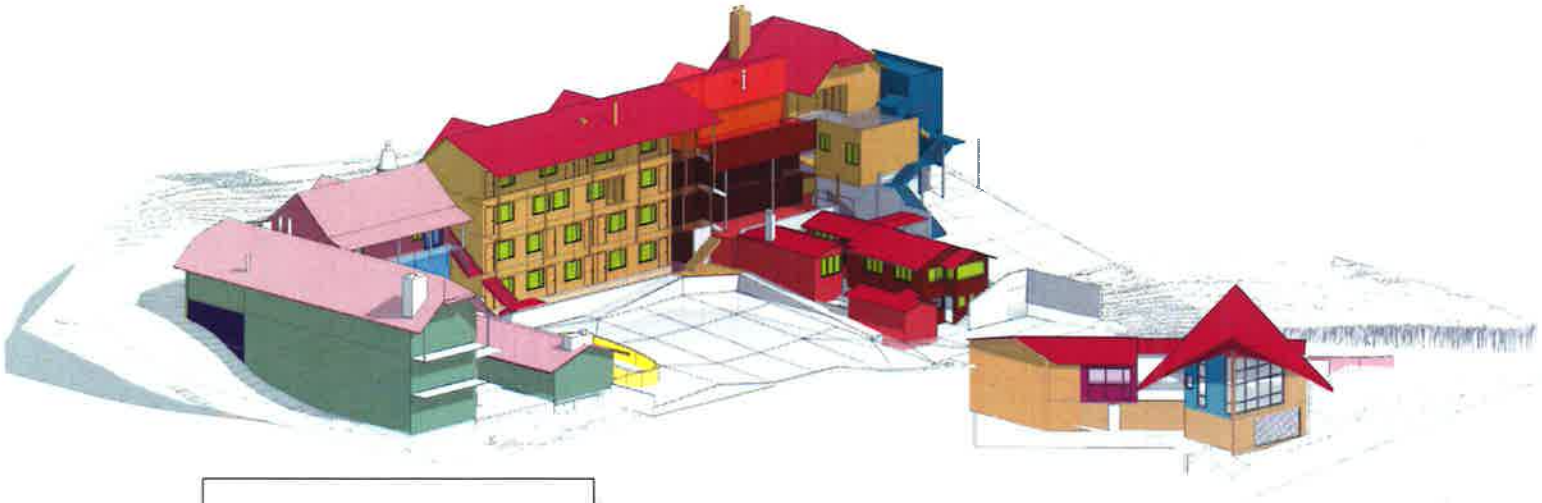
1960's (late) : Purchase Land, North Wing Built, Replace Roof with Shakes

Attachment 3



1970's-Present : New Office Built, New Stairs, House Addition,
Change North Wing Color, Replace All Windows on Hotel with Vinyl

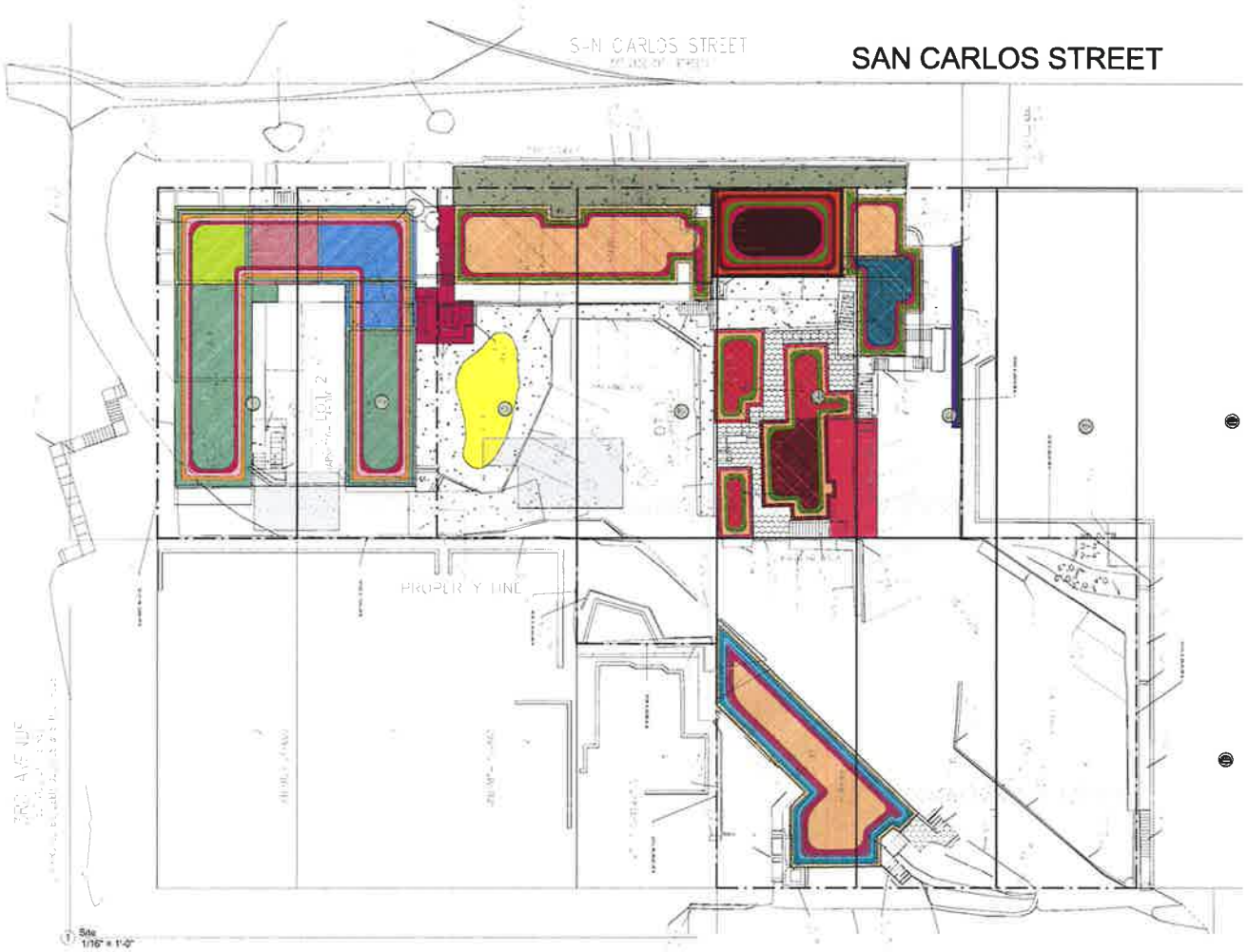
Attachment 3



ARCHITECTS

CONTRACTORS

Attachment 3



Attachment 3

Attachment 3

'Such a comedy!' debuts at Magic Circle

Bravissima concerts launched with knockout team

A little red on the green — Inside This Week

BULK RATE U.S. POSTAGE PAID CARMEL, CA Permit No. 149

Carmel Pine Cone

Volume 87 No. 45 — On the Internet: www.carmelpinecone.com — November 2-8, 2001

ROOTING OUT ALIEN INVADERS

■ 130-year-old eucalyptus coming down on Fourth Avenue

By MARY BROWNFIELD

FOURTH AVENUE'S 32 towering eucalyptus trees — hated by some for the mess they make and the limbs they drop on people's houses, and loved by others for their majestic stature — began coming down piece by piece last week. The city is paying Iverson Tree Service $103,825 to remove the trees, native to Australia, which were planted by some of Carmel's earliest settlers more than 100 years ago. The eucalyptus will be replaced by native species.

Balanced more than 75 feet above Fourth Avenue, a worker with Iverson's tree service used a chain saw Wednesday morning to remove a large section of an aging eucalyptus.

PHOTO BY MARY BROWNFIELD

The 15-foot piece was lowered to the ground where it joined a growing pile of logs from the 130-year-old trees, which will make way for native species.

The work could take three months, perhaps longer, with "safety being the number one concern — not speed — due to the weight and mass of the trees, as well as their proximity to high voltage lines and homes," said acting city forester Mike Branson.

While tree removers once cut small pieces from the tops of the trees and dropped them to the ground below, they now slice off chunks about three feet in diameter and up to 15 feet long — each weighing more than a ton — and lower them to the street below.

"They start at the top and work their way down," he said. "He has a crane which really makes it a safer operation. You can take larger pieces, but these trees are ever-

See EUCALYPTUS page 27A

What's not on the list

■ *Report: Sea Urchin, Arriola, Hitchcock houses not historic*

By TAMARA COFFEY

THREE HOMES at the center of accusations that Carmel isn't doing enough to protect its historic buildings are noticeably absent from a preservation expert's survey of the town.

Consultant Kent Seavey's list, released last month, is interesting reading not only for the architectural gems he identified, but also for those buildings not included — Sea Urchin and Periwinkle, Hitchcock House and the Gen Arriola House.

All three homes became the subject of an aggressive campaign by Enid Sales — including lawsuits and appeals to the California Coastal Commission — to stop them from being replaced with new buildings.

However Seavey, who served as the firm historical coordinator for Monterey County and studied architectural histo-

See REPORT page 16A

PHOTO BY TAMARA COFFEY

Sea Urchin and Periwinkle, two tiny buildings that are one from the heart on Scenic Road, aren't historic, an expert said.

Keeley takes redistricting complaint to Washington

By PAUL NIHEI

ASSEMBLYMAN FRED Keeley, armed with "16 pounds of documents," is in the nation's capital to ask Justice Department officials to thwart a California redistricting plan that could cost Keeley a seat in the state Senate.

Under federal law, any change in election districts in Monterey County must get "pre-clearance" from Washington to ensure the changes don't discriminate against protected minority groups.

But new state Senate districts drawn up last summer by Democrats in Sacramento would "over-concentrate" Latinos in one new district, while "effectively silencing" Latinos in parts of Monterey County, Keeley maintained.

The conflict is full of irony for Keeley, who was Assistant Assembly speaker for the last two years and was considered a rising star in the California Democratic Party.

With his party 100 percent in control of state government for the first time since 1975, Keeley seemed a shoo-in to take Bruce McPherson's seat in the senate in 2004.

But party leaders left Keeley out in the cold, preferring to protect Democratic incumbents in other districts.

So Keeley headed to Washington this week to ask a Republican Justice Department to save him from his own party.

McPherson's district — the 15th — includes Monterey and Santa Cruz counties and part of Santa Clara County.

But the redistricting split Santa Cruz County from Monterey and further divided each county, effectively forcing Keeley to run in a district dominated by Santa Clara County, where he would be hard pressed to

See KEELEY page 17A

'No parking' not good enough for state coastal commission

By MARY BROWNFIELD

THERE CAN be no parking restrictions on Scenic Road unless the California Coastal Commission decides otherwise, coastal enforcement officer Sharif Traylor said in an Oct. 23 letter to the city. Carmel has until Nov. 30 to take down all the signs limiting parking on Scenic after dark or face stiff penalties.

The letter is the latest in a year-and-a-half-long debate over Carmel's 17-year-old policy of limiting parking in the area other owners looking to appease the commission's staff by making the rules apply to all, the city removed the small "except by special permit" signs in August. But by retaining the "No Parking 30 Minutes After Sunset to 5:30 a.m." signs, Carmel remains in violation, according to Traylor.

In order to avoid formal enforcement actions, including court-imposed penalties and the issuance of a cease-and-desist order, the city must "immediately" remove the signs, provide proof of the removal to the commission's district enforcement officer by Nov. 30, and "submit a complete Coastal Development Permit application for any parking program and/or signage installation that the city would like to pursue," according to the letter.

Once an application is submitted and deemed complete, coastal staff "is willing to consider recommending approval of a limited overnight restriction — 2 a.m. to 6 a.m. — for the general public on Scenic Road."

Principal planner Brian Rooth told the Carmel Planning Commission Oct. 10 that

See SCENIC page 17A

ets planning commission thumbs-up

what's on the lot now," commissioner Burt Barnum said. "I think for the most part the designer and the applicant have really met the concerns that were raised at the last hearing. I don't really understand the objection to the oriel window."

Commissioner Robin Wilson agreed, moving approval of the design concept.

Poised to request removal of the oriel window, chair Frank Wasko changed his mind and voted in support of the project.

"Staff's explanation for being able to take the gable roof off by eliminating the oriel window kind of persuaded me," he said. "But I am re-persuaded by my fellow commissioners."

Kashfi will have to return for review of the final details of the project, including a complete landscape plan.

CARMEL'S HISTORIC STRUCTURES

Editor's note: Last month, preservation specialist Kent Seavey submitted his report on the city's historic buildings, which includes 223 structures — from humble cottages to the majestic Carmel Mission Basilica. The following is a complete list of the historic buildings in Seavey's report. (Because Carmel has no addresses, the buildings are listed by assessor's parcel number. Homeowners unsure of their APN can get it by checking their property's tax bill or by calling the assessor's office at 647-7719.) The letters following some dates denote "E" for estimated and "F" factual.

Primary Historic Resources

APN	Name	Date	Building type
009-531-003	Carmel Mission	1770	Mission
009-531-005	Mission Pear Orchard House	1774	Adobe
009-531-006	Mission Pear Orchard House	1881	Farm House
010-043-008	Forest Theater	1910	Theater
010-083-004	Walker House (F. L. Wright)	1948	House
010-138-004	Carmel Art Association	1927/1934	Art Gallery
010-143-001	Sunset Center (also 010-151-001)	1906-1931	Auditorium
010-173-039	Chas. S.Greene Studio	1923	Studio
010-272-010	Arnold Genthe House	1986	House

Local Historic Resources

APN	Name	Date	Building type
009-151-001	Antonio Ramirez	1908E	House
009-151-018	Mammola's House (Sotto)	1907E	House
009-164-008	Katheryn Watt	1958	House
009-202-015	R. A. Stephenson	1948F	House
009-202-024	J. B. Lukas	1948E	House
009-352-006	Jean Wilkinson	1948	House
009-353-011	Delia B. Walker	1951-1952	House
009-353-012	Marcia Mills	1951-1952	House
009-362-004	Sue McCloud	1939	House
009-362-005	Betty Buckley	1940	House
009-362-010	Dr. Pope's Home	1941	House
009-362-011	Keith Evans	1946	House
009-391-002	Lyla J Meadows	1916Da	House
010-015-013	Caroline Kimball Stone	1888E	House
010-022-015	Helen Warren	1945	House
010-022-022	Duckworth	1888E	House
010-023-005	DeSabla Barn	1909E	Barn
010-023-010	Abbie Jane Hunter	1894E	House
010-024-013	Cherry Foundation	1894E	Social Hall
010-025-009	Sam Wood	1945	House
010-025-012	Little Barn (A. Ramirez)	1888E	House
010-026-015	Ben Figueroa	1928	House
010-032-011	Allen Knight House	1909F	House
010-035-006	William Munch	1928	House
010-037-001	Eva K. DeSabla House	1917E	House
010-037-007	Bertha Cole	1932	House
010-038-003	Yellow Bird	1926	House
010-039-005	The Birthday House	1928	House
010-039-008	Fables	1938	House
010-039-007	The Doll's House	1928	House
010-039-008	W. O. Swan	1926	House
010-043-001	Talbot Josselyn	1905F	House
010-044-003	Tide Pool	1925F	House
010-044-017	Tilmanstell	1938F	House
010-044-019	Smalls	1938E	House
010-045-006	Converse House	1899F	House
010-045-011	Vespa Home Company	1982	House
010-052-017	Prof. Sperry (Borden)	1922F	House
010-053-012	Kingsland House	1926	House
010-055-013	Major Coote (Tysver)	1934F	House
010-071-016	Lavendar Hill	1928F	House
010-073-002	Carnegie Laboratory	1910	Laboratory
010-074-002	Cole Seymour	1925	House
010-074-007	McDowell House	1925	House

CARMEL'S HISTORIC STRUCTURES

Continues from previous page

010-062-006	Elizabeth Sullivan	1927	House
010-063-002	Chester Moges	1948	House
010-063-009	Wallas	1928F	House
010-063-022	J. Heppers Little House	1924F	House
010-064-031	George Seideneck	1923F	House
010-065-005	Forest Lodge (Hagemeyer)	1923F	Hotel
010-067-005	Scout House	1931F	Social Hall
010-091-005	Helen Cochran	1937	House
010-092-004	Ross B. Hoffman	1923-1948	House
010-092-005	Our House	1938	House
010-092-007	Comstock Studio	1927	Studio
010-092-010	Hansel and Gretel	1924-1925	House
010-092-016	Olsen (Comstock House)	1925	House
010-093-003	The Woods (M. Y. Hunter)	1927	House
010-093-013	Grant Wallace Cottage	1927	House
010-095-001	Sigford Apartments	1929-1931	Apartments
010-099-001	Devendorf Plaza	1928	Park
010-169-009	F. A. Watson	1930	House
010-105-008	Coast Valley Gas and Electric	1926	Power House
010-108-015	Top of the World	1921	House
010-111-009	Perry Newberry	1957F	House
010-111-028	Ann Ruth	1928F	House
010-114-003	Whitcomb's House	1926F	House
010-115-006	Whitaker House	1928F	House
010-121-011	Forest Hill School	1921F	School
010-124-014	Donna Hostas	1989	House
010-126-015	Denny-Watrous	1922F	House
010-126-020	Jo Mora	1921F	House
010-133-004	Dowd Property	1888-1898F	Business
010-133-006	Fire House	1898F	Fire House
010-134-004	Carmel Development Company	1923F	Business
010-134-006	Wetzel Bakery	1923F	Business
010-134-009	Bank of Carmel	1928F	Business
010-134-011	Peebles Grocery	1902	Business
010-139-001	Wilson Building/First City Hall	pre1910	Business
010-139-007	Harrison Memorial Library	1927F	Library
010-144-008	Dunmage Cottage	1903	House
010-144-014	Mariuanita Club	1926F	Social Hall
010-145-007	Hills Corner	1927F	Business
010-146-007	El Paseo Building	1927F	Business
010-146-008	Teck Box	1928F	Business
010-146-009	Pine Cone/Studio Theater	1924F	Business
010-146-013	Leidig-Draper	1923F	Business
010-146-016	Las Tiendas	1938F	Business
010-147-005	City Hall - Post Office	1925F	Business
010-147-006	Monterey County Savings	1926F	Business
010-147-007	Kocher Building	1927F	Business
010-147-008	La Ribera	1929F	Business
010-147-015	La Fresa (Del Lang Lane)	1930sE	Business
010-154-008	Rock House (Whitcomb)	1928F	House
010-154-011	Fontenoau House	1922	House
010-155-010	Marchen Haus	1926F	House
010-158-009	Kerby-Miller	1927F	House
010-158-013	Dantemayer/John Tevis	1932	House
010-162-013	Rev. Gardner	pre1920	House
010-162-027	Prof. Burton (Fremier)	1921F	House
010-164-001	Ross Bonham (Whitcomb)	1926F	House
010-165-011	L. Gottfried	1921F	House
010-165-015	Los Abuelos	1928F	House
010-171-001	Dr. MacDougal	1916F	House
010-171-003	Perry Newberry Home	1923F	House
010-171-005	Anne Winslow	1925F	House
010-172-002	Gamble	1926F	House
010-173-006	Miles Barn	1931F	House
010-174-006	Snow White	1926	House
010-175-010	Cone (Bark) House	1923F	House
010-175-011	F. Preston Search	1916E	House
010-176-016	John Galen Howard	1907F	House
010-181-021	M. J. Murphy Studio	1922F	Studio
010-181-022	M. J. Murphy House	1905F	House
010-186-013	Art Bowen	1908E	House
010-188-001	Clara Kellogg	1926F	House
010-191-005	Sun Dial Court	1930F	Hotel
010-191-006	Carmel City Hall	1912-1913F	City Hall
010-192-018	Calvin Hogle (also 010-192-019)	pre1930	House
010-194-007	Sinclair Lewis	1926F	House
010-194-009	Shari Herron Cottage	1924F	House
010-194-013	Bostick Casanova Cottage	1938	House
010-194-016	Golden Bough	1926F/1922	Theater
010-194-018	Stonehouse (Foster)	1926F	House
010-195-001	Prof. Alden	pre1910	House
010-195-005	Green Lantern	1927F	Hotel
010-196-001	Normandy Inn	1926-1927F	Hotel
010-196-009	Johnson/Knudsen	pre1910	House
010-196-014	Normandy Inn	1928F	Hotel
010-201-001	Seven Arts Building	1925F	Business
010-201-002	La Ramble	1929F	Business
010-201-003	Gardner Daily	1945	House
010-201-007	Dr. Amelia Gates Building	1927F	Business
010-201-008	Talbot's	1923F	Business
010-211-012	Julian's Log Cabin	pre1910	House
010-211-019	Howard Neiman	1989	House
010-211-027	Mabel Gray Young	1905F	House
010-212-013	Olive Turner - First Brick House	pre1910	House
010-212-016	Olive/Turner	pre1910	House
010-212-019	First Murphy House	1902F	House
010-213-003	Pine Inn	1889	Hotel
010-214-020	Milli Sterne	undated	Milli Sterne
010-222-012	Mary Austin Studio	1906F	Studio
010-222-019	Mary Austin House	1911F	House
010-224-002	Ruth Blanchard	1933	House
010-224-016	Tess On Patzu	1931	House
010-231-011	Calor	1922F	House
010-231-027	Warren Saltzman	1998	House
010-232-026	John Cosmas - Weekend House	1951	House
010-232-029	Albert Fox - Kruse House	1951	House
010-232-030	A. H. Hill - Vacation House	1951	House
010-251-003	Pine Trees	1905E	House
010-251-008	Yates Cottage	1925	House
010-251-022	Quagel (M. J. Murphy)	1918E	House
010-251-027	Prof. Randtoff	1913F	House
010-252-011	Thompson	1913E	House
010-253-016	Dorothy Chapman	1948	House
010-253-017	Townsmble	1925	House
010-253-018	Townsmble	1930	House
010-253-029	Connoiller Gallery (Silva)	pre1924	Business
010-261-007	Charles Etynge	1948F	House
010-261-010	Prof. Fish	1917E	House
010-261-014	Peter Pan Court/Longfellow Inn	1916	Hotel
010-263-019	Beardsley	1909	House
010-264-007	La Playa Hotel	1904F	Hotel
010-265-003	Dr. Amelia Gates (Fore)	pre1907	House
010-266-006	Prof. Marx - Holiday House	1905F	House
010-268-007	Professor Pierce (McKeehry)	1905E	House

See CARMEL'S HISTORIC STRUCTURES page 10B

Virgie Carmell

Attachment 3

CARMEL'S HISTORIC STRUCTURES

From page 5B

EURICH ON REAL ESTATE

Financing that eases housing payments

Walter Eurich

If you're thinking about buying a home, don't put it off. Today's fixed-rate 30-year mortgages are in the 6.9% range, and that's not high by historical standards. But there are also mortgages available with significantly lower interest rates. And that translates into lower payments, or at least more home for your money.

Many home buyers save money by using adjustable-rate mortgages. One-year ARMs are often about 1.75% to 2% lower than 30-year fixed rate mortgages. Buyers who use ARMs know their payments will rise if interest rates rise, but the rate usually can't go up more than 2% a year, and if interest rates fall, the payments can decrease.

Most ARMs adjust their rates every year, but a few adjust rates as often as every month, while others may change every three, five, or seven years. There's even an ARM that waits 10 years to change. In general, the shorter the interval of time between adjustments, the lower the interest rate, because lenders run less risk of being saddled with low-interest loans if rates go up.

All ARMs are keyed to some easily checked index that moves with interest rates. Two commonly used indices are treasury securities and the costs of funds for financial institutions.

Among fixed-rate mortgages, shorter term loans are now available in 10-, 15-, 20-, and 25-year lengths — and these also have somewhat lower rates than 30-year fixed-rate mortgages.

Before you buy a home, check your options carefully. You may be able to buy a better home than you think.

As a real estate professional, I'm dedicated to helping you to meet your real estate goals in any way I can. If you need real estate information or assistance in selling your existing home or finding a new home, please call me at 831-623-4875. There's no obligation for a consultation.

Walter Eurich, GRI, CRS, is an Associate Broker with The Mitchell Group, 200 Clocktower Place Suite 100D, Carmel.

010-266-012	Rice (Buckminster)	1905F	House
010-267-005	Gorey	1925F	House
010-268-008	Dr. Lane's Log House	1907E	House
010-268-009	La Franz (Bixler)	1931F	House
010-269-006	Rev. Clampett	1907F	House
010-269-013	Dorwart	1926	House
010-271-090	Graham House (Comstock)	1937	House
010-272-002	Helen Brown Studio	1925F	House
010-272-015	Johnston	1940F	House
010-273-001	R. Markham	1927F	House
010-273-005	Laura Maxwell	1931F	House
010-273-014	Sea View Inn	pre1910	Hotel
010-274-003	Boyes House	1931	House
010-274-005	Wild	1925F	House
010-274-006	Webb (G. Koepp)	1928F	House
010-275-005	La Franz (Bixler)	1934E	House
010-275-012	McGreggor (Bixler)	1932F	House
010-275-016	Gunnar Norberg	pre1910	House
010-277-005	Roussel House	1928	House
010-281-009	Koepp/Comstock	1931	House
010-281-019	England	1931F	House
010-282-014	Fenner House	1923	House
010-285-010	La Casita	1923F	House
010-285-011	Grace McGowen Cooke	pre1908	House

010-286-015	Colonial Terrace	1936-1949	Hotel
010-287-001	John Palache (Mark)	1931F	House
010-287-002	Elms Palache (Hasenyager)	1929F	House
010-287-005	Tabor-Sperry	1921	House
010-287-008	Edgemere (Whitney Palache)	1926F	House
010-287-009	Ortch (Mary Palache)	1928F	House
010-292-008	Helen Proctor	1953	House
010-301-025	George Graft House	1929	House
010-301-027	McLaughlin	1920F	House
010-302-013	Marie Gorden	1921F	House
010-303-011	Nelson Nowell	1947	House
010-303-017	Dr. A. Merchant	1962	House
010-311-009	Chazen House	1948	House
010-311-013	Chimneys (Comstock)	1928F	House
010-311-014	Lanakai	1933F	House
010-312-018	Tusler	1934F	House
010-321-005	Murphy Homestead/Powers House	1846E	Farm House
010-321-045	Murphy Barn/Powers Studio	1846E	Barn
010-331-006	Countess Kinoull	1925F	House
010-331-022	Model of Carmel Mission		Model
010-061-005	Paul Flanders Mansion	1924-1925	House
None	World War I Memorial	1922	Monument

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Attachment 3

Harrison Memorial Library

Henry Meade Williams Local History Room

Guide to the Carmel Preservation Foundation Collection

Title: Carmel Preservation Foundation Collection

Format: CP: PH: AV: MAPS

Collection No.: C363

Creator: Carmel Preservation Foundation Members; Enid Sales; Kent Seavey

Date Span: 1990's - 2000

Extent: 15 boxes, 5 oversized folders of maps and 4 rolled maps

Repository: Henry Meade Williams Local History Room

Shelf Location: CP: PH: AV: MAPS

Donor: Claudine Van Vleet

Note: This collection has been indexed using the folder titles found in the inventory. A more in depth indexing would be ideal in the future. AW 04/25/2013

Biographical/Historical Description

The Architectural Preservation Group, later reformed as the Carmel Preservation Foundation, was named in 1988 by mayor Ken White to come up with an architectural preservation ordinance. The group comprised of 30 members under preservationist and contractor, Enid Sales leadership, surveyed over 2,000 properties in Carmel. Approximately three hundred structures or sites and 4 districts were identified as having historic significance. CPF compiled their information from city files and took exterior photographs of each structure surveyed. CPF worked on numerous projects including the moving of the first Murphy House, which became the headquarters for the Carmel Heritage Society. In the early 2000's the group disbanded due to differences in opinions about the role of the group in the community. Enid Sales died in 2008. (SEE: S24 - Enid Sales Collection for more

information)

Scope and Content

This collection contains correspondence, research materials, brochures, maps, photographs, VHS tapes, ledgers with block and lot information for the City of Carmel from various years.

Administrative Information

Access: Materials are open for research.

Publication Rights: The Henry Meade Williams Local History Room, Harrison Memorial Library does not hold copyright to these items. Permission to publish must be obtained from the copyright holder by the user.

Preferred citation: Henry Meade Williams Local History Room, Harrison Memorial Library, Carmel, CA.

Inventory

CP Box 1: Downtown Commercial District

- Folder 1: Map - Blocks 70-77; Historic Commercial District List, December 2003
- Folder 2: Commercial Historic District
- Folder 3: Commercial Property Owners
- Folder 4: Block 70, Lots 1 and 2 - Mediterranean Market
- Folder 5: Block 70, Lots 3 and 4 - Wermuth Building
- Folder 6: Block 70, Lots 5, 6, and 7 - Wishart/Putnam/Raggett Building
- Folder 7: Block 70, Lots 8, 9, 10, 10 and ½ - Goold Building
- Folder 8: Block 70, east part of Lot 1 and west part of Lot 10 - Fire House
- Folder 9: Block 71, Lots (parts) 1, 2, and 3 - Poeble Building
- Folder 10: Block 71, Lot 3 and the east part of 1 - Holman's Hardware
- Folder 11: Block 71, Lot 4, part 1 - Carmel Development Co., Hanson's, Dank, Carmel Drug
- Folder 12: Block 71, Lot 5 - First Bank of Carmel
- Folder 13: Block 71, Lot 6 - Arne's Shoeshine, Bib n' Tucker, Wetzel J.
- Folder 14: Block 71, south part of Lot 8 and south part of Lot 9 - Paradise Building
- Folder 15: Block 71, Northeast part of Lot 1 - Pernille's
- Folder 16: Block 71, Lot 10, west part of Lot 8, and west part of Lot 9

CP Box 2: Downtown Commercial District

Folder 1: Block 72, east part of Lot 1 and east part of Lot 2 - Wilson Building
Folder 2: Block 72, south part of Lot 3 - Curtis Property
Folder 3: Block 72, south part of Lot 6 - Fee Building
Folder 4: Block 72, Lots 7,8,9 and part of 10 - Harrison Memorial Library
Folder 5: Block 72, east part of Lot 1 and north part of Lot 3 - Brazil, Loran, Curtis
Folder 6: Block 72, Lots 1 and 4 - Carmel Sunglass/Lutece Gallery
Folder 7: Block 72, Lots 1 and 5 - Gold Fork
Folder 8: Block 72, east part of Lot 10 and north part of Lot 6 - Little Swiss Cafe
Folder 9: Block 73 - Pine Inn
Folder 10: Block 74, Lots 1 and 2 - Seven Arts Building
Folder 11: Block 74, north part of Lots 4 and 5 - Old "Sade's," Blooming Basement
Folder 12: Block 74, south part of Lot 5 and southwest part of Lot 6 - Caddy Shack in the Court of the Golden Bough
Folder 13: Block 74, northwest part of Lot 5 and northeast of Lot 6 - Cottage of Sweets in the Court of the Golden Bough
Folder 14: Block 74, Lots 6, 7, and the north part of 5 - Talbott, Christian Science Reading Room in the Court of the Golden Bough
Folder 15: Block 74, north part of Lot 5 and west part of Lot 6 - "Farratt and Impulse Shop" in the Court of the Golden Bough
Folder 16: Block 74, Lots 4, 5, 6, 7, and 10 - Court of the Golden Bough
Folder 17: Block 74, Lots 7, 8, and the northwest part of Lot 6 - "Dr. Gates" Building
Folder 18: Block 74, southeast part of Lot 10 - "Spencers" in the Court of the Golden Bough

CP Box 3: Downtown Commercial District

Folder 1: Block 74, Lot 9 - "La Rambla"
Folder 2: Block 74, Lots 11 and 13 - "Katy's Cottage"
Folder 3: Block 74, Lots 15, 17, 19 and 21 - Church of the Wayfarer
Folder 4: Block 74, Lots 12, 14, and 16 - All Saints Church/ City Hall
Folder 5: Block 74, Lots 18 and 20 - Sundial Court Apartments
Folder 6: Block 74, west part of Lot 22 - Dr. C. Bergstrom
Folder 7: Block 74, south part of Lot 4 and North part of Lot 5 - "Goat Shop," Court of the Golden Bough
Folder 8: Block 74, Lot 3 - Bluebird Tea Room
Folder 9: Block 74, southeast part of Lots 7 and 8 - Kuster Building , Spinning Wheel Inn
Folder 10: Block 74, Lot 10 - Ruby's Kitchen
Folder 11: Block 74, east part of Lot 22 - Pebble Beach Realty
Folder 12: Block 75, Lot 1 - "Corner Cupboard"
Folder 13: Block 75, Lot 3 - "Talbot, etc." Slevin Building
Folder 14: Block 75, Lot 4 - Der Ling Shop
Folder 15: Block 75, Lot 5 - Carmel Bakery
Folder 16: Block 75, Lots 6, 7, 8, and the south part of Lot 5 - "Derek Rayne"
Folder 17: Block 75, northwest part of Lot 8 - "Merle's Treasure Chest"/ Stanton's Office
Folder 18: Block 75, Lots, 2, 3, 9, and the south part of Lot 1 - "Ladyfingers"
Folder 19: Block 75, south ½ of Lot 9 - "Old Miller's Guild" / Cabbages and Kings

CP Box 4: Downtown Commercial District

Folder 1: Block 75, Lot 13 - "Toots Lagoon and Seven Seas" / Parkes Building
Folder 2: Block 75, Lot 15 - Oakes Building/ Weston New Masters Gallery

Folder 3: Block 75, Lot 17 - Oakes Building/ "Conway of Asia"/ Old City Hall and Post Office
Folder 4: Block 75, Lot 19 - "China Art Center," Monterey County Trust and Savings
Folder 5: Block 75, Lot 21 -"Kocher Building" / Dolores Pharmacy
Folder 6: Block 75, Lot 16 - Mary DeNeale Morgan Studio
Folder 7: Block 75, Lot 18, 20, and 22 - Cypress Inn
Folder 8: Block 75, Lot 2, 3, 9, and south ⅓ of 1 - "Sportwise"
Folder 9: Block 75, Lot 2 - Old Lanz
Folder 10: Block 75, south part of Lot 8 - Caprice, Arthur Gallery
Folder 11: Block 75, Lot 10 - Buff LaGrange, Court of the Golden Eagle
Folder 12: Block 75, Lot 12 and part of Lot 10 - Bonnymeade Court
Folder 13: Block 75, Lot 14 - Hartley Hill / Vendetti
Folder 14: Block 76, Lot 5 and the north part of Lot 6 - "Las Tiendas"
Folder 15: Block 76, Lots 7, 8, and the south part of Lot 6 - Draper/ Leidig Building
Folder 16: Block 76, north part of Lot 8 - Leidig Building, "Old Fortier Drug"
Folder 17: Block 76, Lot 10 - Isabel Leidig Building

CP Box 5: Downtown Commercial District
Folder 1: Block 76, Lot 12 - Farley Building
Folder 2: Block 76, Lot 14 - Parkes Building/Vining/McKinstry
Folder 3: Block 76, Lot 16 - Old Studio Theater, The Carmel Pine Cone
Folder 4: Block 76, Lot 18 - Tuck Box
Folder 5: Block 76, Lot 22 and the west part of lot 20 - El Paseo Building
Folder 6: Block 76, Lot 22 and east part of lot 20 - Court of Enchanted Oaks
Folder 7: Block 76, Lot 2 and the east ½ of Lot 1 - Laub's Country Store in front
Folder 8: Block 76, Lots 3, 4, 9, and 11 - Doud Arcade
Folder 9: Block 76, Lot 7 - Lloyd's Shoes
Folder 10: Block 76, Lots 13 and 15 - Kocek Jewellers
Folder 11: Block 76, Lot 17
Folder 12: Block 76, Lots 19 and 21
Folder 13: Block 77, Lots 1 and 2 - "Carmel Hall"/ Manzanita Site
Folder 14: Block 77, Lot 3 - "Sweater Shop"
Folder 15: Block 77, Lot 4 - "Adam Fox"/ Ewig Building
Folder 16: Block 77, part of Lot 4 - Goold Alley or Red Eagle Lane
Folder 17: Block 77, Lots 5,6,7, and 8 - "Levinson"/ "Carmel Garage"
Folder 18: Block 77, Lots 9 and 11 - Gallery Sactchi and Rafaello Rest
Folder 19: Block 77, Lot 13 - Wells Fargo Parking
Folder 20: Block 77, Lots 15, 17, 19, and 21 - Court of Fountains
Folder 21: Block 77, Lots 10, 12, and 14 - Wells Fargo
Folder 22: Block 77, Lots 16 and 18 - Carmel Square
Folder 23: Block 77, Lots 20 and 22 - Nielsen's Market

CP Box 6: Significant City Owned Buildings
Folder 1: Department of Parks and Recreation Surveys
Folder 2: Scout House - Proposal and Correspondence
Folder 3: Scout House - Copies of the Original Lease and Deed
Folder 4: Scout House - Research
Folder 5: Scout House - Research

CP Box 7: Early Carmel Builders
Folder 1: Research and Lists
Folder 2: Frederick Bigland

Folder 3: Ernest Bixler
Folder 4: Artie Bowen
Folder 5: Hugh Comstock
Folder 6: Hugh Comstock - Post Adobes
Folder 7: Lee Gottfried and Donald Hale
Folder 8: Charles Sumner Greene
Folder 9: Albert Henry Hill
Folder 10: John Galen Howard
Folder 11: Mark Mills
Folder 12: Julia Morgan
Folder 13: M.J. Murphy - Estimates
Folder 14: M.J. Murphy - Research and miscellaneous
Folder 15: Percy Parks
Folder 16: Robert Stanton
Folder 17: Carlysle Stoney
Folder 18: John Thodos
Folder 19: William Weeks
Folder 20: George Whitcomb
Folder 21: Frank Lloyd Wright
Folder 22: William Wurster

CP Box 8: Carmel Historic Inventory
Folder 1: Kent Seavey Master Survey List
Folder 2: Blocks 76-93, 198-227
Folder 3: Blocks 93-117, 228-257
Folder 4: Blocks 60-69, 154-167
Folder 5: Blocks 22-59, 125-153
Folder 6: Blocks X-21, 89-124
Folder 7: Blocks A-D, 1-28
Folder 8: Blocks D-KK, 29-58
Folder 9: Block S-X
Folder 10: Blocks 146- Sand and Sea, 288-296
Folder 11: Blocks 118-145, 258-287

CP Box 9: Carmel Historic Survey
Folder 1: Inventory of Comstocks by Lot
Folder 2: Notable Buildings - District 5
Folder 3: Notable Buildings - District 1
Folder 4: District Maps
Folder 5: Notable Buildings - District 3
Folder 6: Inventory of Notable Buildings out of District
Folder 7: Carmel Historical Survey Brochures

CP Box 10: Maps of Carmel-by-the-Sea and Miscellaneous
Folder 1: Sadie Van Brower's Log - January 1928-1940 (1935-1939 not included)
Folder 2: County Zoning Maps
Folder 3: Thomas Map 1968
Folder 4: Downtown 1947 and 1975
Folder 5: Carmel Woods, 1922
Folder 6: Parcels built on Prior to 1913 and Houses still standing in 1928
Folder 7: Villa Addition - 1904

Folder 8: New additions
Folder 9: Duckworth - 1888
Folder 10: Sanborn Map
Folder 11: Miscellaneous

CP Box 11: Block books 1916, 1930, 1946 (dates are approximate)
CP Box 12: Carmel Woods block book 1939
CP Oversize Folders: Maps

Folder 1: City of Carmel - Thomas Bros. Maps 1928-1938, 1928 Building Permits Issued, 1939 Building Permits Issued
Folder 2: Book 9 Assessor's Maps
Folder 3: Carmel City, Duckworth 1888/ Carmel-by-the-Sea 1902, Conditional Offer of Dedication of Roads 1904 and 1905, and various other maps
Folder 4: Sanborn Maps, 1910
Folder 5: Sanborn Maps, 1924
Folder 6: Sanborn Maps, 1930

CP Rolled Maps:

1: 1910 structures still standing
2: Carmel-by-the-Sea and adjacent areas
3: Carmel-by-the-Sea building sites 1989
4: City District Maps - Block and Lot

PH Box 1: Downtown Commercial District

Folder 1: Various
Folder 2: Delores K
Folder 3: Jean R's
Folder 4: Block 70
Folder 5: Block 71
Folder 6: Block 72
Folder 7: Block 73
Folder 8: Block 74
Folder 9: Block 75
Folder 10: Block 76
Folder 11: Block 77

PH Box 2:

Folder 1a: Significant city-owned buildings - Scout House and other significant buildings
Folder 1b: Significant buildings
Folder 1c: Significant buildings
Folder 1d: Significant buildings
Folder 2: Early Carmel Builders - J.C. Anthony and Carmel Stone (photos by Marcia DeVoe)
Folder 3: Early Carmel Builders - Richard Barret
Folder 4: Early Carmel Builders - Ernest Bixler
Folder 5: Early Carmel Builders - Hugh Comstock
Folder 6: Carmel Historic Survey - Comstocks
Folder 7: District 1
Folder 8: District 5
Folder 9: Out of District
Folder 10: Maps - 1910

AV Box 1: VHS Tapes

- The Last Rent Deal in Carmel (about the Carmel Foundation)

- Moving First Murphy 06-28-90
- 'First Murphy' June 28, 1990
- 1st Murphy April to July 1991
- Preview "First Murphy" Rough Edit
- The Monterey Show: First Murphy House 8/18/94

CARMEL INVENTORY OF HISTORIC RESOURCES DATABASE

	Block #	Lot #	APN #	Resource Name
1	A	1	010-196-001	Normandy Inn
2	A-1	4, 5	010-301-025	George Graft Hse
3	A-1	W 145' of 9	010-301-010	E.H. Cox Hse.
4	A	18, 20	010-196-009	D.W.W. Johnson Hse.
5	A-2	E pts 7, 8, 9	010-302-013	Philip & Marie Gordon Hse.
6	A-3	S.W. Part 5, W Part 6	010-303-011	Nelson Nowell House
7	A-3	S.W. Part 10, West part 11	010-303-017	Merchant House
8	A-4	S1/2 8	010-291-005	Shellooe Hse
9	A-6	Spt 3, Ept 5, Npt 7	010-293-003	Agnes C. Montgomery Hse.
10	A-5	S part of Lot 5	010-292-008	Helen I. Proctor House
11	A-6	Wpts. Lots 12 & 14	010-293-014	Esther M. Hill House
12	AA	6	010-281-018	Leroy Babcock Hse.
13	AA	19	010-281-009	Ethel England Hse.
14	B	5	010-195-002	Effa Spencer House
15	B	14	010-195-010	Daniel T. Fisk House
16	B	SWpt. 15	010-195-016	George Seideneck Studio Building
17	B	18	009-423-001	Mrs.Clinton Walker House
18	BB	18 & 20	010-282-014	Laura Fenner Hse
19	C	W 50' of 1, 3 N 20' of 5	010-194-018	Stonehouse
20	C	S 7-8 through 14	010-194-016	Golden Bough Theater
21	C-1	7 & 8	010-311-009	Chazen Residence
22	C-1	E 1/2 11	010-311-013	Alfred Matthews Hse.
23	C-1	Wpt. 11	010-311-014	"Lanakai"
24	C-2	NW pt 10	010-312-018	Henry L. Tusler Cottage
25	C	17	010-194-007	Sinclair Lewis Hse.
26	D	4, 6	010-186-021	Clara Kellogg Hse.
27	D	12	010-186-013	Artie Bowen Hse.
28	D	19	010-186-008	Guest house
29	EE	13	010-214-011	Anson Hse.
30	EE	15	010-214-010	Abbie McDow Hse.

	Block #	Lot #	APN #	Resource Name
31	EE	27	010-214-006	Meade Hse.
32	F	7 &9 north part 11	010-184-004	Hinds Cottage
33	FF	1& 2	010-251-009	C. Halstead Yates Cottages
34	FF	12, S14	010-251-022	J. Kluegel Hse.
35	FF	20, 22	010-251-027	Prof. Karl Rendorff Hse.
36	FF	29	010-251-024	Collis Hse.
37	G	19	010-261-006	Emma Williams Hse.
38	G	2 & 4	010-261-014	Peter Pan Court
39	GG	1, 3, 5	010-252-011	Alfred P. Fraser Hse.
40	H	8	010-262-010	Dr. Kellogg Hse. & E. Wright Cottage
41	HH	24, 26	010-253-017	Ten Winkel Spanish Hse.
42	HH	28	010-253-018	F. Ten Winkel Hse.
43	I	1 & 3	010-263-019	George F. Beardsley Hse.
44	II	S 1/2 of 15, N 1/2 of 13	010-223-041	Robert A. Norton Hse.
45	JJ	1	010-224-016	Elspeth Rose Cottage
46	K	5	010-272-002	Helen Brown Studio/Home
47	K	9	010-272-004	Goetz Cottage
48	K	10	010-272-013	Dr. H.R. Green House
49	KK	2, 3	010-231-011	Adelaide J.Trethaway Hse.
50	KK	p 2, 3, 4	010-231-012	Thomas V. Cator Hse.
51	KK	13	010-231-007	Jennie Coleman House
52	KK	17	010-231-027	Warren Saltzman House
53	L	1, Npt 3	010-273-001	Reginald Markham Hse.
54	L	10, n 10' of 12	010-273-014	Sea View Inn
55	L	Wpt 11 & 13	010-273-013	Mrs. M.V. Phillips Cottage
56	LL	1/4 N of 7 & 9	010-232-030	Albert Henry Hill House
57	L	14	010-273-006	Louise P. Murphy Hse.
58	LL	Npt 9 Spt 12	010-232-029	Mr. and Mrs. Irving Fisk House
59	LL	pt 25, 27, 29	010-232-046/047	Dr. G.E. Wood Hse.
60	M	6, 8	010-266-012	"Cave of the Winds"
61	MM	19	010-241-007	Blanche M. Ayles House
62	N	11	010-265-004	Dr. Amelia Gates Cottage

	Block #	Lot #	APN #	Resource Name
63	O	1 through 12 (all)	010-264-007	La Playa Hotel
64	P	8, 10	010-276-012	Adam Darling Hse.
65	Q	2	010-275-016	Gunnar Norbert Hse.
66	Q	S1/2 of 9, N 30' of 11	010-275-005	LaFrenz Garage/Studio
67	Q	12, 14	010-275-012	Alice Elder Hse. & Guest Hse.
68	S	13 & 15	010-267-004	John B. Adams House
69	S	17, 19	010-267-005	"La Canzone del Mar"
70	T	pt 3 & 5	010-268-002	Garfield D. Merner Hse.
71	T	12	010-268-009	LaFrenz Hse.
72	T	E 1/2 18, 20	010-268-008	Dr. Levi C. Lane's Log Hse.
73	U	1,2,5 & 7	010-269-002	Fred C. Holmes Hse.
73	V	7, 9 & N1/2 of 11	010-277-004	Samuel M. Haskins House
74	V	1/2 of 11, 13 & 15	010-277-005	Roussel Residence
75	W	1	010-275-001	Bowman House
76	X	1	010-279-001	Ethel P. Young Hse.
77	Y	7, 9, 10, 12, 14, 16	010-286-015	Colonial Terrace Inn
78	Y	W 17 & 19, E 18 & 20	010-286-011	Grace McGowan Cook Hse.
79	Z	1, 3	010-287-001	John Palache Hse.
80	Z	5, 7, 9	010-287-002	Eliza Palache Hse.
81	Z	6, N8	010-287-009	Mary Orrick Hse.
82	Z	S8, 10, 12	010-287-008	Edgemere Cottages
83	Z	14, 16 & pt. Blk. 149	010-287-006	John Bathen House
84	1 (PP)	3	009-201-003	Gardner A. Dailey House
85	1W (Mission)	17	009-353-012	Mills House
86	1W (Mission)	19	009-353-011	Walker Spec House

	Block #	Lot #	APN #	Resource Name
87	2A	14	009-164-008	
88	2W	14	009-352-006	Wilkinson Hse.
89	PP3	11	009-202-015	Robert A. Stephenson House
90	3A	5	009-163-003	Frances C. Johnson House
91	4	1	009-146-014	John T. Black House
92	4 1/2	W 1/2 17 & 19	010-115-006	Francis Whitaker Cottage
93	5 1/2	1 & N1/2 3	010-111-020	Ann Nash-Dorothy Bassett House
94	5 1/2	E1/2 18, 20	010-111-008	Perry Newberry Cottage
95	7	10	090-132-005	Adele C. Wainright Hse.
96	7 1/2	1 & 3	010-114-001	Sylvia Jordan Hse.
97	7 1/2	17	010-114-015	James Franklin Murphy Hse
98	9M	8	009-382-004	McCloud Hse.
99	9M	14	009-382-010	Dr. Emma W. Pope Hse.
100	9M	S 15	009-382-011	Keith Evans House
101	10	5	010-126-020	Jo Mora Hse.
102	10	10	010-126-015	Denny-Watrous Studio
103	11	1, 3	010-121-011	Forest Hill School
104	13	17, N 25' of 19	010-106-006	F.A. Watson Hse.
105	13	24, wp 26	010-106-008	Coast Valleys Gas & Electric Sub-station
106	16	10, 11	010-026-015	Ben Figuroa Hse.
107	21	6, 8, 10	010-015-015	Eric Berne House
108	22	9	010-022-022	Santiago Duckworth Hse.
109	22	10	010-022-015	Helen T. Warren House
110	22	12	010-022-014	Paul Stoney House
111	23	19	010-025-009	Samuel Wood Hse.
112	23	16	010-025-012	Alfonso Ramirez Cabin
113	25	5	010-102-003	G.H. Philips House
114	27	p. 13-16	010-108-012	Curtain Call
115	27	Wpt. 17 & 19, Ept. 18 & 20	010-108-007	Agnes Shorting House
116	32	12 & 14	010-222-008	Edward Fristrom Cottage
117	32	13	010-222-019	Mary Austin Hse.
118	40	15,17,18,19,20	010-024-013	Carl Cherry Center for the Arts

	Block #	Lot #	APN #	Resource Name
119	41	9	010-023-004	L.L. Spillers Guest Cottage
120	41	18 & 20	010-023-019	Abbie Jane Hunter Hse.
121	45	W pts 15, 17	010-036-015	Frank Smith Hse. & Fence
122	46	20	010-037-003	Bertha C. Cole Hse.
123	47	15	010-091-005	Helen Coolidge Cottage
124	49	12	010-097-011	Frank Lloyd Stone Cottage
125	50	9	010-131-004	Stonehouse Court
126	53	SE pts. 1 & 3	010-211-015	Norman Rial House
127	53	5	010-211-019	Howard Nieman House
128	53	9, 11, N1/2 of 13	010-211-027	Mabel GrayYoung Hse.
129	53	10	010-211-012	Richardson Log Cabin
130	53	S1/2 of 16 & N1/2of 18	010-211-007	Gertrude McCaslin House
131	54	2 of 1, 2, 3, 4	010-212-016	Rudolph Ohm Hse.
132	54	6	010-212-013	Benjamin Turner Hse.
133	54	15	010-212-019	First Murphy House
134	55	9, 11	010-138-004	Carmel Art Assoc.
135	59	3	010-095-001	Frederick Bigland Apts.
136	60	10 Npt. 12	010-092-010	Hansel & Gretel
137	60	11	010-092-005	Elizabeth F. Armstrong Hse.
138	60	17, 19	010-092-007	Comstock Studio
139	60	18	010-092-018	Hugh Comstock Hse.
140	62	11 & 13	010-035-006	William Muench Cottage
141	62	14	010-035-013	Raymond Meeks House
142	63	16	010-032-011	Ship House
143	66	pts 1, 2, 3, 4	010-039-005	Birthday House
144	66	Wpt. 1	010-039-003	Yellow Bird
145	66	Spts 2, 3, 4	010-039-007	Doll's House
146	66	pts. 2, 3, 4	010-039-006	Fables
147	66	spt. 4, 5	010-039-008	Ocean House
148	67	8, 9	010-093-003	MaryYoung Hunter Hse.
149	67	10	010-093-013	Grant Wallace Cottage
150	69	All	010-099-001	Devendorf Park

	Block #	Lot #	APN #	Resource Name
151	70	Wpt 11 & Ept 10	010-133-006	Carmel Fire Station
152	70	2	010-133-001	Reardon Bldg.
153	70	8 & 9 & Wpt 10	010-133-005	Goold Building
154	71	2, 3 & pt of 1	010-134-011	Carmel Development Co. Bldg.
155	71	6	010-134-006	Bernard Wetzel Building
156	71	Spts 8 & 9	010-134-009	Bank of Carmel
157	72	E1/2 of 1	010-139-001	Wilson Building
158	72	Spt 6	010-139-008	Fee Building
159	72	7, 8, 9, 10	010-139-007	Harrison Memorial Library
160	73	All	010-213-003	Pine Inn

	Block #	Lot #	APN #	Resource Name
160	74	1 & 2	010-201-001	Seven Arts Bldg.
161	74	Npt 4, Nept 5	010-201-015	Sade's
162	74	Npt 5, 6, 7	010-201-008	Carmel Weavers Studio
163	74	Npt 5, 6, 7	010-201-008	Seven Arts Shop
164	74	NWpt 6, 7, 8	010-201-007	Amelia Gates Bldg.
165	74	9	010-201-002	La Rambla Bldg.
166	74	10	010-201-014	Spinning Wheel Restaurant
167	74	12, 14. 16	010-191-006	Carmel City Hall
168	74	18, 20	010-191-005	Sundial Lodge
169	75	Npt 1	010-147-018	Mary Dummage Shop
170	75	5	010-147-014	Schweinger Building
171	75	9	010-147-018	Mary Dummage Shop
172	75	15	010-147-004	Oakes Building
173	75	17	010-147-005	T.A. Oakes Building
174	75	18, 20, 22	010-147-008	La Ribera Hotel
175	75	19	010-147-006	Monterey County Trust & Savings
176	75	21	010-147-007	Kocher Building
177	76	5 & N 79' of 6	010-146-016	Las Tiendas Bldg.
178	76	Spts 6, 7, 8	010-146-013	Draper Leidig Building
179	76	10	010-146-012	Isabel Leidig Building
180	76	12	010-146-011	W.C. Farley Building
181	76	14	010-146-010	Percy Parkes Building
182	76	16	010-146-009	De Yoe Building
183	76	18	010-146-008	Tuck Box
184	76	18 (southeast portion)	010-146-008	Lemos Building
185	76	18 (southwest corner)	010-146-008	The Garden Shop Addition
186	76	pt of 20	010-146-007	"El Paseo" Jo Mora Sculpture
187	76	20, 22	010-146-007	El Paseo Bldg.
188	76	20, 22	010-146-006	Enchanted Oaks Bldg.
189	77	1 & 2	010-141-001	Doud Building
190	77	4	010-141-008	Adam Fox Building
191	79	4	010-085-004	Johann Hagemeyer Hse

	Block #	Lot #	APN #	Resource Name
192	80	10	010-081-011	Mritz De Haass Hse.
193	80	14	010-081-005	Rufus M. Kingman Hse.
228	81	13 & 15	010-045-006	Converse House
229	81	24	010-045-011	Vivian Homes House
230	83	1	010-041-001	Florence Lockwood Studio/Hse.
231	86	Wpt 1 parcel A	010-044-020	Jacob W. Wright Hse.
232	86	Spt 3	010-044-004	Nelson-Krough Cottage
233	86	NWpt 3	010-044-017	Frederick Bigland Hse.
234	86	Ept 1 Parcel B	010-044-019	Florence H. Gaylord Guest Hse.
235	86	10	010-044-008	Jacob W. Wright House (2)
236	87	18, N1/2 of 20	010-082-008	Jacob F. Kraps Hse.
237	87	23	010-082-006	Elizabeth H. Sullivan Hse.
238	88	S1/2 23, 25	010-084-009	The Unit House
239	89	18	010-087-006	Carmel Ballet Academy
240	92	5	010-148-002	Williams Bldg
241	94	13	010-193-005	DDH-by-the-Sea
242	94	18	010-193-010	Enoch A. Lewis Hse.
243	96	6, 8	010-144-014	American Legion Post 512
244	97 & 110	All		Sunset Center
245	99	5	010-083-002	Dr. and Mrs. Chester Magee
246	99	18, 20	010-083-009	L.D. Whiffen Hse.
247	101	7	010-055-002	Mr. and Mrs. R.A. Coote Cottage
248	101	8,9, 10	010-055-003, 13	Maj. Ralph A. Coote Hse.
249	103	5, 7, 9 Ept 6, 8, 10	010-052-017	Dr. Hermann Spoehr Hse.
250	105	All	010-061-005	Paul Flanders Mansion
251	107	2	010-331-035	Vivian Homes II
252	108	11, 13, p5	010-071-016	Frank Woolsey House
253	110	All	010-151-001	Sunset School Primary Classroom #18
254	110	All	010-151-001	Sunset School Primary Classrooms #16-17
255	111	12	010-156-012	C.H. Gordinier Hse.
256	113	2	010-181-022	M.J. Murphy Hse.
257	113	6, Npt 8	010-181-021	M.J. Murphy Office

	Block #	Lot #	APN #	Resource Name
258	114	Ept 18 & 20	010-182-008	J.W. Stough Cottage
259	115	6	010-158-016	Pearl Dawson Hse.
260	115	12	010-158-019	Everett G. Sheperd Hse.
261	115	14	010-158-013	Danmeyer Hse.
262	115	E1/2 17 & 19	010-158-009	Norman Reynolds House
263	115	20	010-158-011	Community Church Rectory
264	116	18, 20	010-155-010	Marchen Haus
265	117	W1/2 17, 19	010-152-009	M.J. Murphy Spec. Hse.
266	117	E1/2 17 & 19	010-152-008	Adrian W. McEntire Hse.
267	118	Spt 14, Npt 16	010-075-023	Anne Martin House
268	120	3, 4	010-331-006	Col. Henry L. Watson Hse.
269	128	2	010-073-002	The Coastal Laboratory -Temp. Removed/Post 1940
270	129	4	010-074-007	Mary McDowell Hse.
271	129	13, 15, p 17	010-074-002	Celia Seymour Studio-House
272	131	12	010-154-006	Bliss-Hubbell Hse.
273	133	7, 9	010-183-004	Daisy F.D. Bostick Cottage
274	134	6	010-175-018	William McPhillips Hse.
275	134	23, 25	010-175-010	Bark House
276	134	24, 26	010-175-011	Connolly-Search Hse.
277	136	9, 11	010-171-003	Perry Newberry Stone Hse.
278	136	17, 19	010-171-005	Anne Winslow Hse.
279	137	1	010-164-001	Ross E. Bonham Hse.
280	137	24	010-164-008	H. Markham Hse.
281	141, p140	7, 9	010-161-022	Alice R. Comins Hse.
282	142	16	010-162-020	Frank Lloyd House
283	142	26. 28	010-162-027	"Casa della Comedia"
284	142	30, 32, 33	010-162-013	Rev. Gardner Hse.
285	143	pt lots 5.5, N pt. 7	010-165-029	Mr. and Mrs. William Junk House
286	143	18, 20	010-165-042	La Von Gottfried hse.
287	143	31, 33, 35	010-165-015	Las Abuelas
288	144	P1, 3 P2, 4	010-172-012	Violet Campbell Hse.
289	145	5-1/2, 7, 9, 11	010-173-039	Charles Sumner Greene Studio

	Block #	Lot #	APN #	Resource Name
290	145	15 Ept 17	010-173-017	Mary D. Crile House
291	145	21, 23	010-173-006	Louis Ralston House
292	146	S3, 5, N7	010-176-016	F.A.Collman Hse.
293	146	16	010-176-011	William McCabe Hse.
		U.S. Lot 38	009-531-005, 006	Mission San Carlos Pear Orchard Houses (2)
		U.S. Lot 38	009-531-003	Mission San Carlos de Borromeo
294				
295			**Historic Objects**	
296				
297	EE	1/2 of 16	010-214-20	Milk Shrine
	N/A	Ocean at San Carlos	N/A	World War I Memorial Arch
	102	N18	010-331-022	Mission Model - Miss Williams School
298			**Historic Districts**	
299				
	60, 66, 67	Various	N/A	Comstock Hill Historic District
	70 to 77	Various	N/A	Downtown Commercial Historic District

Attachment 3

NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places: survey, evaluation, registration, and preservation of cultural resources

U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties.** And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

CRITERIA A AND B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

CRITERION C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

CRITERION D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation.*

INTERIORS

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing in the National Register—a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

HISTORIC DISTRICTS

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance *or*
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

NON-HISTORIC EXTERIORS

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

PROPERTY CONTAINED WITHIN ANOTHER PROPERTY

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

SUNKEN VESSELS

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to *National Register Bulletin: Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places.*

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See **Comparing Related Properties** in *Part V: How to Evaluate a Property within its Historic Context.)*

RARE EXAMPLES OF A PROPERTY TYPE

Attachment 3

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

CRITERIA A AND B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location, Setting, Feeling**, and **Association**), or
- substantial amounts of new materials have been incorporated (**Materials, Workmanship,** and **Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design, Workmanship,** and **Feeling**).

CRITERION C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible Attachment 3

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design, Workmanship,** and **Feeling**), and
- most of the historic materials are present (**Materials, Workmanship**, and **Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting, Location, Feeling,** and **Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design, Workmanship,** and **Feeling**) or
- considerable amounts of new materials were incorporated (**Materials, Workmanship,** and **Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting, Location, Feeling,** and **Association**).

CRITERION D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

Book 1177 Page 248

Attachment 3

Grant Deed

In Consideration of $1.00 ..., receipt of which is acknowledged,

Harry E. Hofsas

do... es ... hereby grant to Frederick L. Hofsas

the real property in the City of Carmel County of Monterey,
State of California, described as:

Lot Numbered 9, the south 9 inches of lot numbered 7, and all of Lot Numbered 10, in Block Numbered 34, as said lots and block are shown on that certain map entitled, "Map of Carmel-by-the-Sea, Monterey County, California", filed for record March 7, 1902 in the Office of the County Recorder of the County of Monterey, State of California, in Volume 1 of Maps, "Cities and Towns", at page 2

DEC -6 1949

50833

Dated this 23rd day of July 19 49

Harry E. Hofsas

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(831)620-2010 OFFICE
(831)620-2014 FAX

January 2, 2002

Mr. Scott Theis
P.O. Box 1195
Carmel, CA 93921

RE: Hofsas House Hotel Reroof

Dear Mr. Theis:

We received your letter requesting to reroof the Hofsas House with a wood shake product. The property has been identified by the City's Consultant, Kent Seavey's Historical Resources Survey as a local historical resource. Per Municipal Code Section 17.12.140(B)(2), *Buildings determined by the City to qualify as architectural, cultural or historic resources may use fire-treated wood roofing materials with a fire-resistant underlayment assembly approved by the Building Official to meet standards for historic rehabilitation.* Accordingly, the only requirement would be the issuance of a building permit and follow-up inspections by the Building Official. If you have any other questions, please give me a call at 620-2010.

Sincerely,

Jaci Abadilla

Jaci Abadilla
Administrative Coordinator

Photographs

C

ATTACHMENT

HOFSAS HOUSE
STAIR REVISION

EXISTING VIEWS

WADE H. REESE AIA, 1015 CASS STREET MONTEREY CALIFORNIA 93940 VOICE (831) 373-7371 FAX -7385 whraia@redshift.com

KIP
Marc + Claire
Maxime Claire

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

Attachment 3

November 12, 2023

Mr. Anthony Lombardo
144 West Gabilan Street

Salinas, CA 93901

Dear Mr. Lombardo:

Thank you for the opportunity to comment on the series of Peer Reviews recently prepared concerning the historical significance of the Hofsas House Hotel commercial property located on San Carlos St. 2NW of 4th Ave. (APN# 010-124014-017) in Carmel-by-the-Sea. The evaluations were conducted by four highly qualified consultants whose collective appraisals were thoroughly researched & presented in a comprehensive compilation coming to the same conclusion, that the subject property does not meet the necessary qualifications for historic listing, at either the federal, state or local levels of significance.

The original analysis of the subject property in August, 2023 by a Carmel Planning Department contract consultant stated, that the subject property met the criterion for historic listing cited in Carmel's Historic Context Statement (CHCS), under the Theme of Architectural Development, that the feature retained "substantial integrity", and was a "rare example" of "Bavarian Revival" architectural design for its qualification as a local historic resource. Dr. Anthony Kirk initially pointed out that the Hotel does not appear in the original 1994 Carmel Historic Context Statement, nor in subsequent revisions of the Context Statement prepared in 2008 and 2022.

Dr. Laura Jones, one of the peer reviewers, identified three issues regarding the the City's consultants research. They included the questions (1) What style is the hotel, & is it a good example, and rare? (2) Are an artist's murals cited in the description of the hotel really the work of a "master", & (3) Does the Hofsas House Hotel retain Integrity as an architectural style?

Dr. barbara Lamprecht, one of the reviewers, cited V. S. McAlester's 2022 *field Guide to American Houses,* A basic style guide for architectural historians, noting that "Bavarian Revival" as an architectural style is not mentioned, nor is it recognized in the National Register's Architectural Style Categories, and not found in Carmel's Historic Context Statements from 1994 through 2023.

The decorative murals on the facade of the hotel were originally painted by Maxine Albro, a well respected San Francisco muralist credited for her work in Coit Tower. She moved to Carmel in 1938, but spent much of her time painting in Mexico. Her hotel murals, painted in 1957, according to the research conducted by Dr. Anthony Kirk, were painted over, or "refreshed" by two other artists over time to whom the current images should be credited.

The evaluation of Dr. Lamprecht's Peer review, concerning the physical integrity of the subject property is concise and to the point:

> "...it must be pointed out that beyond the facade there are almost no further architectural references either to "Bavaria" or to Tudor Revival By contrast, once a visitor enters the parking lot, where saunas, pool, parking and general room access occur, the character of the property is that of a large, conventional motor-hotel with unremarkable stylistic features of such commercial buildings constructed between the 1950s and the 1980s."

This conclusion is confirmed by the extensive Architectural Contributions Diagram prepared by the EMC Planning Group, Inc.. This is possibly one of the most comprehensive studies I have seen in my 50+ years of historic preservation work in Monterey County.

In summary, having carefully reviewed the findings of the well qualified Architectural Historians who reviewed the study, I fully support their collective findings that, the Hofsas House Hotel, located on San Carlos St. 2NW of 4th Ave,(APN# 010-124-014), in Carmel by-the-Sea, is not qualified for listing as an historic resource, at the national, state or local levels of significance for the reasons so clearly identified above.

Respectfully submitted,

Kent L. Seavey

Use Permit Description for Carmel Legacy Hotel

Project Overview:

The Hofsas House Hotel is set for an exciting transformation through upgrading and maintaining its existing 38 hotel units and two on-site residential units. Additionally, the House on Dolores Street will undergo extensive remodeling to align with the new vision of the Carmel Legacy Hotel.

Vision Statement:

The Carmel Legacy Hotel aspires to become a distinguished luxury establishment exclusively catering to its esteemed guests.

Hotel Amenities:

The hotel will boast a range of upscale amenities, including a 50-seat restaurant exclusive to guests and their family/friends, bar beverages and meals being served in the lobby and patio areas, coffee bar with bakery/grab & go items, room service, a business center, hair and beauty salon, spa, fitness room, and a pool. Laundry room for in house laundry service will also be a part of the hotel.

Parking Facilities:

The hotel will provide underground parking for an estimated 68 cars, with valet-only services available. Guests will arrive in the porte cochere and loading area on San Carlos Street. Valet services will navigate cars around the block to the Dolores Street garage entrance. Valet will retrieve cars upon request and the car will be driven through the underground parking to the driveway north of the hotel and exit onto San Carlos Street in the loading or porte cochere areas.

Transportation Services:

To enhance guest convenience, a van/limo service will be available to reduce the frequency of trips per day and limit the need for car retrievals from the garage.

Hours of Operation:

Front Desk and Valet: 24 hours a day

Concierge Service: 24 hours a day

Restaurant: 7 am to 10 pm

Coffee Bar/Bakery: 7 am – 5 pm

Room Service: 24 hours

Spa: Upon request. Local massage and other wellness therapists will be used to come in and use the facility to provide spa services to guests.

Hair Salon: Services available upon request with local stylists and barbers coming to the hotel and using the hair salon area to provide these services.

Fitness Room: 6 am to 9 pm, 7 days a week

Employee Structure:

The Carmel Legacy Hotel anticipates employing a total of 20 - 30 staff members, distributed across various roles:

General Manager

Assistant General Manager

Front Desk

Concierge

Bell Person

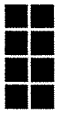
Housekeeping

Maintenance

Valet and Transportation

Restaurant: Manager, Chef, Sous Chef, Wait Staff, Room Service Staff

Barista



ERIC MILLER
ARCHITECTS

March 5, 2024

re: Hofsas House Hotel

Planning Commission,

Following our fact-finding meeting with the Planning Director and Staff, it was recommended that we further elaborate on the Design Guideline, Scale, Mass & Bulk and Neighborhood Design in addition to the description outlined in the letter dated February 5, 2024 which is also attached for your review.

Design

The design of the proposed hotel meticulously crafts a timeless architectural expression, rooted in the traditional design language of the region, while perpetuating Carmel's founding principle of allowing architects to further develop the art of architecture.

Per the recommendation of the Planning Commission, the scale of the lobby building has been greatly reduced in both height and mass. The San Carlos Lobby facade has been reduced by 3 feet in height through scaling down structural elements, ceiling heights and dropping the central vertical mass as much as possible. The large tower that was located near the center of the property has been removed, due to the Planning Commission's determination that it is not exempt as a special architectural feature or tower.

The Planning commission's determination that the height of the hotel can be measured based on the approximation of preexisting conditions on sites disturbed by previous excavation has been analyzed, documented and successfully applied to a scientific degree. (Reference Carmel Code 17.06.020- Rules of Measurement)

The Planning Commission has also agreed that the proposed design is consistent with the R-1 Design Objectives. (Full descriptions of R-1 Objectives can be found on Sheet A-19C of the drawings.)

Scale

The proposed buildings decrease the scale and dominating behavior of the previous hotel. The existing hotel towers above the neighborhood as a 4 story wall of hotel units. The Legacy structures, in contrast, are broken up and dropped down into the hillside to meet Carmel's objective on scale.

The Lobby Building, purposely, represents the uppermost point of the aggregation of buildings throughout the site. This allows the architecture to delineate its function as the gateway and central node of the aggregation of buildings. Yet, even this building retains a 23.5 foot height from the finish grade of San Carlos Street. The Lobby also steps down to split levels in accordance with the

sloping topography; only allowing special features (tower elements) to extend up vertically. These provide a vertical rhythm, and break up the horizontal attributes of the structures.

Mass and Bulk

The simple massing includes one low horizontal element intersecting with one or two tower-like, vertical elements (variations of this massing and composition are found throughout the site). These vertical elements are bumped out forward and vertically, allowing relief and articulation of multiple materials along the facade. There are no long stretches of simultaneous surface. The building surface jogs and bumps to a minimum degree, often accompanied by a material change from stone to stucco. The natural and neutral color palette of browns, beiges and wood grain work to blend architecture into the Urban Forest and surrounding context.

This approach is directly related to the R-1 Objective of "Carmel's enduring principles of…simplicity…set amidst a forest landscape." The massing also successfully retains a modest presence on San Carlos Street through the explicit necessity to drop the buildings down below the street level to meet Carmel's height requirements. This gives the perception of the hotel only being one story in some places.

Neighborhood Design

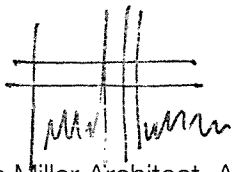
The design and aesthetic of the Legacy Hotel is a composition of many celebrated local architectural expressions. Most notably, the hotel, inadvertently, shares many of the characteristics seen in Carmel's most iconic architectural attraction: the Clinton Walker house by Frank Lloyd Wright. The same use of Carmel Stone to clad heavy elements that visually anchor the structure to the landscape. Accompanied by low-sloping, bermuda-style metal hip roofs and windows that are delineated with unique wood-lined borders.

Using timber and locally sourced stone with Craftsman articulation and detail, the architecture builds off of the shoulders of celebrated Carmel, Coastal, and Californian design styles. The massing is broken up into a collection of smaller buildings, with a clear emphasis on holding the street line while cascading down in accordance with the local topography.

The backside of the hotel, which will be rarely visible, might be misinterpreted as having "modern attributes" simply due to the use of glass sliding doors focused towards the view of the ocean and urban forest. But it's the combination of traditional elements and contemporary amenities (such as proper and equitable access to daylight and expansive views through the use of modern glazing capabilities and direct access to outdoor spaces and vegetative roof decks) that allow the guests a sense of journey, comfort and equity while experiencing the layers of architecture that the proposed design offers.

These "modern" practicalities, mixed with traditional elements and timeless materials allow this architecture to bridge the gap between belonging to the neighborhood character and further developing the architectural vernacular and amenities of Carmel-by-the-Sea.

Sincerely



Eric Miller Architect, AIA

Encl.

211 Hoffman Avenue, Monterey California 93940 • Phone: 831-372-0410 / Fax: 831-372-7840 • Eric Miller Architects, Inc. • www.ericmillerarchitects.com

ERIC MILLER
ARCHITECTS

February 5, 2024

re: Hofsas House Hotel

Planning Commission,

The design of the proposed hotel is rooted in the traditional design language of the City, while including the forward thinking City tradition of allowing architects to further develop the art of architecture.

The hotel property is located between the R1 zoning and RC zoning. The design of the hotel recognizes the responsibility of buffering the automotive and pedestrian journey between the residential neighborhood and the Central Commercial district.

1) The pedestrian journey:

In the design of the hotel, the northeast side on San Carlos starts in very low buildings. The first building eave is about 14 feet above the sidewalk. As you travel south on San Carlos at 2.5 mph, the buildings containing the hotel rooms slowly increase in height. When the pedestrian reaches the entrance to the hotel, the eave of the building is still only about 21 feet.

2) The automotive journey:

As the hotel guest heads south on Highway One, continues down Carpenter and heads south on San Carlos, at 25 mph, the motorist first sees the low portion of the hotel. As the first time hotel guest travels from the north side of the hotel to the porte cochere, they have time to recognize the valet service and not just pass it by.

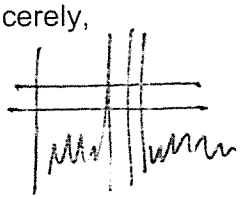
3) Materials and design language:

The design of the hotel is based on craftsman architectural axioms. EMA skillfully incorporates traditional forms such as low pitch hip roofs, traditionally proportioned fenestration based on the golden mean (vertical rectangles not horizontal) and materials such as stone and wood.

This design is human scale, is consistent with design guidelines, recognizes the zoning and its intent as a transitional, limited commercial designation.

Similar to the Frank Lloyd Wright House, the design is respectful of traditional architectural forms while it is also a forward thinking artistic statement that embodies the art of architecture.

Sincerely,



Eric Miller Architect, AIA

211 Hoffman Avenue, Monterey California 93940 • Phone: 831-372-0410 / Fax: 831-372-7840 • Eric Miller Architects, Inc. • www.ericmillerarchitects.com

Legacy Hotel Carmel

2NW of 4th Ave. on San Carlos St.

Carmel-by-the-Sea, CA 93921

ACCESSORY USES

DINING ROOM	1106 S.F.
KITCHEN	426 S.F.
CAFE / BAKERY	271 S.F.
FIRESIDE LOUNGE	271 S.F.
GYM	508 S.F.
BUSINESS CENTER	340 S.F.
SPA	690 S.F.
TOTAL ACCESSORY USES	3,612 S.F.
TOTAL HOTEL FLOOR AREA	30,916 S.F.
TOTAL FLOOR AREA	32,466 S.F.
ACCESSORY USES PERCENTAGE	11.6 %

CBC HANDICAP REQUIREMENTS

TABLE 11B-208.2 PARKING SPACES PROVIDED 26-50 > 2 HC SPACES REQUIRED

TABLE 11B-224.2 GUEST ROOMS WITH MOBILITY FEATURES-

REQUIRED

1 WITH ROLL IN SHOWER
2 W/OUT ROLL-IN SHOWER

3 TOTAL

TABLE 11B-224.4 - GUEST ROOMS WITH COMMUNICATION FEATURES -

4 REQUIRED

NO.	REVISION
	-
1	Planning

CONSULTANT:

PROJECT DATA

TYPE OF CONSTRUCTION	TYPE I - GARAGE TYPE VA- BUILDING
SETBACK	
FRONT	5' RC & 7.5' R1
REAR	0' RC & 10' R1
SIDE	5' FOR 50% @ RC & 5' FOR 100% AT R1
BUILDING HEIGHT	26' @ RC 24' @ R1

ZONING REQUIREMENTS FOR HOFSAS HOUSE HOTEL PARCELS

ZONE— RC

EXISTING LOT SIZES	LOT-1	28,200 SF	APN: 010-124-014
	LOT-2	8,000 SF	APN: 010-124-010
	SUM	36,200 SF	
ADJUSTED LOT SIZES	LOT-1	18, 483 SF	
	LOT-2	17,717 SF	
	SUM	36,200 SF	
	ALLOWED LOT SIZE	32,000 SF	

BUILDING (LOT) COVERAGE

ALLOWED 70% FOR 4,000 SF PARCEL
1% DEDUCTION OF 1% FOR EACH ADDITIONAL 2,000 SF

Attachment 6

LOT-1	18,333	-	4,000 =	14,333 /	2,000 =	7.17%
	70.00%	-	7.17% =	62.83%		
	18,333	X	62.83% =	11,519	SF MAX ALLOWED	
LOT-2	17,867	-	4,000 =	13,867 /	2,000 =	6.93%
	70.00%	-	6.93% =	63.07%		
	17,867	X	63.07% =	11,269	SF MAX ALLOWED	

CMC COMBINED MAX ALLOWED = 22,788 SF = 62.95%

PROPOSED = 22,001C SF = 60.77%

FLOOR AREA RATIO

FAR

80% ALLOWED FOR 2 STORY BUILDING

10% BONUS ALLOWED FOR 400 SF COURT OR 4' WIDE INTRABLOCK ACCESS

UNDERGROUND GARAGE & OTHER BASEMENT AREAS ARE EXCLUDED

LOT-1	18,333	X	80.00% =	14,666 SF
	18,333	X	10.00% =	1,833 SF
			SUM =	16,499 SF
LOT-1	17,867	X	80.00% =	14,294 SF
	17,867	X	10.00% =	1,786 SF
			SUM =	16,080 SF

COMBINED MAX ALLOWED = 32,579 SF = 90%

PROPOSED = 32,466 SF = 89.6%

CBC ALLOWED FOR R-1 V-A 36,000 S.F. PER TABLE 506.2

MAX BUILDING SIZE ALLOWED — 10,000 SF

EXISTING F.A.R. & LOT COVERAGE

F.A.R. = 65.5%

LOT COVERAGE = 38%

SEE PAGE A-3 FOR CALCULATIONS & DIAGRAMS

HOTEL UNIT CATALOGUE

JUNIOR SUITES— 23 UNITS

UNIT A1-	4 UNITS	STUDIO	321 S.F.
UNIT A2-	4 UNITS	STUDIO	382 S.F.
UNIT A3-	6 UNITS	STUDIO	371 S.F.
UNIT A4-	4 UNITS	STUDIO	357 S.F.
UNIT A5-	4 UNITS	STUDIO	345 S.F.
UNIT A6-	1 UNITS	STUDIO	394 S.F.

UNIT B— 5 UNITS, 1 BED / 1.5 BATH — 840 S.F.

UNIT C— 2 UNITS, 1 BED / 1.5 BATH — 704 S.F.

UNIT D— 8 UNITS, 2 BED / 2.5 BATH — 1,105 S.F.

TOTAL— 38 HOTEL UNITS

RESIDENTIAL CATALOGUE

APT. 1—	STUDIO	805 S.F.
APT. 2—	STUDIO	745 S.F.

TOTAL— 2 RESIDENTIAL UNITS

FLOOR AREA RATIO

LOBBY

L2	2,218 S.F.
L3	2,505 S.F.
L4	1,051 S.F.
LOBBY SUBTOTAL	5,774 S.F.

HOUSE

APT. 1	805 S.F.
APT. 2	745 S.F.
GYM	508 S.F.
BUSINESS CNTR.	340 S.F.
HOUSE SUBTOTAL	2,398 S.F.

BLDG 1

B-1.1	2,336 S.F.
B-1.2	2,336 S.F.
SUBTOTAL	4,672 S.F.

BLDG 2

B-2.1	2,336 S.F.
B-2.2	2,336 S.F.
SUBTOTAL	4,672 S.F.

BLDG 3

B-3.1	2,336 S.F.
B-3.2	2,336 S.F.
SUBTOTAL	4,672 S.F.

BLDG 4

B-4.1	2,336 S.F.
B-4.2	2,336 S.F.
SUBTOTAL	4,672 S.F.

BLDG 5

B-5.1	2,650 S.F.
B-5.2	2,956 S.F.
SUBTOTAL	5,606 S.F.

TOTAL F.A.R. 32,466 S.F. (89.6%)

TOTAL ALLOWED F.A.R. 32,579 S.F. (90 %)

BUILDING (LOT) COVERAGE

LOT COVERAGE

BUILDINGS

LOBBY	5,175 S.F.
HOUSE	1,526 S.F.
BUILDING 1	3,170 S.F.
BUILDING 2	3,170 S.F.
BUILDING 3	2,389 S.F.
BUILDING 4	2,389 S.F.
BUILDING 5	3,937 S.F.
SUBTOTAL	21,756 S.F.

EAVES 245 S.F.

TOTAL LOT COVERAGES 22,001 S.F. (60.77 %)

ALLOWED LOT COVERAGES 22,788 S.F. (62.95 %)

TOTAL LOT SIZES 36,200 S.F.

PROJECT TEAM

OWNER: HOFSAS HOUSE INC.
REPRESENTED BY CARRIE THEIS
PO BOX 1195
CARMEL, CA 93921
PH: 831-624-2745

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: CRISTO STAEDLER & LUYEN VU

SURVEYOR: LANDSET ENG, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRARDO

CIVIL:

LANDSCAPE:

ARBORIST:

PARKING

EXISTING 26 ON SITE
2 ON SAN CARLOS
28 TOTAL

NEW 68 ON SITE (VALET)
68 TOTAL

TREE REMOVAL

1- 3" OAK
1- 4" OAK

2 OAKS TO BE REMOVED
4 5GAL. OAKS SHALL BE PLANTED

PROJECT DESCRIPTION

THE PROJECT INCLUDES DEMOLITION OF THE EXISTING HOFSAS HOTEL AND RENOVATION/ PRESERVATION OF THE EXISTING HOFSAS HOUSE. THE EXISTING HOTEL STRUCTURES ARE 1 TO 4 STORIES IN HEIGHT IN MULTIPLE BUILDINGS. THESE STRUCTURES INCLUDE 38 HOTEL UNITS, MANAGER'S APARTMENT, BANQUET ROOM, POOL, SERVICE AREAS AND PARKING FOR 26 CARS ON SITE AND 2 ON SAN CARLOS STREET.

THE PROPOSED HOTEL, CARMEL LEGACY HOTEL, SHALL CONSIST OF 6 SEPERATE BUILDINGS (AND AN EXISTING HOUSE) CONNECTED WITH ON-GRADE OR ELEVATED WALKWAYS. THEY SHALL ALL BE TWO STORIES IN HEIGHT AND CASCADING DOWN THE STEEP SLOPE.

THE HOTEL SHALL INCLUDE 38 HOTEL UNITS, 2 RESIDENTIAL APARTMENTS, HOTEL SERVICE AREAS SUCH AS A 50 SEAT RESTAURANT, KITCHEN, CAFE, BUSINESS CENTER, HAIR AND BEAUTY SALON, SPA, FITNESS ROOM, POOL, HOTEL STORAGE, MECHANICAL AREAS AND UNDERGROUND GARAGES FOR 68 CARS. ACCESSORY USES SUCH AS RESTAURANT, BUSINESS CENTER, SPA, FITNESS ROOM, POOL, ETC., SHALL BE ONLY FOR THE USE OF THE HOTEL GUESTS.

THE GARAGES SHALL BE VALET PARKING ONLY AND ALSO SERVE DELIVERIES AND WASTE PICK-UP.

THE HOFSAS HOUSE SHALL BE REPURPOSED AS TWO RESIDENCES, A BUSINESS CENTER AND A GYM FOR HOTEL GUESTS.

SHEET INDEX

SHEET NUMBER	SHEET NAME
A-1	PROJECT INFORMATION
A-1.1	RENDERED ELEVATION
A-1.2	RENDERINGS
A-1T	TOPOGRAPHIC MAP
A-2	EXISTING SITE PLAN
A-3	EXISTING HOTEL PLANS
A-4	EXISTING HOTEL ELEVATIONS
A-5	EXISTING RESIDENCE PLANS
A-6	EXISTING RES. ELEVATIONS
A-7	SITE PLAN
A-7FD	FIRE DEPARTMENT PLAN
A-8	BASEMENT GARAGE PLAN
A-8.2	PARKING LEVEL 2
A-9	LEVEL 1 FLOOR PLANS
A-10	LEVEL 2 FLOOR PLANS
A-11	LEVEL 3 FLOOR PLANS
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A-13	ROOF PLAN
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A-17	SECTIONS BLDG 2 & 4
A-18	SECTIONS LOBBY & BLDG 5
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A-20	PREEXISTING GRADE HEIGHTS
A-21	PREEXISTING GRADE HEIGHTS
A-22	TEN PERCENT SPECIAL FEATURES
A-23	EXISTING HOTEL MASS OVERLAY
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A-25	ENLARGED BLDG 1 & 2 UPPER
A-26	ENLARGED BLDG 3 & 4 LOWER
A-27	ENLARGED BLDG 3 & 4 UPPER
A-28	MATERIAL BOARD

LOCATION MAP

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PROJECT INFORMATION
Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	1/16" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

A-1
SHEET OF

3/12/2024 4:49:03 PM C:\Users\chris\Desktop\Revit Files\Work\Legacy_Submittal-CLEAN.rvt
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND SHALL NOT BE USED, REPRODUCED OR PUBLISHED IN ANY MANNER, IN PART OR IN WHOLE, UNLESS EXPRESSLY LIMITED TO SUCH USE, WITHOUT PRIOR WRITTEN CONSENT FROM ERIC MILLER ARCHITECTS, INC. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

San Carlos Street

SAN CARLOS ST.
A 50' WIDE CITY STREET

3RD AVENUE
(A 50' WIDE CITY STREET
UNIMPROVED BETWEEN DOLORES & SAN CARLOS)

DOLORES ST.
A 50' WIDE CITY STREET

HOFSAS HOTEL

HOFSAS HOUSE RESIDENCE

PROPERTY LINE

PROPERTY LINE TYP.

APN 010-124-009

APN 010-124-008

APN 010-124-013

LOT 2
APN 010-124-010

LOT 1
APN 010-124-014
DOC. NO. 2016010640
(0.831 AC.)

PARKING AREA

WALKWAY

PATIO

POOL

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

BUILDING 7

ENTRANCE

WOODEN STAIRCASE

BLDG. OVERHANG

STAIRCASE W/ LANDING

RAISED SURFACES

BOLLARD

6' WOOD FENCE

3' RW/ 3' FENCE

5' WALL CONC. TYP.

3' WALL CONC. TYP.

STRUC. WALL CONC. TYP.

PLANTER

STORAGE

RAMP

STEPS

LANDING

EDGE OF PAVEMENT

SIDEWALK

PROJECT BENCHMARK
H&V CONT. PT. #141
MAGNAIL ELEV.: 96.37

Attachment 6

N 90°00'00" W 100.00

S 00°00'00" E 120.00

N 90°00'00" E 80.00

S 00°00'00" E 40.00

N 90°00'00" W 70.00

N 00°00'00" E 50.00

N 90°00'00" E 160.00

EXISTING SITE PLAN
1 Site
3/32" = 1'-0"

REVISION	No.

CONSULTANT:

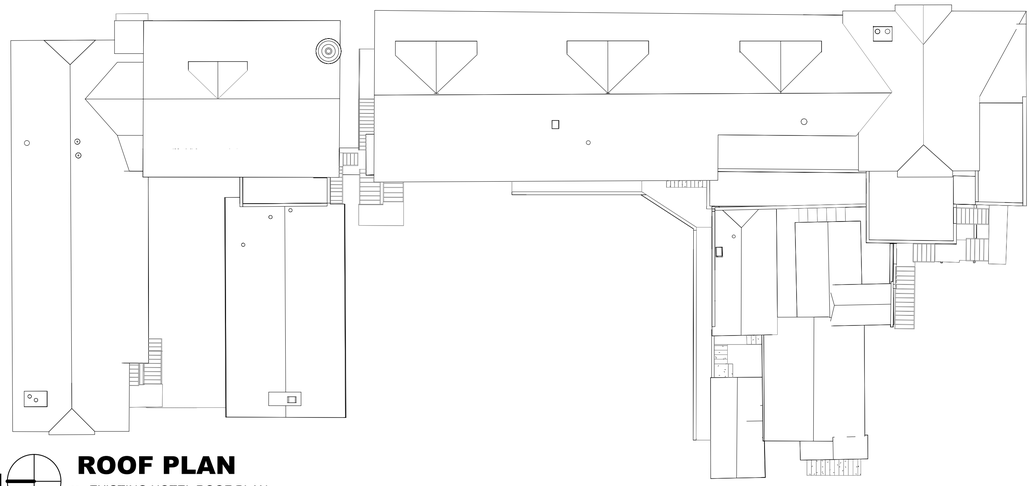
ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EXISTING SITE PLAN
Job Name: HOFSAS HOUSE LEGACY
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	2/8/2023
SCALE:	3/32" = 1'-0"
DRAWN	KJL
JOB NO.	2214

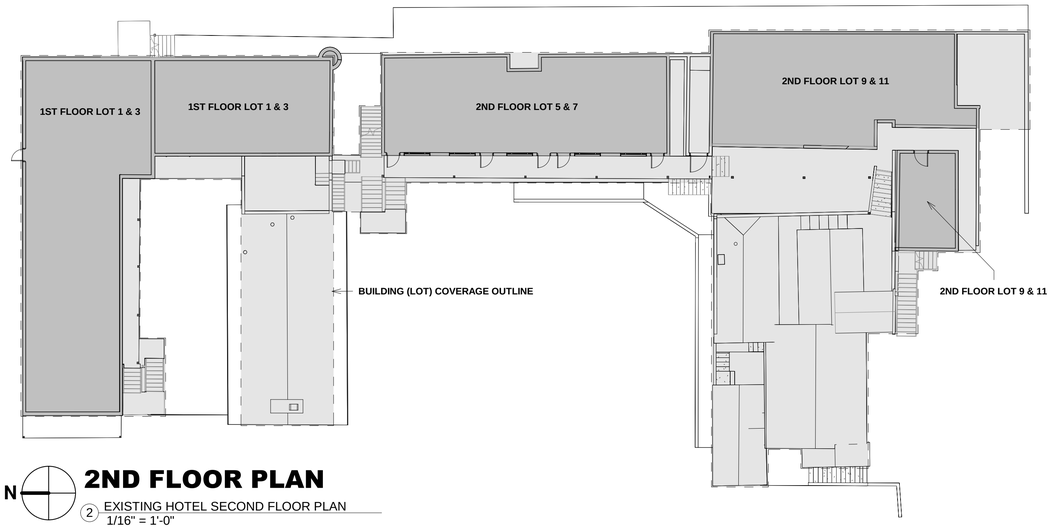
A-2
SHEET OF

2/8/2023 3:04:22 PM C:\Revit\Hofsas House Hotel Mstr.rvt
No. 08 OF THESE DRAWINGS AND SPECIFICATIONS IS STRICTLY RESERVED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, PUBLICATION OF EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN PART OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHERE PUBLICATION SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



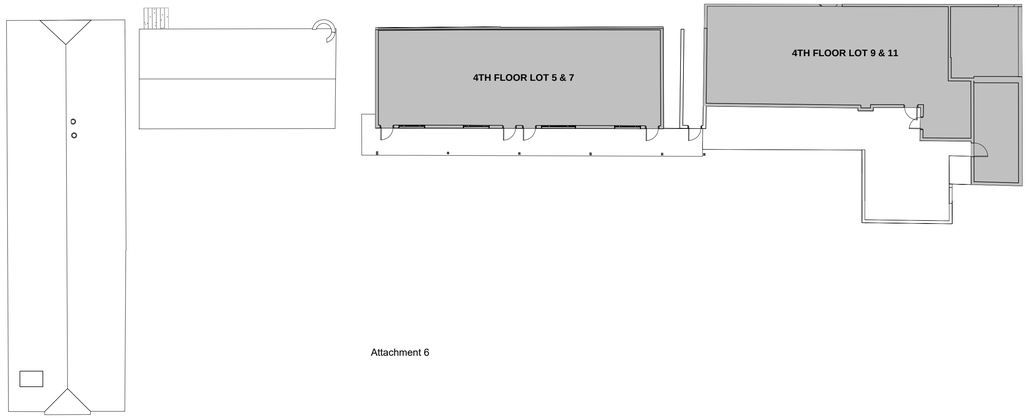
ROOF PLAN

5 EXISTING HOTEL ROOF PLAN
1/16" = 1'-0"



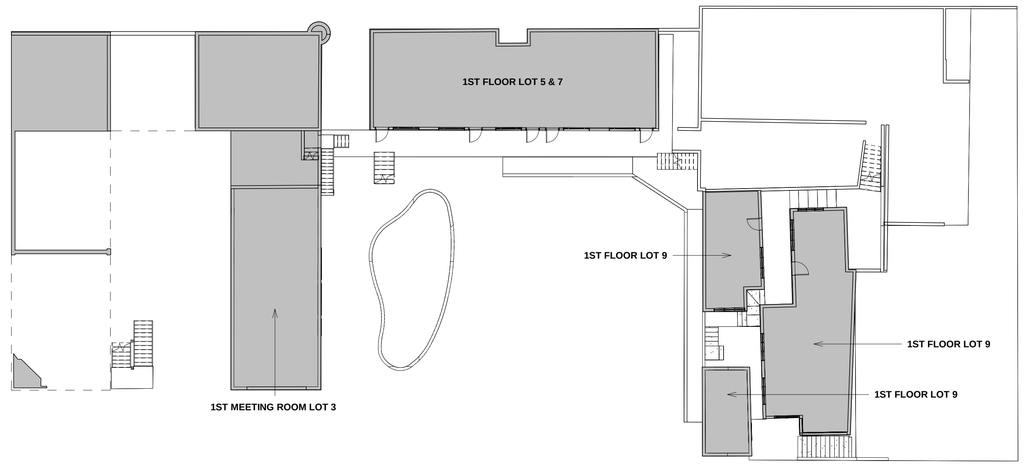
2ND FLOOR PLAN

2 EXISTING HOTEL SECOND FLOOR PLAN
1/16" = 1'-0"



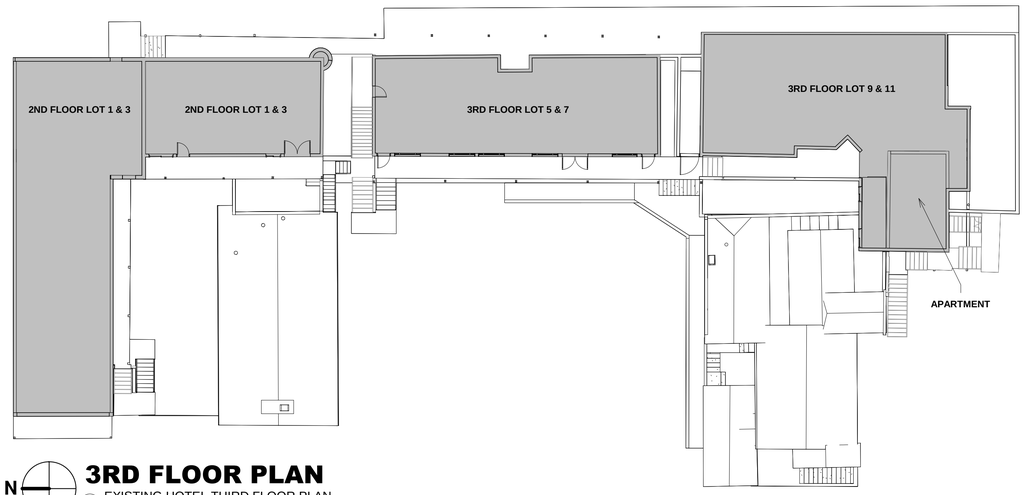
4TH FLOOR PLAN

1 EXISTING HOTEL FOURTH FLOOR PLAN
1/16" = 1'-0"



1ST FLOOR PLAN

3 EXISTING HOTEL GROUND FLOOR PLAN
1/16" = 1'-0"



3RD FLOOR PLAN

4 EXISTING HOTEL THIRD FLOOR PLAN
1/16" = 1'-0"

(E) LOT COVERAGE)	
HOFSAS HOTEL	11,959 S.F.
HOFSAS HOUSE	1,809 S.F.
TOTAL COVERAGE	13,768 S.F.
	38%

(E) FAR Schedule

Type	Area	Site Area	FAR	
1st Floor Lot 1 & 3	1987 SF	36200 SF	0.05	
1st Floor Lot 1 & 3	903 SF	36200 SF	0.02	
2nd Floor Lot 1 & 3	1987 SF	36200 SF	0.05	
2nd Floor Lot 1 & 3	884 SF	36200 SF	0.02	
2nd Floor Lot 5 & 7	1443 SF	36200 SF	0.04	
2nd Floor Lot 9 & 11	1691 SF	36200 SF	0.05	
3rd Floor Lot 5 & 7	1444 SF	36200 SF	0.04	
3rd Floor Lot 9 & 11	2031 SF	36200 SF	0.06	
4th Floor Lot 5 & 7	1461 SF	36200 SF	0.04	
4th Floor Lot 9 & 11	1931 SF	36200 SF	0.05	
Apartment	311 SF	36200 SF	0.01	
Residence Lower Floor	1501 SF	36200 SF	0.04	
Residence Upper Floor	1482 SF	36200 SF	0.04	
TOTAL: 13	19056 SF		0.53	53 %

FLOOR PLATE OUTLINE	
BUILDING (LOT COVERAGE)	

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EXISTING HOTEL PLANS

Job Name: HOFSAS HOUSE LEGACY
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE: 2/8/2023
SCALE: As indicated
DRAWN KJL
JOB NO. 2214

A-3
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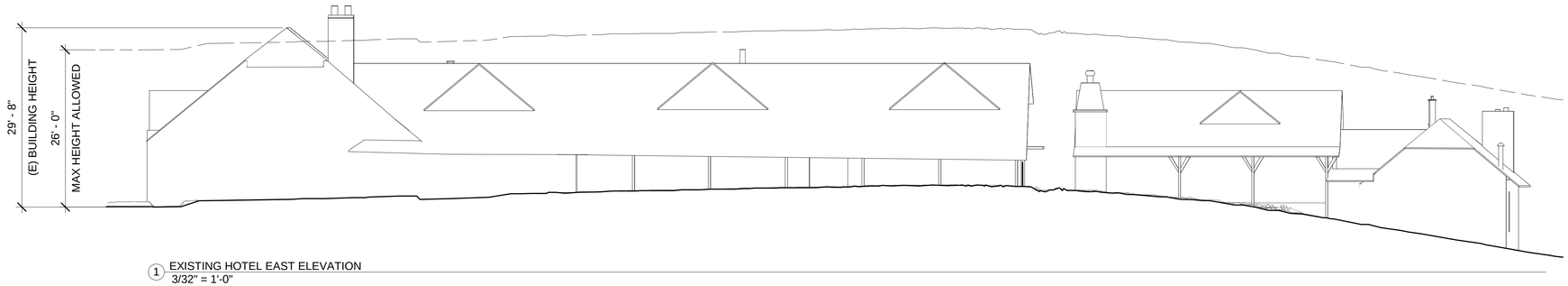
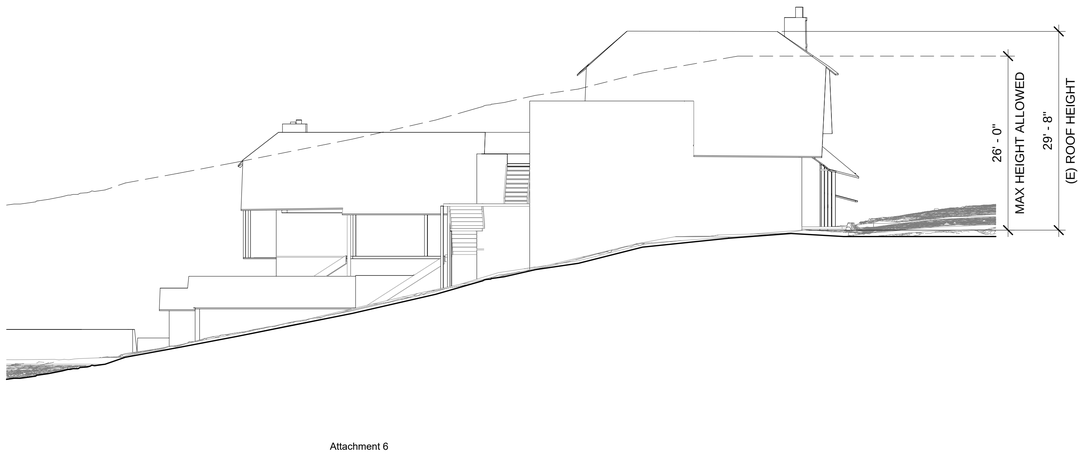
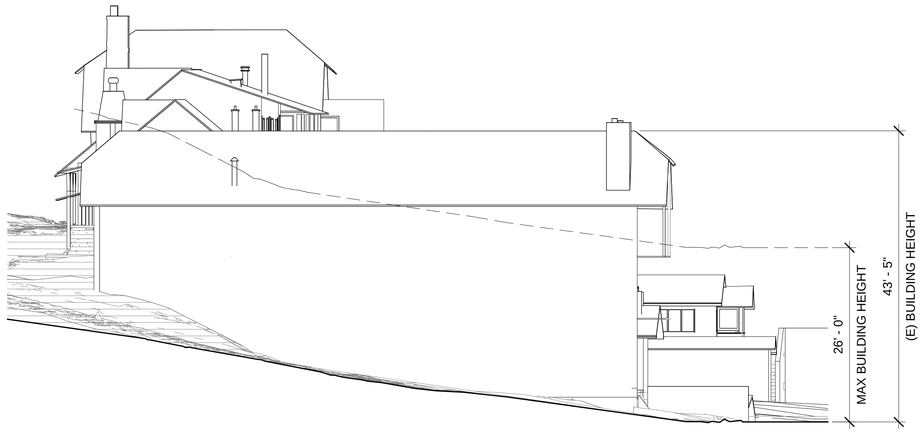


1 EXISTING HOTEL EAST ELEVATION
3/32" = 1'-0"



4 EXISTING HOTEL SOUTH ELEVATION
3/32" = 1'-0"



2 EXISTING HOTEL NORTH ELEVATION
3/32" = 1'-0"

3 EXISTING HOTEL WEST ELEVATION
3/32" = 1'-0"

Attachment 6

REVISION	No.

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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EXISTING HOTEL ELEVATIONS

Job Name: HOFSAS HOUSE LEGACY
2NW of 4th Ave. on San Carlos St.
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A.P.N: 010-124-010 & 014

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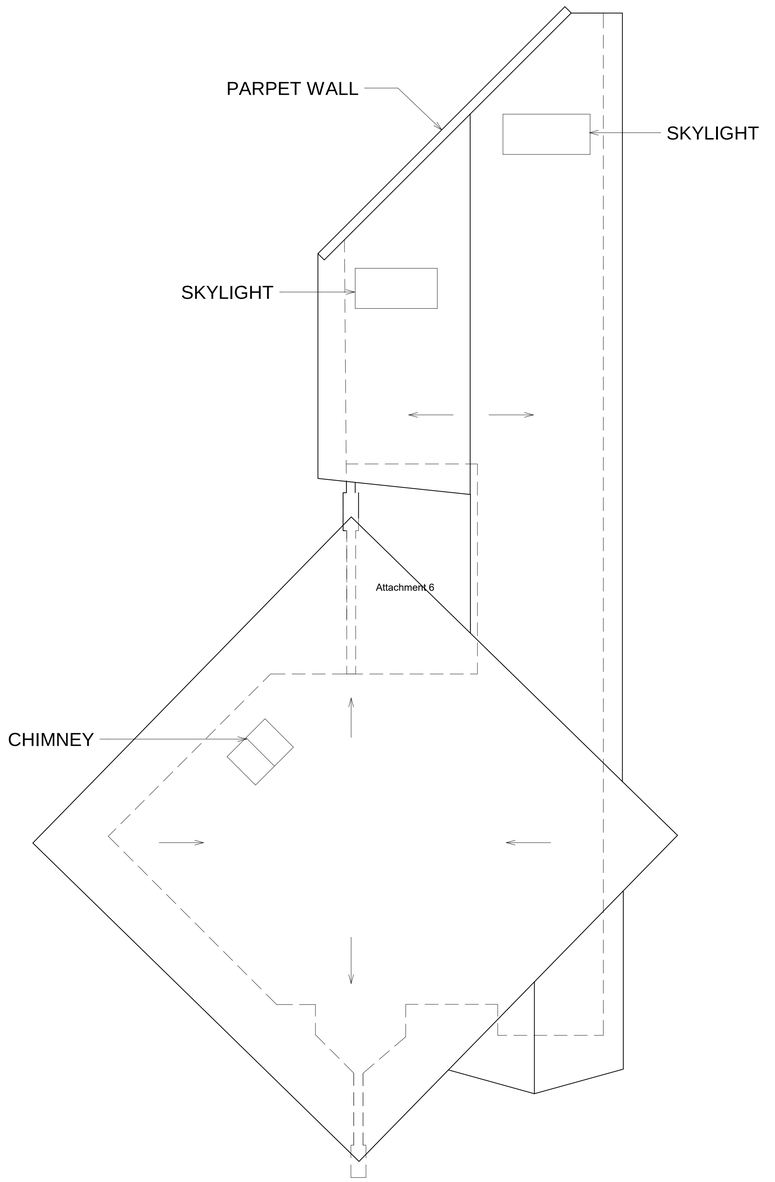

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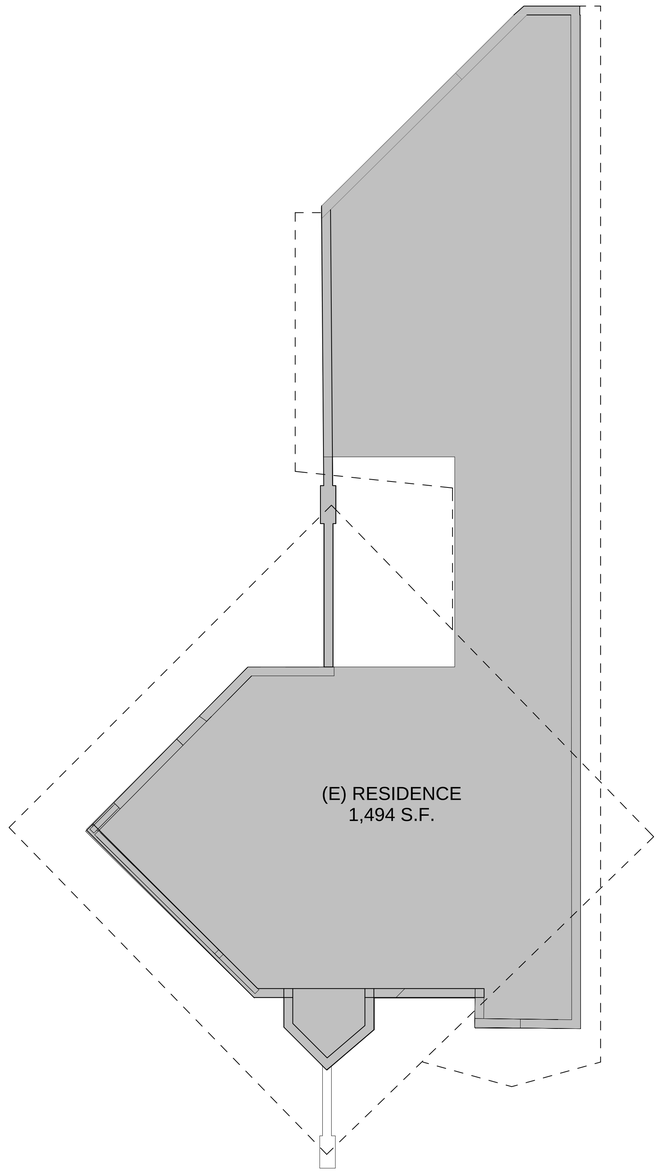
ROOF FLOOR PLAN

3 EXISTING RESIDENCE ROOF PLAN
3/16" = 1'-0"



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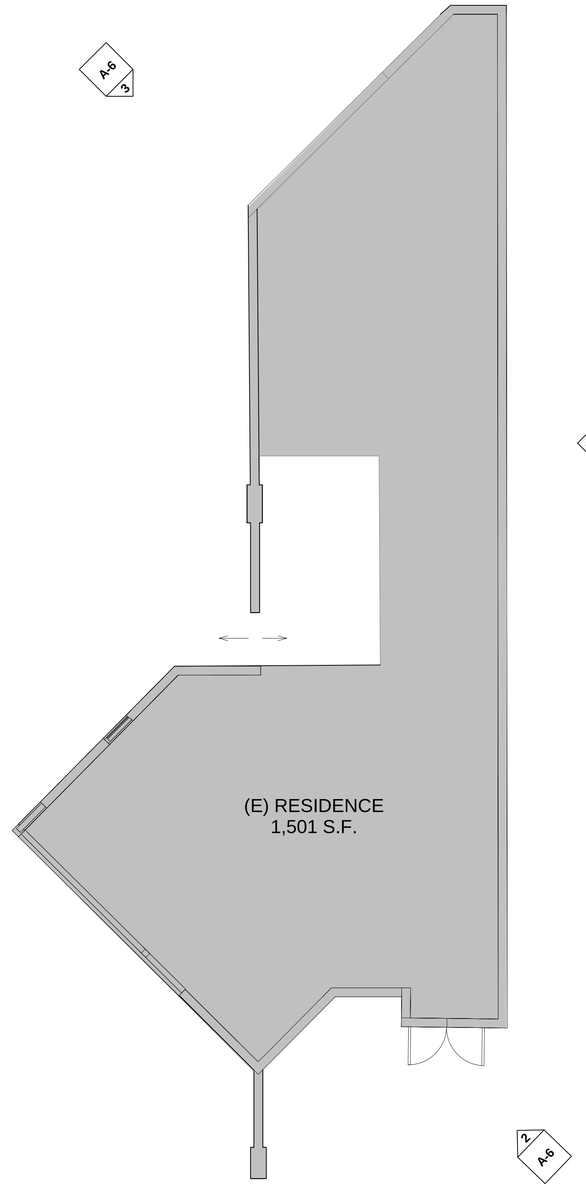
2ND FLOOR PLAN

1 EXISTING RESIDENCE SECOND FLOOR PLAN
3/16" = 1'-0"



N

1ST FLOOR PLAN

2 EXISTING RESIDENCE GROUND FLOOR PLAN
3/16" = 1'-0"

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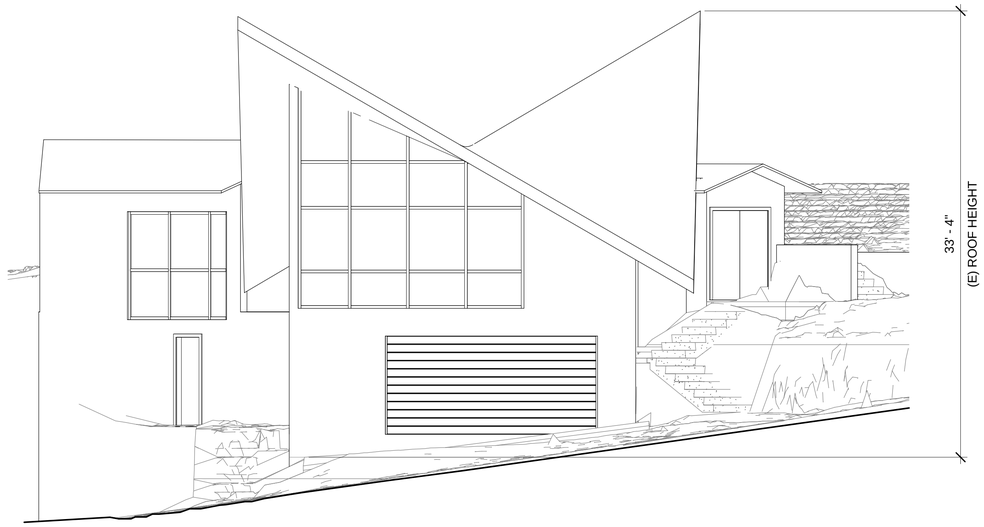
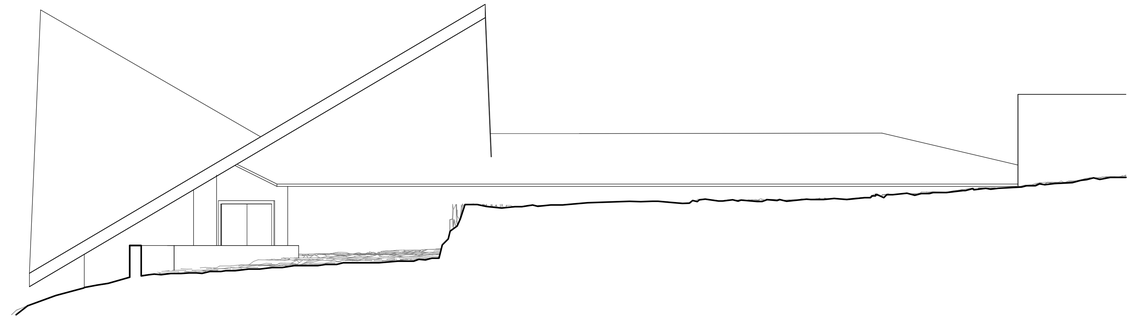
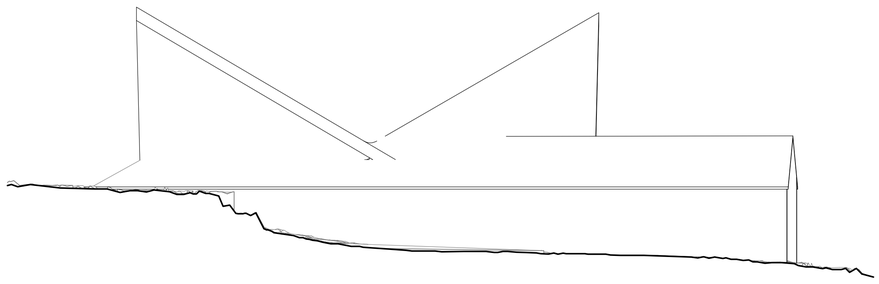


1 EXISTING RESIDENCE EAST ELEVATION
3/16" = 1'-0"



2 EXISTING RESIDENCE SOUTH ELEVATION
3/16" = 1'-0"

3 EXISTING RESIDENCE NORTH ELEVATION
3/16" = 1'-0"



4 EXISTING RESIDENCE WEST ELEVATION
3/16" = 1'-0"

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EXISTING RES. ELEVATIONS

Job Name: HOFSAS HOUSE LEGACY

2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	2/8/2023
SCALE:	3/16" = 1'-0"
DRAWN	KJL
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TOPOGRAPHIC MAP

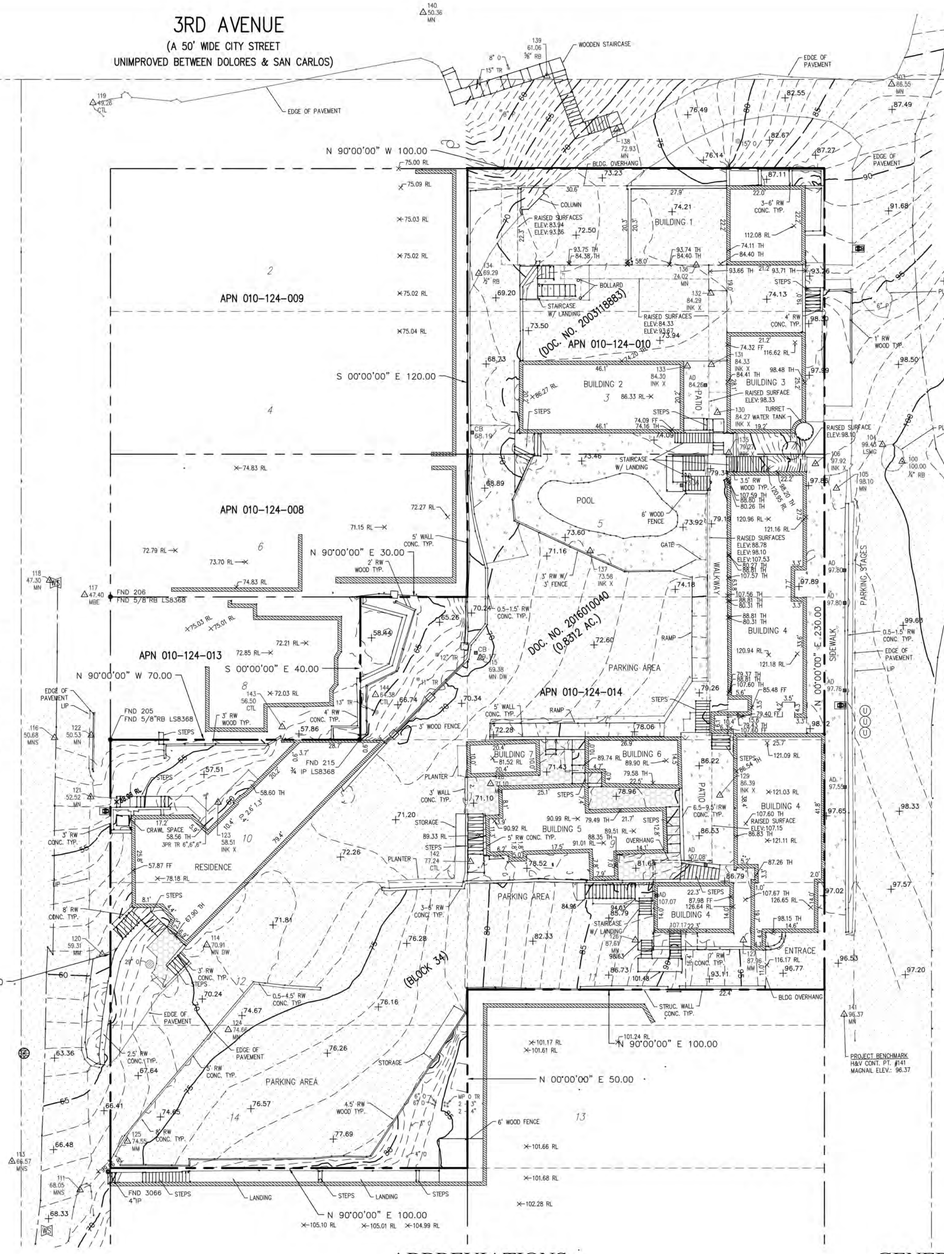
OF

THOSE CERTAIN PARCELS DESCRIBED IN DOCUMENT NO. 2016010040 & 2003118883
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

ERIC MILLER ARCHITECTS

A.P.N.: 010-124-014 & 010-124-010



Attachment 6

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 100 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC MANHOLE
- FUSEBOX
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION BOX
- LANDSCAPE LIGHT
- STREETLIGHT
- PG&E BOX
- PG&E GAS MANHOLE
- PIPE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- UNKNOWN UTILITY
- UTILITY HUB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00+ SPOT ELEVATION
- ×100.00 RL RIDGELINE
- ×100.00 FF FINISHED FLOOR
- ×100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTI-PRONGED TREE (MP)

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR	TH	=	THRESHOLD
AD	=	AREA DRAIN	FL	=	FLOWLINE	TR	=	TREE
BLDG	=	BUILDING	FNC	=	FENCE	TYP	=	TYPICAL
BRK	=	BRICK	FND	=	FOUND	UTIL	=	UTILITY
BRKR	=	BREAKER	FTN	=	FOUNTAIN	VOUT	=	V-GUTTER
BSW	=	BACK OF SIDEWALK	GEN	=	GENERATOR	W	=	WILLOW
CB	=	CATCH BASIN	GR	=	GRATE	WD	=	WOOD
CE	=	CEDAR	GRND	=	GROUND			
CHK VLV	=	CHECK VALVE	GT	=	GATE			
CHNLNK	=	CHAINLINK	H	=	HOLLY			
CL	=	CENTERLINE	MON	=	MONUMENT			
CMU	=	CONCRETE MASONRY UNIT	MTL	=	METAL			
CONC	=	CONCRETE	O	=	OAK			
CTL	=	CONTROL	PA	=	PALM			
CW	=	COTTON WOOD	PE	=	PEPPER			
CYP	=	CYPRESS	P	=	PINE			
DG	=	DECOMPOSED GRANITE	PLST	=	PLASTIC			
DK	=	TOP OF DECK	R	=	REDWOOD			
E	=	EUCALYPTUS	RL	=	RIDGE LINE			
ELEC	=	ELECTRIC	RW	=	RETAINING WALL			
EP	=	EDGE OF PAVEMENT	SAT	=	SATELLITE			
ESMT	=	EASEMENT	STN	=	STONE			
FDC	=	FIRE DEPARTMENT CONNECTION	STP	=	STEP			
			SYS	=	SYSTEMS			

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #141, A MAGNETIC NAIL LOCATED APPROXIMATELY 6.9' SOUTHERLY AND 5.5' EASTERLY FROM THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 96.37' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (7/18/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS..

CONTACT INFORMATION:

ARCHITECT:
ATTN: MR. ALEM DERMICEK
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93942

SITE LOCATION:
SAN CARLOS STREET, 2 NW OF 4TH AVE.
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	8/12/22	AL	RELEASED TO CLIENT

SCALE: 1" = 20'
DATE: AUG 2022
JOB NO. 2528-01

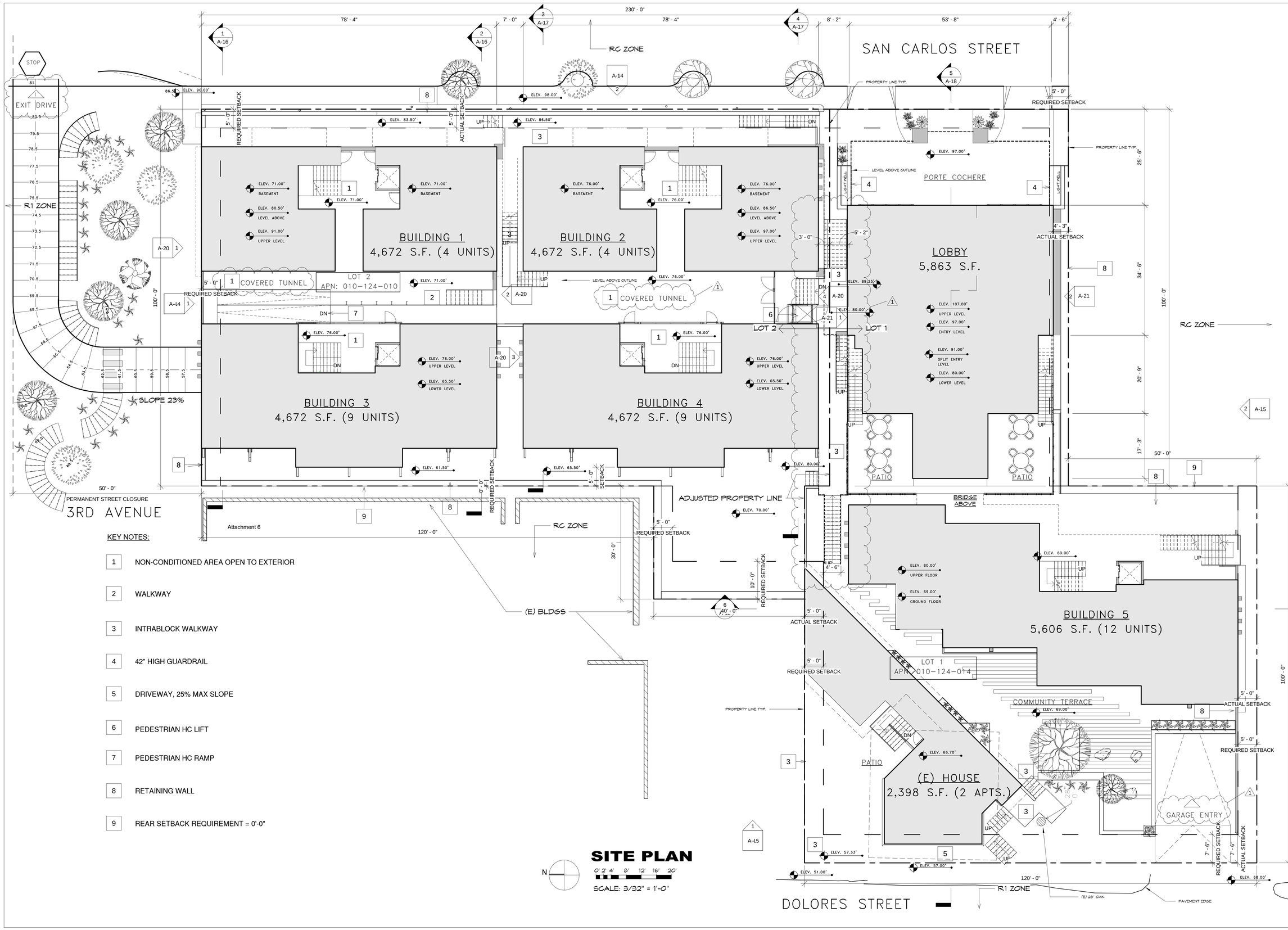
SHEET 1
OF 1 SHEETS

APPROVED BY:
GUY R. GIRARDO P.L.S. No. 8703

PROFESSIONAL LAND SURVEYOR ★ GUY F. GIRARDO ★ No. 8703 ★ EXP. 12-31-23 ★ CALIFORNIA ★

LANDSET ENGINEERS, INC.
320-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

L: \ _PROJECTS - LANDSET ENGINEERS \ 2528-HOFSAS HOUSE \ SITE TOPO \ DWG \ 2528-TOPO.dwg



KEY NOTES:

1. NON-CONDITIONED AREA OPEN TO EXTERIOR
2. WALKWAY
3. INTRABLOCK WALKWAY
4. 42" HIGH GUARDRAIL
5. DRIVEWAY, 25% MAX SLOPE
6. PEDESTRIAN HC LIFT
7. PEDESTRIAN HC RAMP
8. RETAINING WALL
9. REAR SETBACK REQUIREMENT = 0'-0"

SITE PLAN

SCALE: 3/32" = 1'-0"

Attachment 6

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

SITE PLAN

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN	C.S.
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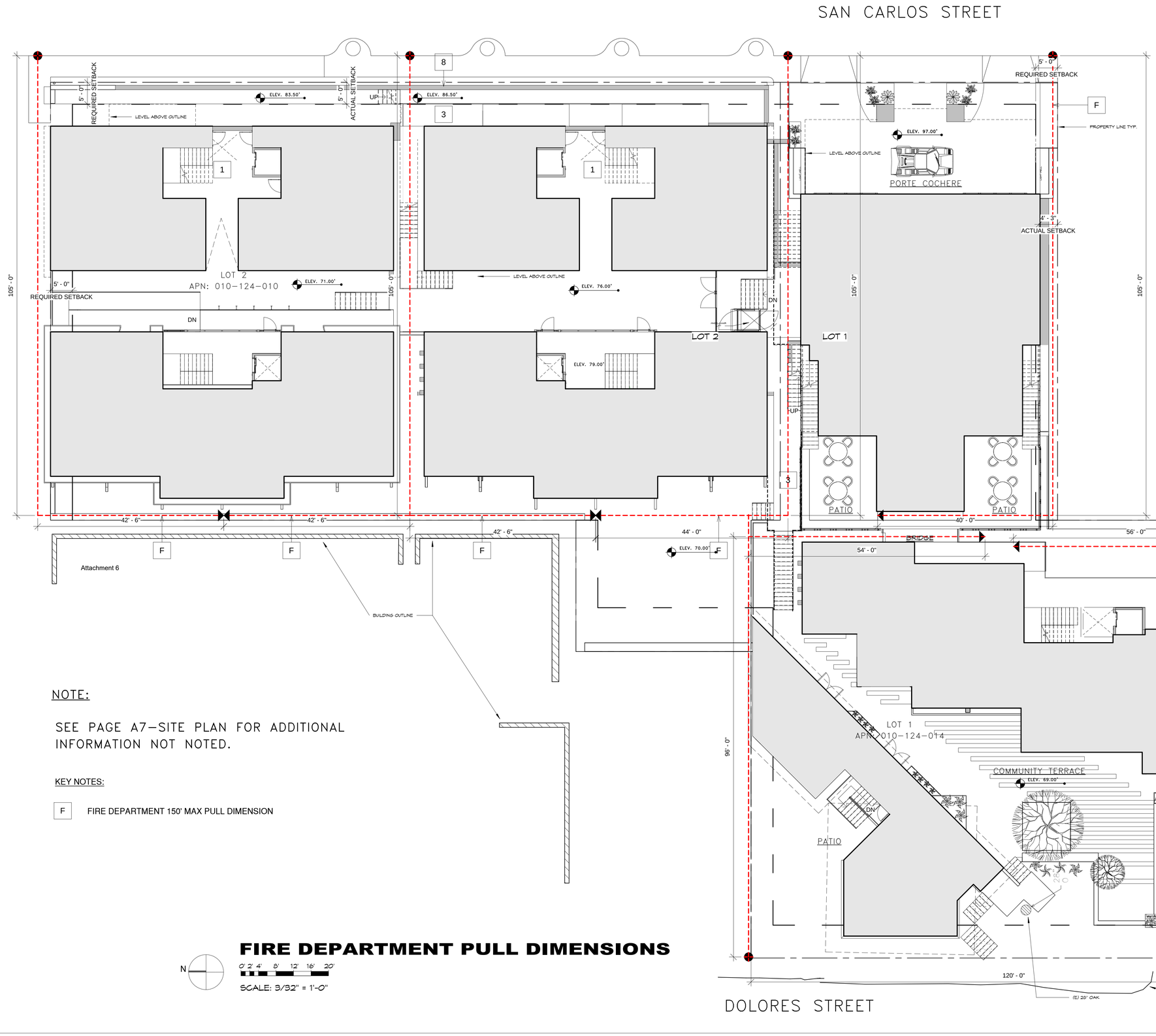

Attachment 6

NOTE:

SEE PAGE A7–SITE PLAN FOR ADDITIONAL INFORMATION NOT NOTED.

KEY NOTES:

F FIRE DEPARTMENT 150' MAX PULL DIMENSION

FIRE DEPARTMENT PULL DIMENSIONS

N

0' 2' 4' 8' 12' 16' 20'

SCALE: 3/32" = 1'-0"

PROPOSED FIRE PLAN

NO.	REVISION
	-

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PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

FIRE DEPARTMENT PLAN

Job Name: LEGACY HOTEL CARMEL
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CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

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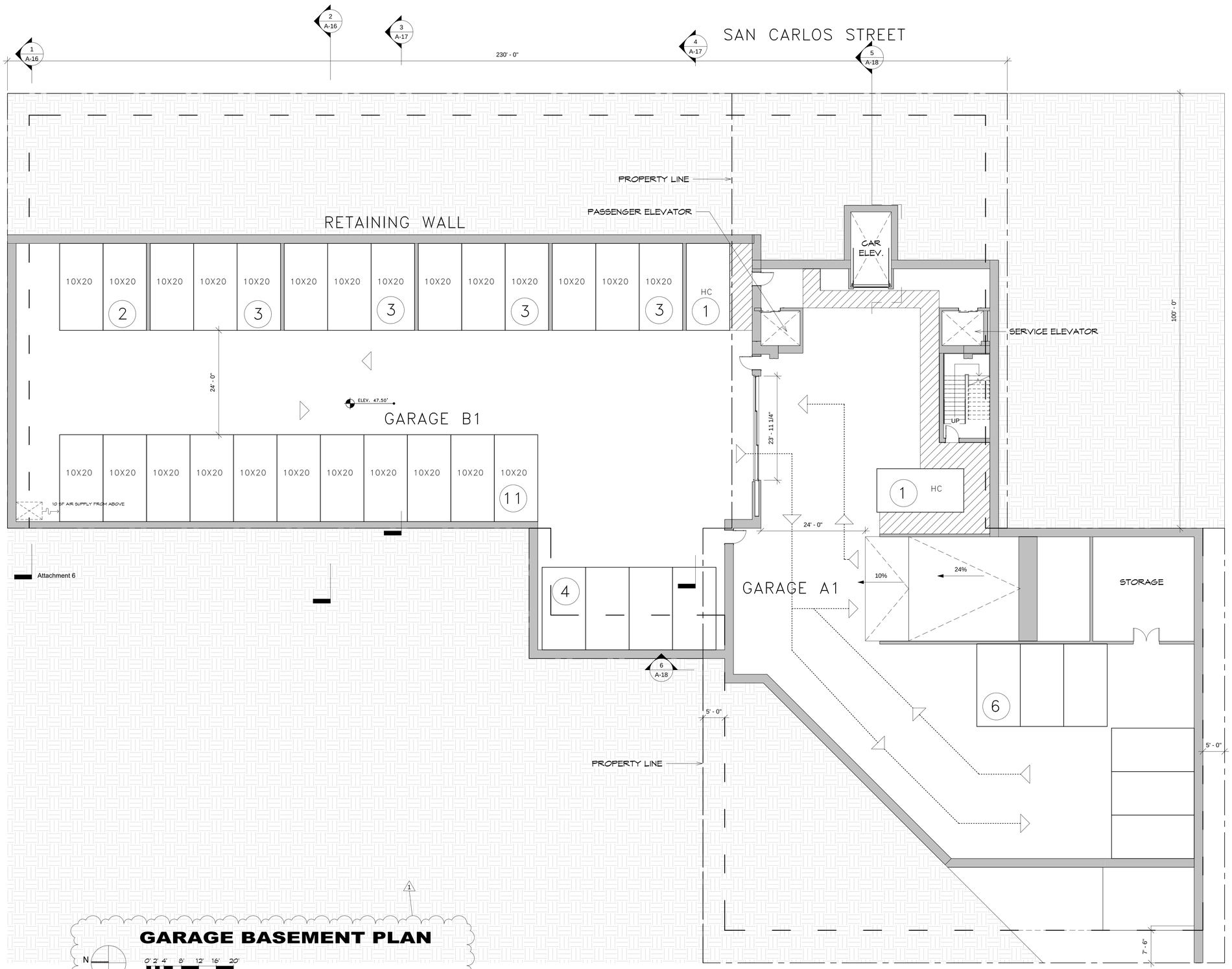

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

BASEMENT GARAGE PLAN

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

A-8
SHEET OF

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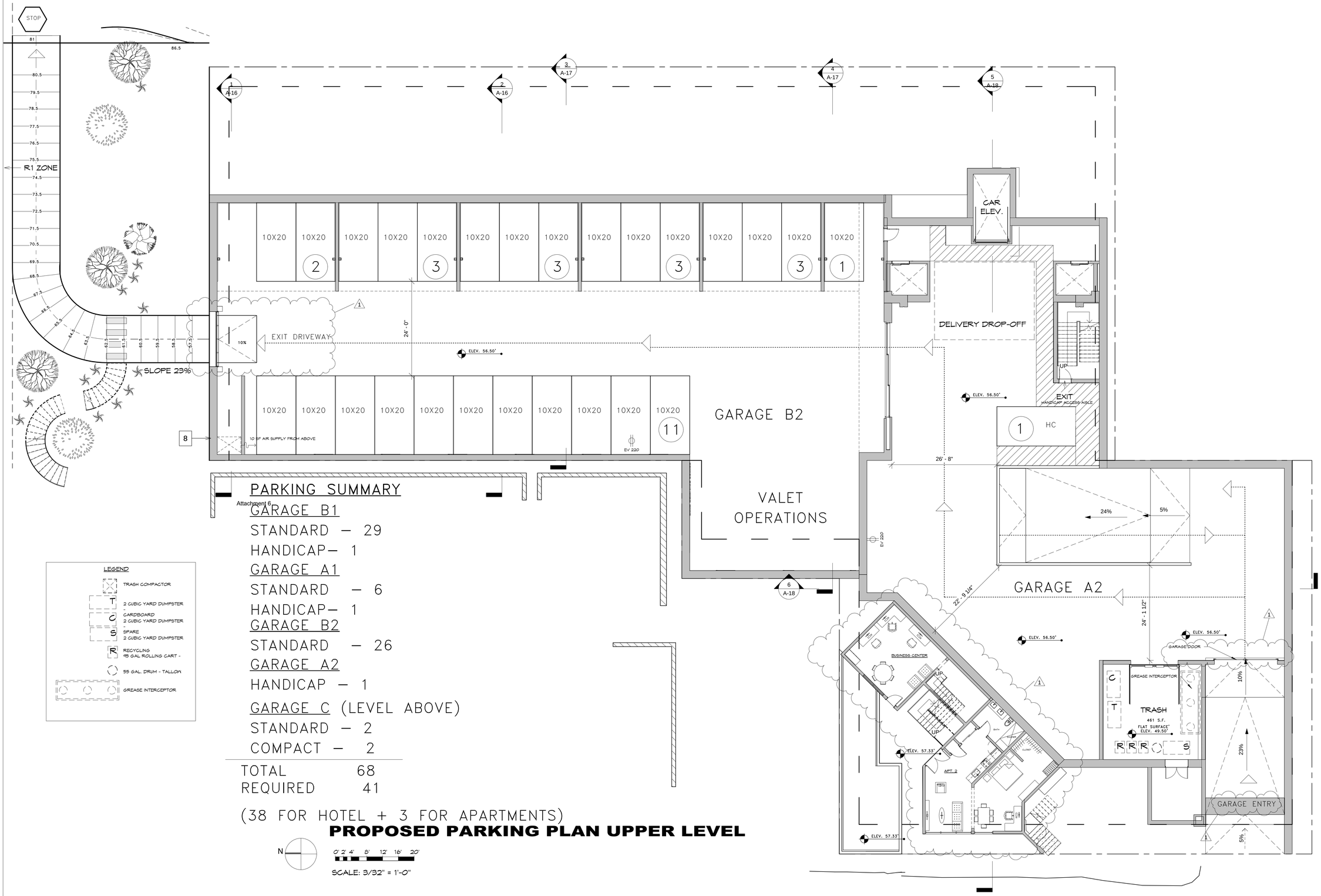

PARKING SUMMARY

Attachment 6

GARAGE B1
STANDARD – 29
HANDICAP– 1

GARAGE A1
STANDARD – 6
HANDICAP– 1

GARAGE B2
STANDARD – 26

GARAGE A2
HANDICAP – 1

GARAGE C (LEVEL ABOVE)
STANDARD – 2
COMPACT – 2

TOTAL 68
REQUIRED 41

(38 FOR HOTEL + 3 FOR APARTMENTS)

LEGEND

- TRASH COMPACTOR
- T – 2 CUBIC YARD DUMPSTER - CARDBOARD
- C – 2 CUBIC YARD DUMPSTER - SPARE
- S – 2 CUBIC YARD DUMPSTER
- R – RECYCLING 95 GAL ROLLING CART -
- 55 GAL. DRUM - TALLOW
- GREASE INTERCEPTOR

PROPOSED PARKING PLAN UPPER LEVEL

N

0' 2' 4' 8' 12' 16' 20'

SCALE: 3/32" = 1'-0"

1 PARKING L2 F.F.
3/32" = 1'-0"

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PARKING LEVEL 2

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N. 010-124-010 & 014

DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

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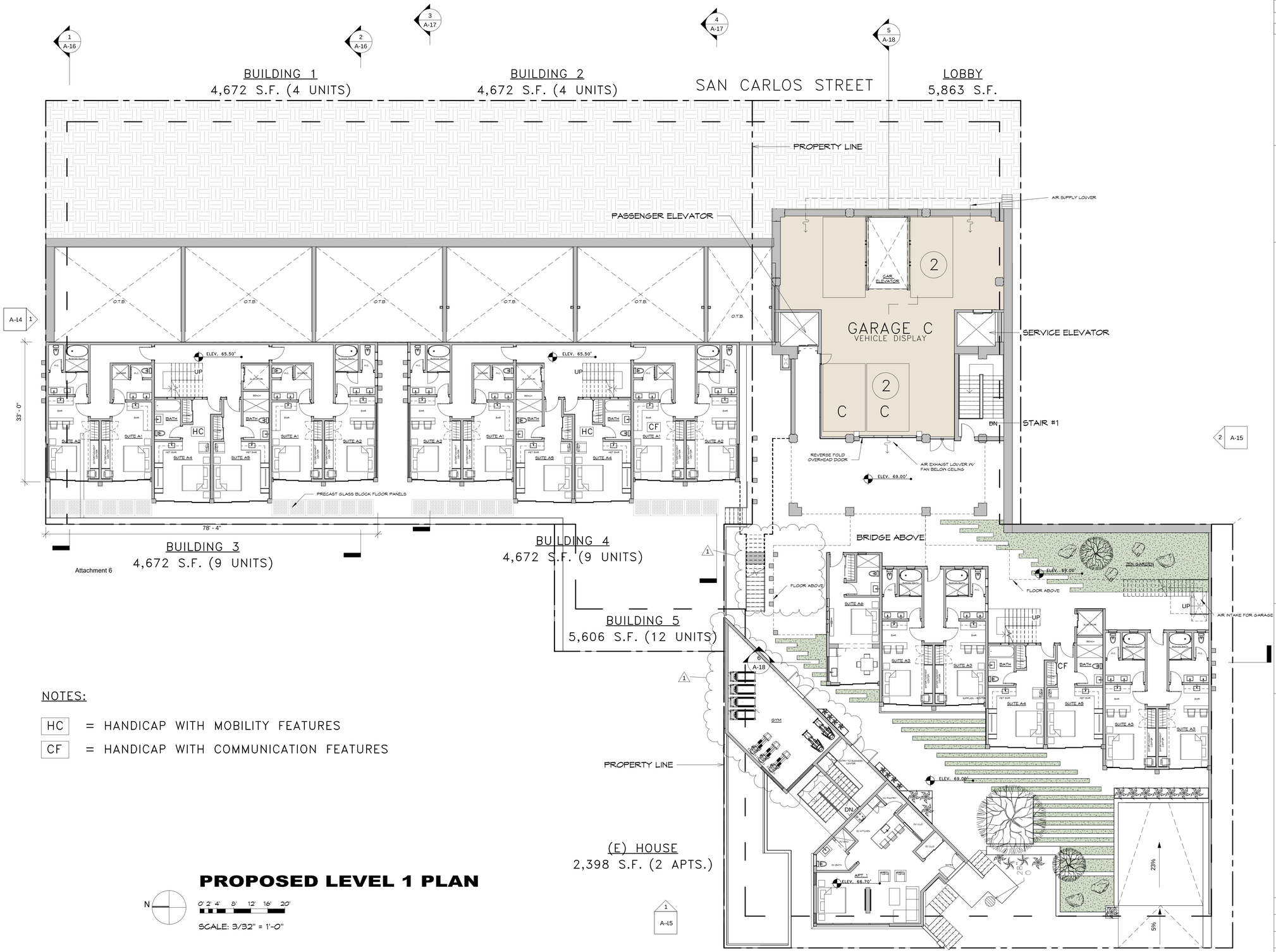

NOTES:

HC = HANDICAP WITH MOBILITY FEATURES

CF = HANDICAP WITH COMMUNICATION FEATURES

PROPOSED LEVEL 1 PLAN

N

0' 2' 4' 8' 12' 16' 20'

SCALE: 3/32" = 1'-0"

Attachment 6

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
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LEVEL 1 FLOOR PLANS

Job Name: LEGACY HOTEL CARMEL
2NW OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN	G.S.
JOB NO.	22.14

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SAN CARLOS STREET

BUILDING 1
4,672 S.F. (4 UNITS)

BUILDING 2
4,672 S.F. (4 UNITS)

LOBBY
5,863 S.F.

PROPERTY LINE

BASEMENT CLASSIFICATION

AIR INTAKE GRILLE FOR LEVEL 1 GARAGE

R1 ZONE

SLOPE 23%

STOP

INTRA-BLOCK

BUILDING 3
4,672 S.F. (9 UNITS)

BUILDING 4
4,672 S.F. (9 UNITS)

BUILDING 5
5,606 S.F. (12 UNITS)

(E) HOUSE
2,398 S.F. (2 APTS.)

PROPERTY LINE

DOLORES STREET

Attachment 6

NOTES:

HC = HANDICAP WITH MOBILITY FEATURES

CF = HANDICAP WITH COMMUNICATION FEATURES

PROPOSED LEVEL 2 PLAN

N

0' 2' 4' 8' 12' 16' 20'

SCALE: 3/32" = 1'-0"

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
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LEVEL 2 FLOOR PLANS

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N. 010-124-010 & 014

DATE:	3/5/2024
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DRAWN	C.S.
JOB NO.	22.14

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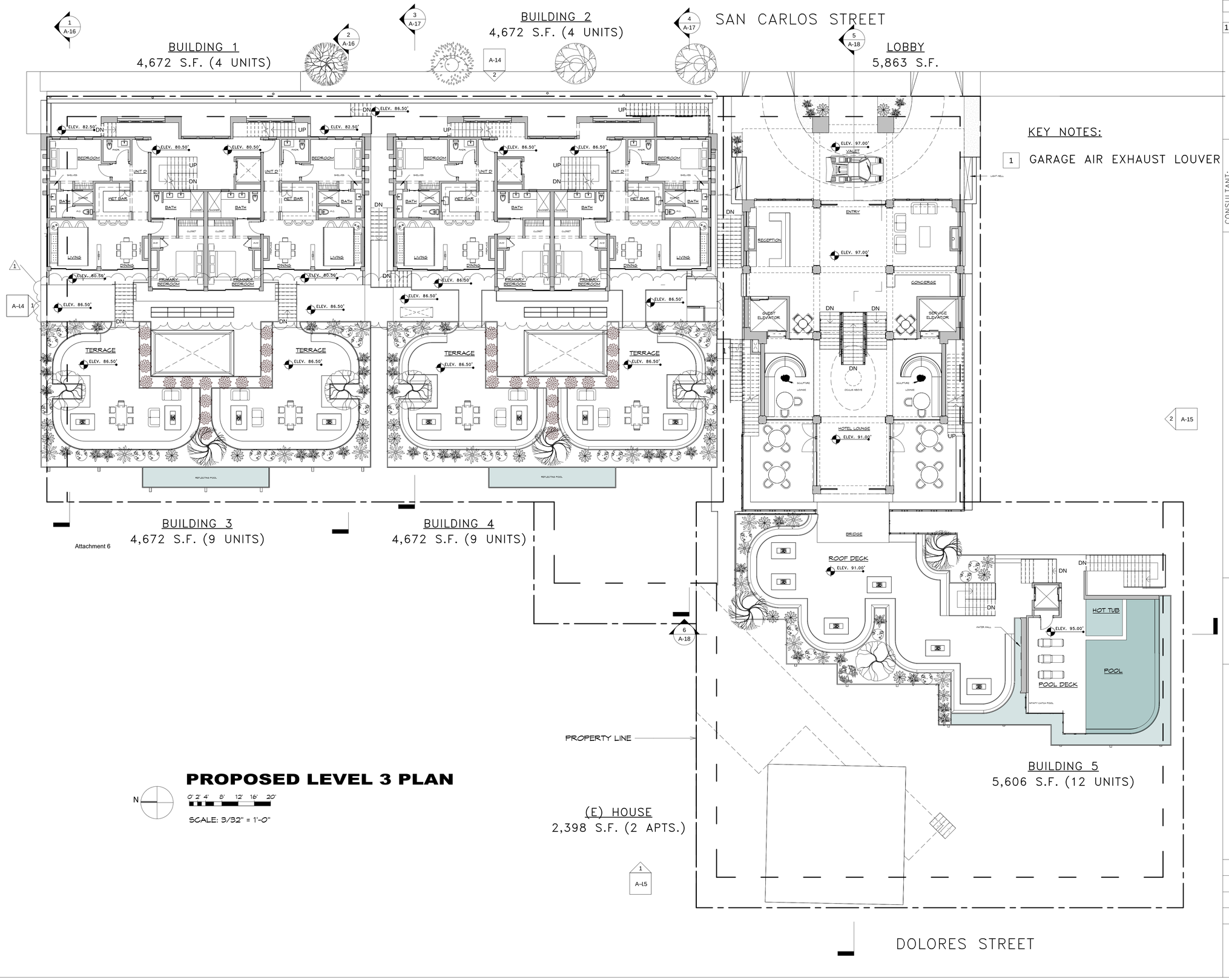
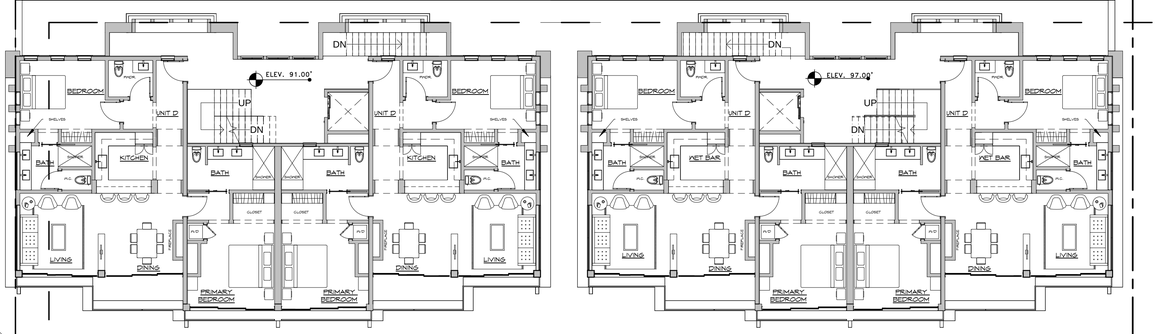

BUILDING 1
4,672 S.F. (4 UNITS)
BUILDING 2
4,672 S.F. (4 UNITS)
SAN CARLOS STREET
LOBBY
5,863 S.F.
KEY NOTES:
1 GARAGE AIR EXHAUST LOUVER
BUILDING 3
4,672 S.F. (9 UNITS)
BUILDING 4
4,672 S.F. (9 UNITS)
BUILDING 5
5,606 S.F. (12 UNITS)
(E) HOUSE
2,398 S.F. (2 APTS.)
PROPERTY LINE
DOLORES STREET
ENTRY
RECEPTION
CONCIERGE
GUEST ELEVATOR
SERVICE ELEVATOR
HOTEL LOUNGE
ELEV. 91.00'
ROOF DECK
ELEV. 91.00'
BRIDGE
HOT TUB
ELEV. 95.00'
POOL
POOL DECK
VALET
ELEV. 97.00'
TERRACE
REFLECTING POOL
LIVING
DINING
PRIMARY BEDROOM
WET BAR
BATH
CLOSET
UNIT D
BEDROOM
SHELVES
LAUNDRY
A/C
LIGHT WELL
SCULPTURE
LOUNGE
OCULUS ABOVE
WATER WALL
INFINITY CATCH POOL
DN
UP
ELEV. 82.50'
ELEV. 80.50'
ELEV. 80.50'
ELEV. 86.50'
ELEV. 86.50'
ELEV. 86

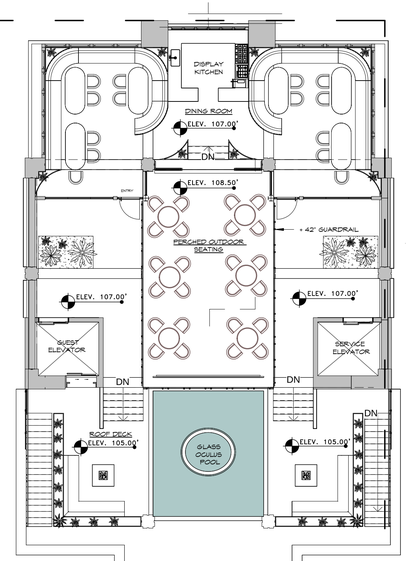
SAN CARLOS STREET

BUILDING 1
4,672 S.F. (4 UNITS)

BUILDING 2
4,672 S.F. (4 UNITS)

LOBBY
5,863 S.F.





BUILDING 3
4,672 S.F. (9 UNITS)

BUILDING 4
4,672 S.F. (9 UNITS)

LEVEL 3 POOL DECK BELOW

BUILDING 5
5,606 S.F. (12 UNITS)

(E) HOUSE
2,398 S.F. (2 APTS.)

DOLORES STREET

Attachment 6

PROPOSED LEVEL 4 PLAN

N

0' 2' 4' 8' 12' 16' 20'

SCALE: 3/32" = 1'-0"

NO.	REVISION
	-

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
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LEVEL 4 FLOOR PLANS

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
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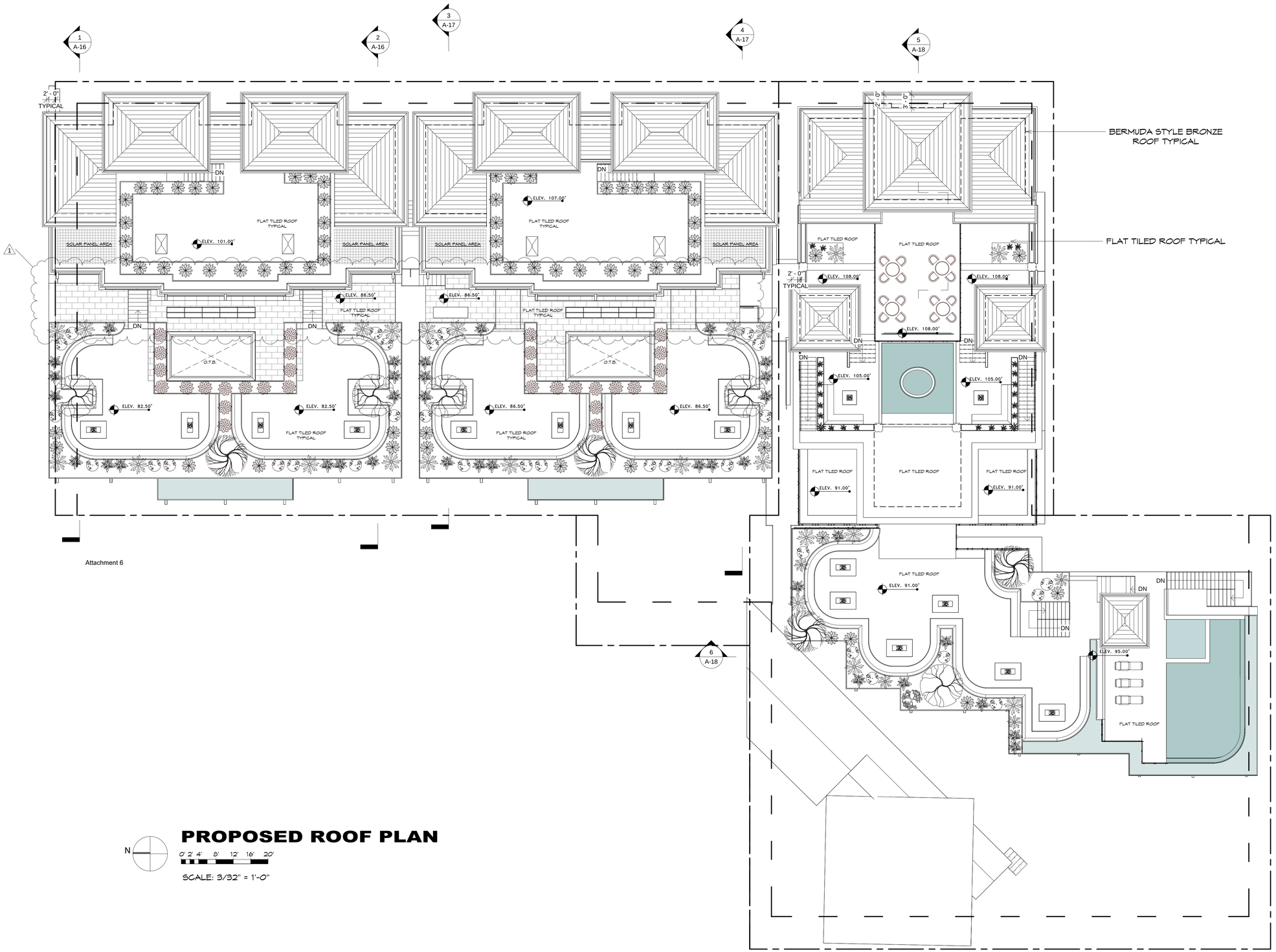

Attachment 6

N

PROPOSED ROOF PLAN

0' 2' 4' 8' 12' 16' 20'

SCALE: 3/32" = 1'-0"

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ROOF PLAN

Job Name:

LEGACY HOTEL CARMEL
2NW'ly OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N.: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN:	G.S.
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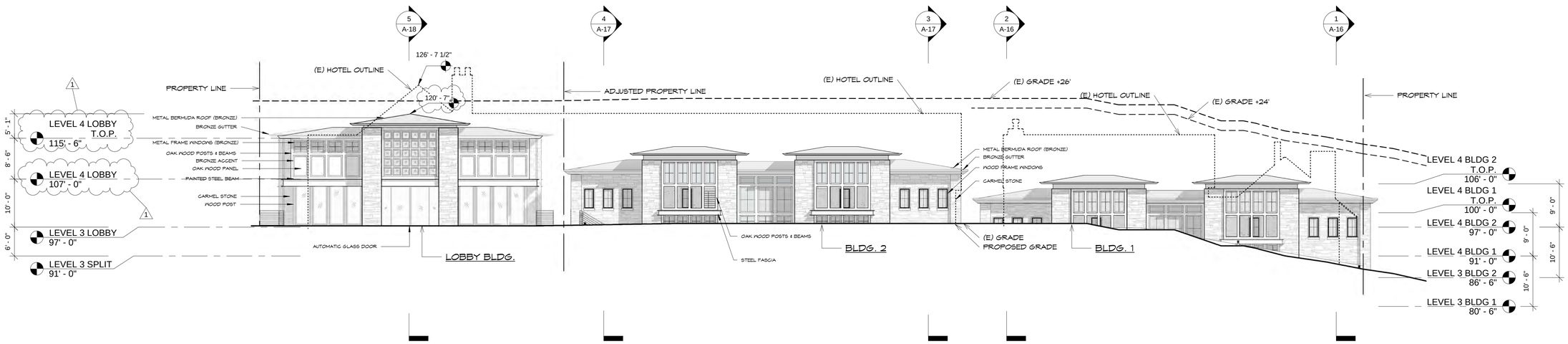
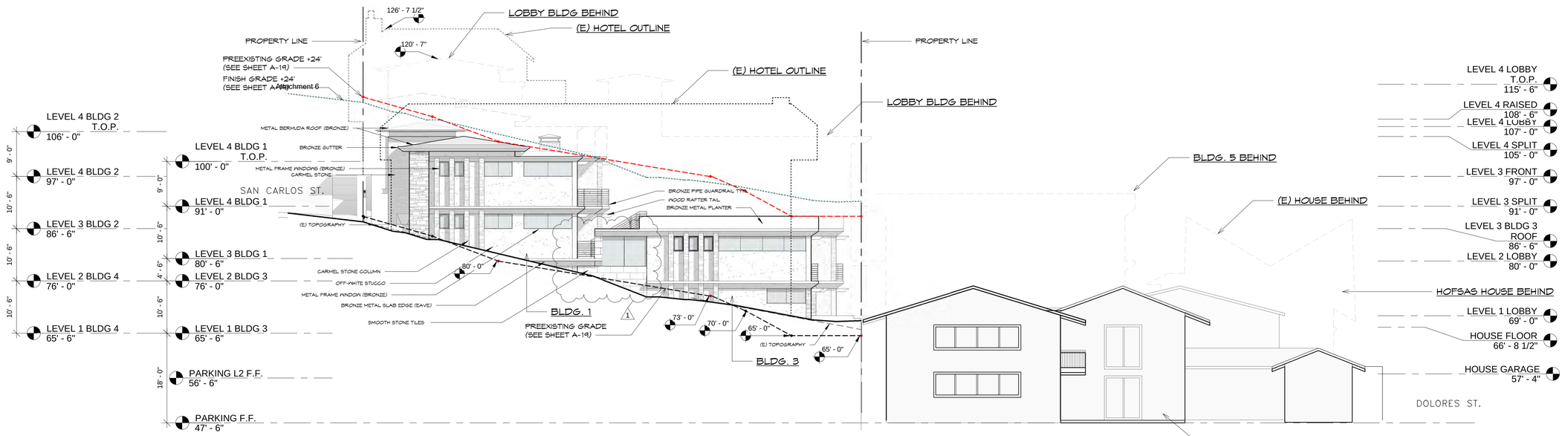


2 PROPOSED EAST ELEVATION (SAN CARLOS ST.)

SCALE: 3/32" = 1'-0"



1 PROPOSED NORTH ELEVATION (3RD AVE.)

SCALE: 3/32" = 1'-0"

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EAST & NORTH ELEVATIONS

Job Name:
LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
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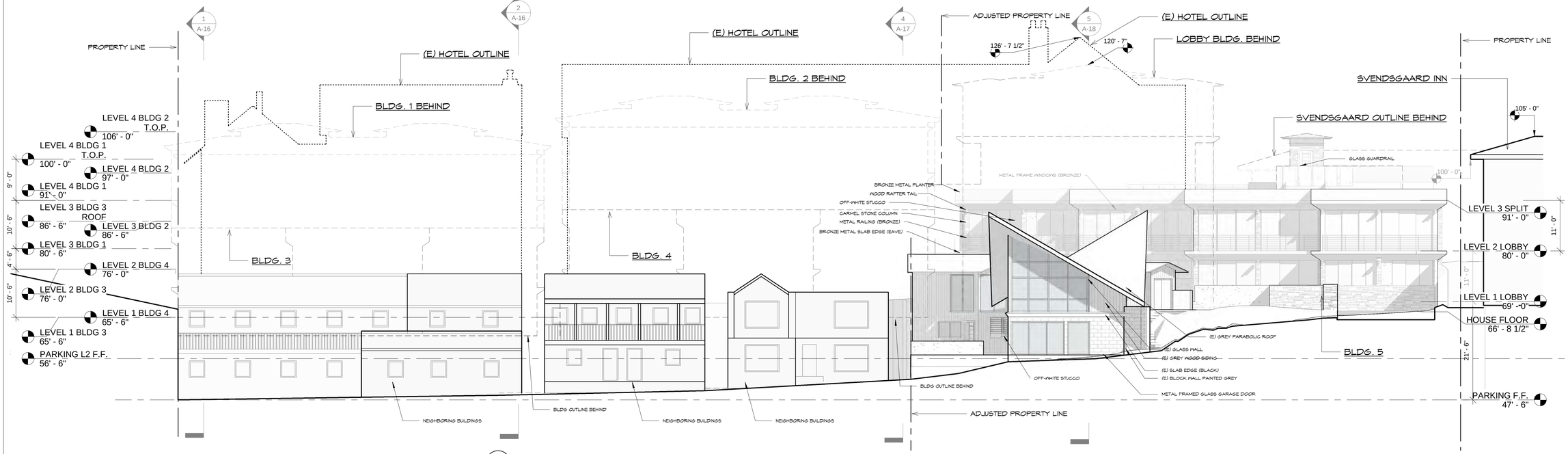
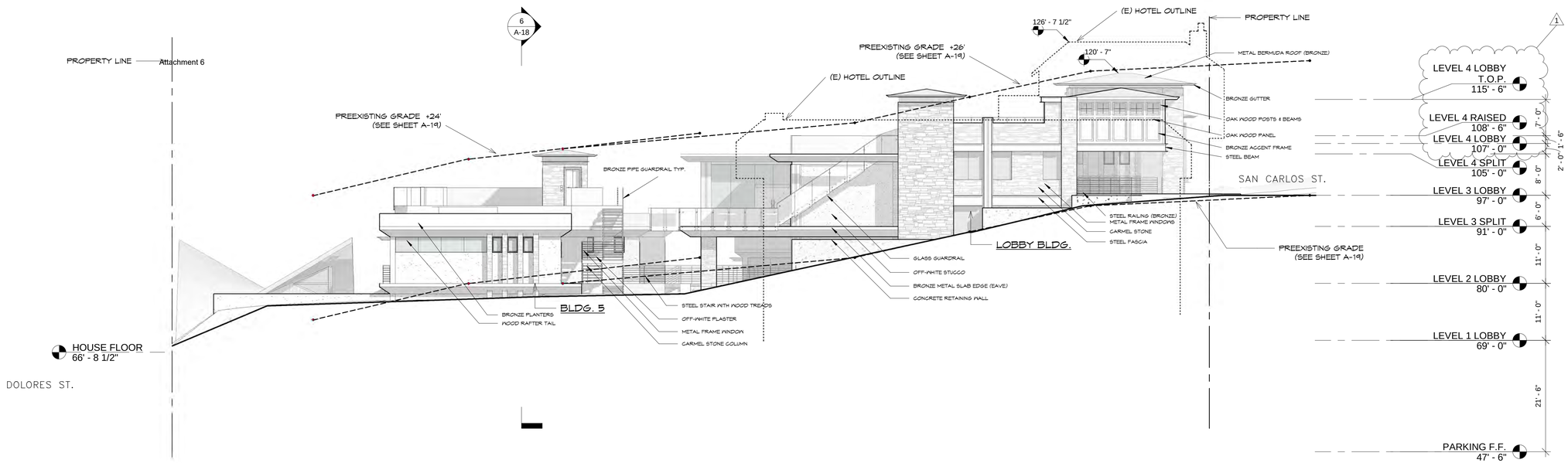


1 PROPOSED WEST ELEVATION (DOLORES ST.)

SCALE: 3/32" = 1'-0"



2 PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

NO.	REVISION
1	Planning

CONSULTANT:

ARCHITECT:
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WEST & SOUTH ELEVATIONS

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE: 3/5/2024
SCALE: 3/32" = 1'-0"
DRAWN C.S.
JOB NO. 22.14

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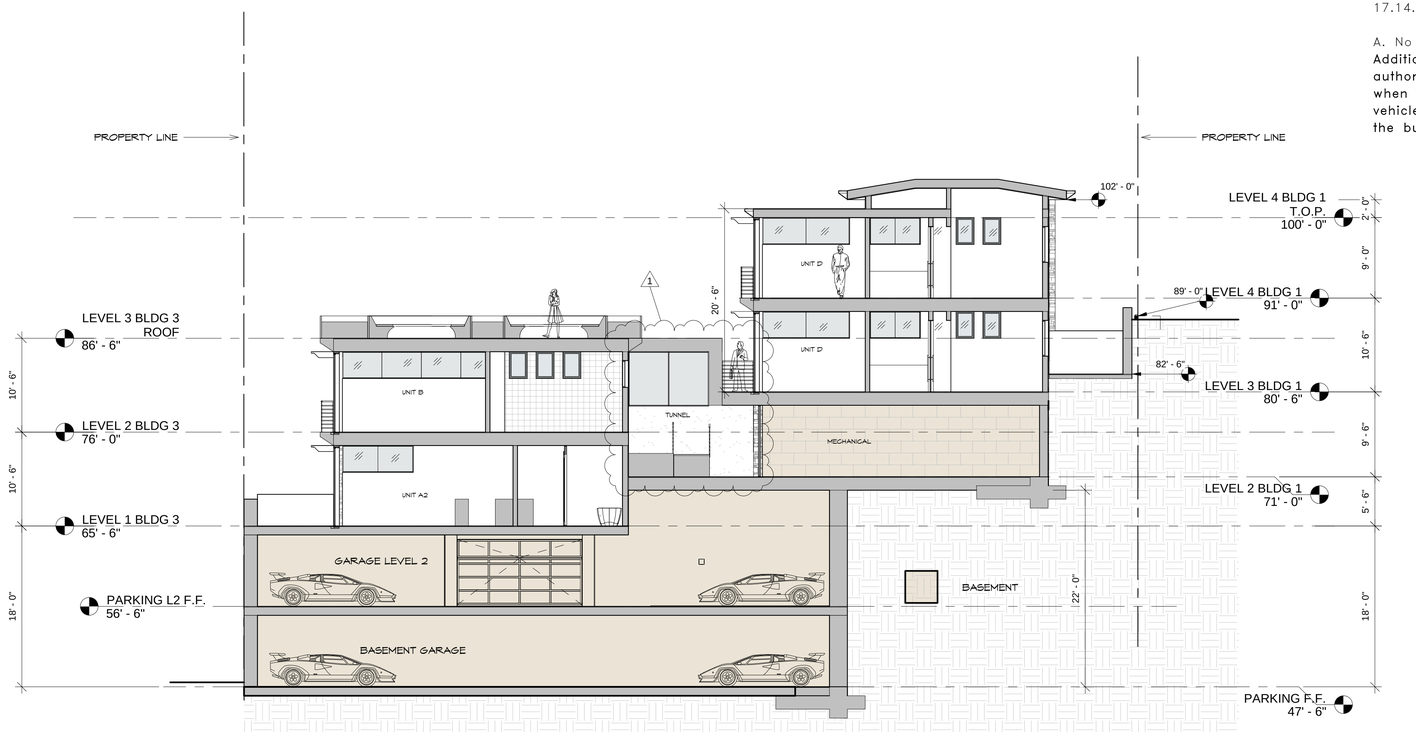
17.14.150 Building Height.

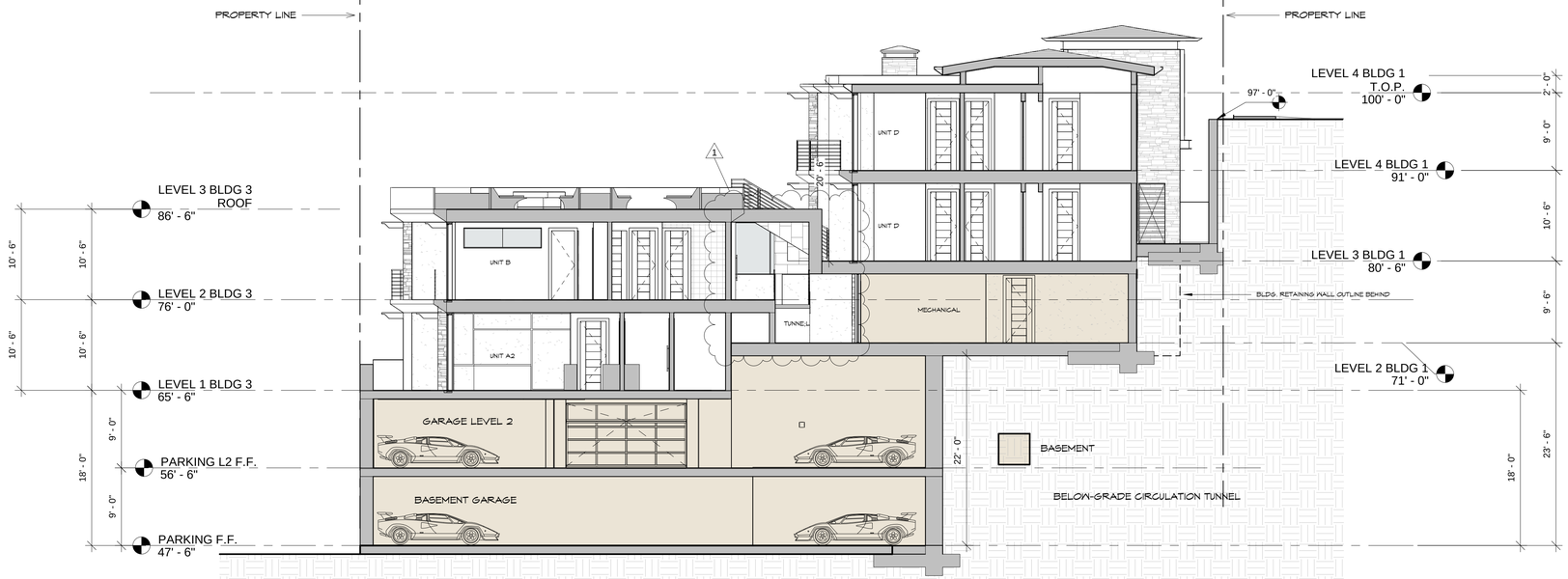
A. No building shall have more than two stories above grade. Additional underground floors, not defined as a story, may be authorized by a use permit approved by the Planning Commission when the use of these floors is expressly limited to the parking of vehicles, noncommercial storage and mechanical equipment serving the building



SECTION 1 (BLDG. 1 &3)

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

Attachment 6



SECTION 2 (BLDG. 1 &3)

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

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

SECTIONS BLDG 1 & 3

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	1/8" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

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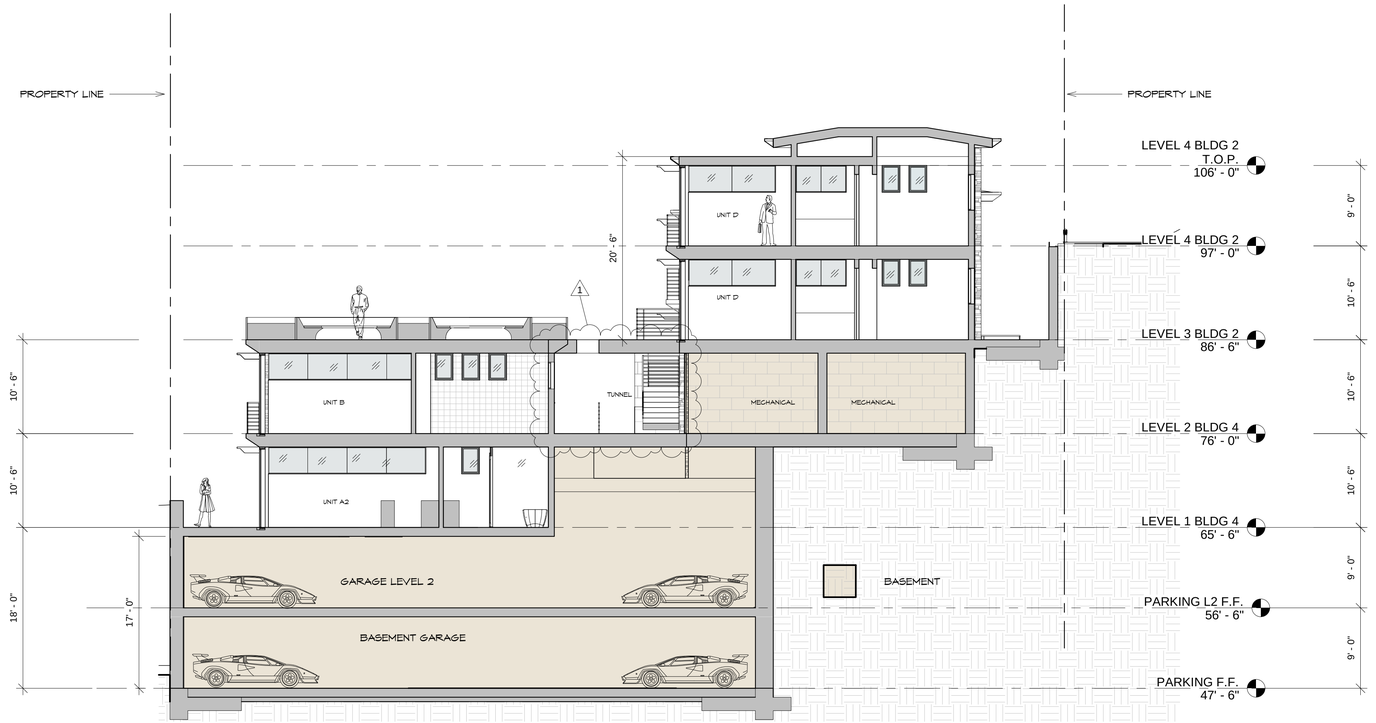
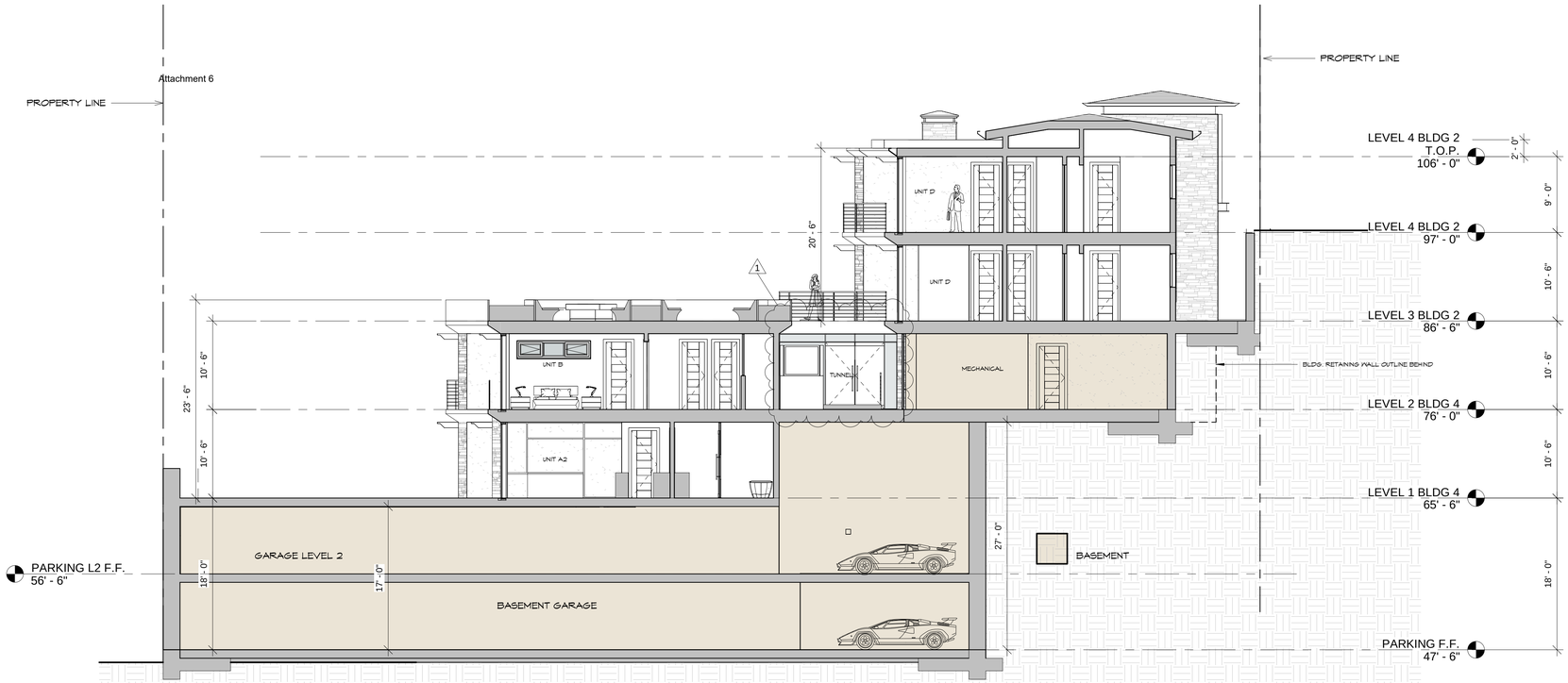


SECTION 3 (BLDG. 2 & 4)

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



SECTION 4 (BLDG. 2 & 4)

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

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

SECTIONS BLDG 2 & 4

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	1/8" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

A-17
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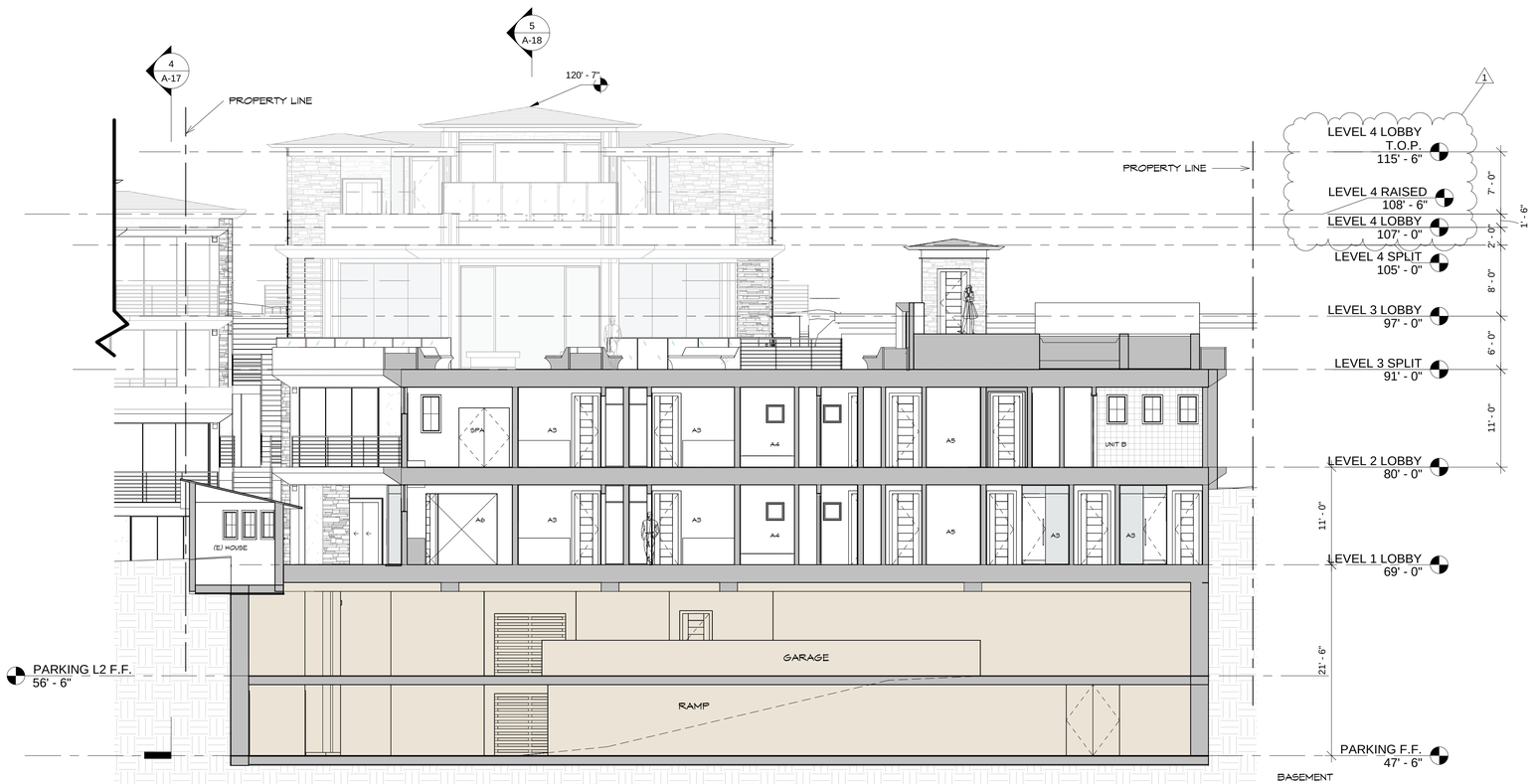
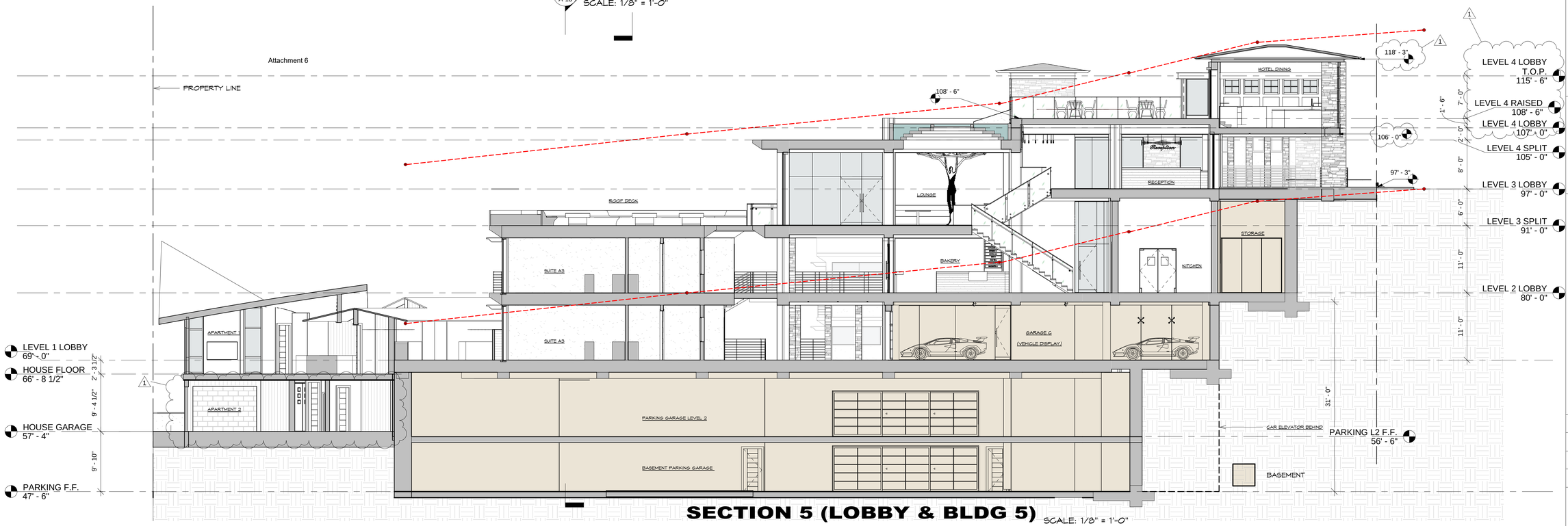


SECTION 6 (BLDG. 5)

6
A-18
SCALE: 1/8" = 1'-0"

Attachment 6



SECTION 5 (LOBBY & BLDG 5) SCALE: 1/8" = 1'-0"

NO.	REVISION
	-
1	Planning

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

SECTIONS LOBBY & BLDG 5

Job Name: LEGACY HOTEL CARMEL
2NW OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

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SAN CARLOS STREET

3RD AVENUE

CARMEL CODE 17.06.020- RULES OF MEASUREMENT

F. "On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography and is consistent with R-1 design objectives."

*SEE ATTACHED RESPONSE DOCUMENT ON R-1 DESIGN OBJECTIVES

Attachment 6

APPROXIMATION OF PREEXISTING CONDITIONS

N

0' 8' 16' 32'

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

NO.	REVISION
	-

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ARCHITECT:
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211 HOFFMAN AVENUE MONTEREY, CA 93940
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ADJACENT PREEXISTING GRADE

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
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SAN CARLOS STREET

3RD AVENUE

ADJUSTED LOT LINE

Attachment 6

CARMEL CODE 17.06.020- RULES OF MEASUREMENT

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*SEE ATTACHED RESPONSE DOCUMENT ON R-1 DESIGN OBJECTIVES

PREEXISTING CONDITIONS WITH BUILDINGS

N

0' 8' 16' 32'

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

NO.	REVISION
	-

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ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PREEXISTING GRADE W/ BLDGS

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A.P.N: 010-124-010 & 014

DATE:	3/5/2024
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DRAWN	G.S.
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A-19B

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The Legacy Hotel
R-1 Design Objectives

A. The Urban Forest. Site improvements and the public right-of-way should be designed to preserve significant trees and to perpetuate the established urban forest in each neighborhood where it exists. Each site should contribute to the urban forest or other vegetation characteristic of the neighborhood, by harboring an appropriate number and mix of trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape.

The Legacy Hotel not only meets the description and perpetuation of the "Urban Forest", but re-imagines how the vegetation and architecture can be integrated into one; occupying and interacting within the built environment of the hotel.

Each building provides a vegetative Roof Deck that houses a variety of trees and shrubs. Essentially, redefining the ground plane and perpetuating the "Urban Forest" tree canopy above each building. Plantings and greenery can be found within the interblock walkways and circulation corridors between the buildings. Low-profile ground-cover or grasses are even planned to be integrated into the floor slab of the public space closest to Dolores Street.

In addition, forestry recommended trees and plantings will be added along San Carlos Street for improvement to the current streetscape. This will act to give a sense of natural proportion, balance and scale to the San Carlos facade; while providing an environmental, visual boundary to visitors entering the city from Camino Del Monte.

The current site is barren, so every effort has been made to preserve any existing trees and surrounding shrubs.

B. Neighborhood Design. Each site shall contribute to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping. It is intended by this objective that diversity in architecture be encouraged while preserving the broader elements of community design that characterize the streetscape within each neighborhood.

The design and aesthetic of the Legacy Hotel is a composition of many celebrated local architectural expressions. Most notably, the hotel, inadvertently, shares many of the characteristics seen in Carmel's most iconic architectural attraction; the Clinton Walker house by Frank Lloyd Wright. The same use of Carmel Stone to clad heavy elements that visually anchor the structure to the landscape. Accompanied by low- sloping, bermuda-style metal hip roofs and windows that are delineated with unique wood-lined borders.

Using timber and locally sourced stone with Craftsman articulation and detail, the architecture builds off of the shoulders of celebrated Carmel, Coastal, and Californian design styles. The massing is broken up into a collection of smaller buildings, with a clear emphasis on holding the street line while cascading down in accordance with the local topography.

In fact, the current site is completely excavated into a 4 story pit. So the Legacy acts to redefine the lost pre-existing natural grade, by stepping down in multiple directions and providing a gradual interpretation of what the hillside once was. Allowing visitors and pedestrians to safely traverse and navigate between blocks; restitching the natural urban fabric.

The neighboring property (The Svendgaard) is pulled away from San Carlos, welcoming visitors to Carmel with a view of a parking lot and motel style swimming pool. We find it important to follow Carmel and European planning strategies, by holding the street edge and essentially funneling the pedestrians towards downtown. Yet, in the same breath, the San Carlos Street buildings maintain a low profile (sometimes with only 1 story visible) and adhere to the height objectives and massing objectives of the village character.

C. Site Design. Good site design is essential to good building design. Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. Design solutions should relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations, rather than ignoring them or trying to override them.

See response to Objective B for site design in relation to topography.

The Legacy Hotel takes a unique approach to site and circulation design, which should improve the neighborhood character and move away from the outdated "Motel model" that is hurting the City's character.

Carmel's charm is negatively impacted by hotels/ motels with exposed exterior walkways featuring a wall of hotel room doors visible from the street. The Legacy Hotel site design features a central, outdoor corridor that leads guests to all buildings from the center of the property. This allows the San Carlos Facade to conceal circulation corridors/ hotel room doors/ and stairwells from the eye of the public.

This central artery is essential to the handicap accessibility of all buildings, while allowing the buildings to cascade down in accordance with the topography.

D. Mass and Bulk. Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening.

The Legacy weaves a simple composition between Carmel Stone to denote the heavy/ anchoring elements, with a neutral stucco for most walls, and timber framed window sequences, paneling and rafter tails found throughout. The simple massing includes one low horizontal element intersecting with one or two tower-like, vertical elements.

These towers are found in strategic locations throughout the project, with the main tower signaling the entrance to the Lobby. Due to the restricting height limitations, these "special features" allow the buildings to maintain a proper scale and street presence, without exceeding a height protrusion percentage of 10%. Without these towers, the buildings would have a disconnected relationship with the human scale on San Carlos Street. This is due to having to sink the building so far down below the street, that pedestrians are sometimes met with a view of the roof. The towers help to regain an ordinary street height, scale and proportion.

There are no long stretches of simultaneous surface. The building surface jogs and bumps to a minimum degree, often accompanied by a material change from stone to stucco. The natural and neutral color palette of browns, beiges and wood grain work to blend architecture into the Urban Forest and surrounding context.

E. Scale. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and shall be avoided.

As stated in the previous objective, our building has adapted and responded to the unnatural topographic challenges and pre-existing excavated pit. The buildings cascades down the hill, re-establishing the pre-existing slope of the hillside.

The proposed buildings decrease the scale and dominating behavior of the previous hotel. The existing hotel towers above the neighborhood as a 4 story wall of hotel units. The Legacy structures, in contrast, are broken up and dropped down into the hillside to meet Carmel's objective on scale.

The Lobby Building, purposely, represents the uppermost point of the aggregation of buildings throughout the site. This allows the architecture to delineate its function as the gateway and central node of the aggregation of buildings. Yet, even this building retains a 26 foot height from the finish grade of San Carlos Street. The Lobby also steps down to split levels in accordance with the sloping topography; only allowing special features (towers) to extend up vertically as architectural statements. These provide a vertical rhythm, and break up the horizontal attributes of the structure.

F. Boxed-in Neighbors. Designs should preserve reasonable access to light, air and open space for surrounding properties when considered cumulatively with other buildings in the neighborhood. Designs incorporating tall or bulky building elements located near an adjoining site that is already partially boxed-in by previous development should be avoided.

The Legacy Hotel preserves reasonable access to light, air and open space for surrounding properties. Even allowing the public to pass through the outdoor open spaces and intra-block walkways that connect the surrounding streets. The hotel steps down in terraced increments, which allow sunlight from the East to reach the properties below on Dolores. Southern sunlight exposure is unobstructed to all neighboring properties.

G. Privacy. Designs should respect the privacy of neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.

The design respects the privacy of neighbors. The hotel rooms orient main openings/ sliding glass doors to the West, overlooking the privately owned Legacy Hotel property towards the sea. There are no privacy conflicts with any neighboring properties along Dolores, as they exist on a lower grade level than the hotel. This is illustrated on the North Elevation (Sheet A-14).

H. Open Space. The design of structures shall be coordinated with open space to enhance the park-like environment of the City. Open space should be distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites. Open space is a shared community resource and some front yard open space on each site should remain visible from the street when this is consistent with the context established by neighboring sites.

Interconnected pathways, intra-block walkways, and the arterial central corridor all act to provide visual separation and circulation connections between all the buildings.

Building 5, closest to Dolores, features a landscaped community terrace. This allows the building to be set back from the neighborhood, with the outdoor terrace leading to the street edge. Therefore, the Hofsas House Residence is the only building with a direct contextual relationship to the Dolores Street neighborhood. Each building features an open Roof Deck, which allows each building footprint usage to be enhanced with both interior and outdoor space.

I. Landscaping. Designs should coordinate structural elements with landscaping to achieve a pleasing overall site design. Landscaped open space on-site can help enhance the urban forest, or other vegetation characteristic of the neighborhood, by coordinating with open space on neighboring sites and roadside vegetation. Landscaping also can aid in achieving other design objectives such as breaking up mass and bulk and protecting privacy, but such use of landscaping should not substitute for good building design.

Please refer to the answer to Objective A.

J. Public Views. Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view. The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

K. Private Views. Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.

The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

L. Solar Access. Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided.

Please refer to the answer to Objective F.

M. Equity. Design controls and conditions of approval should be reasonable and fair. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

The design aims to adhere to all reasonable and rational interpretations of the code and approval processes.

NO.	REVISION
	-

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

R-1 OBJECTIVES

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	1/4" = 1'-0"
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JOB NO.	22.14

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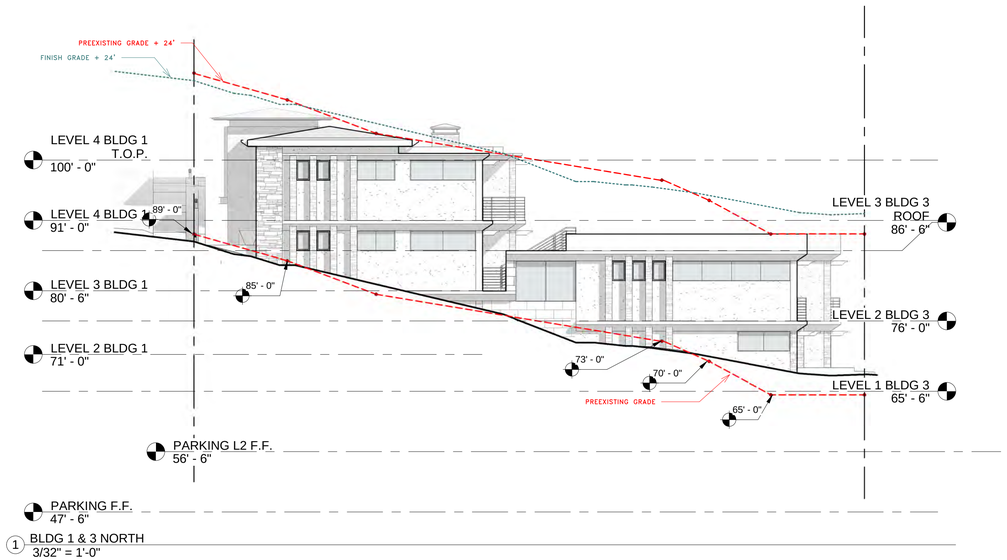
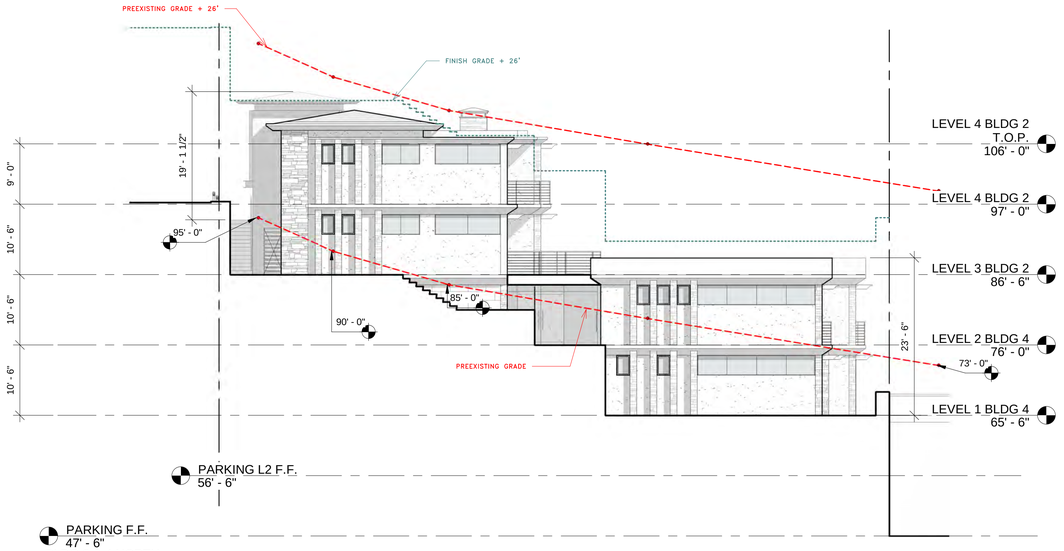
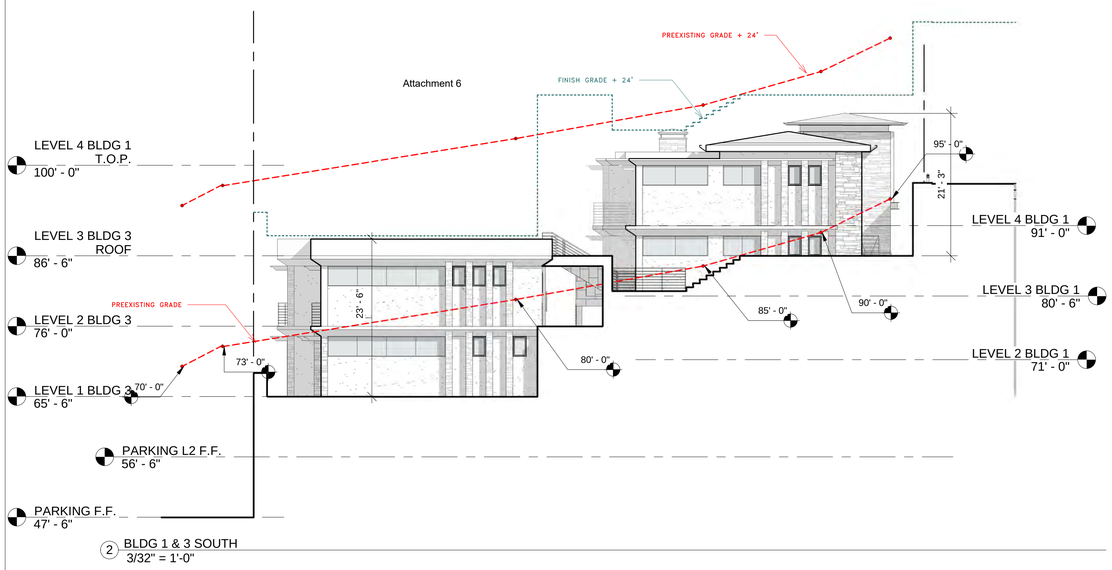


1 BLDG 1 & 3 NORTH
3/32" = 1'-0"

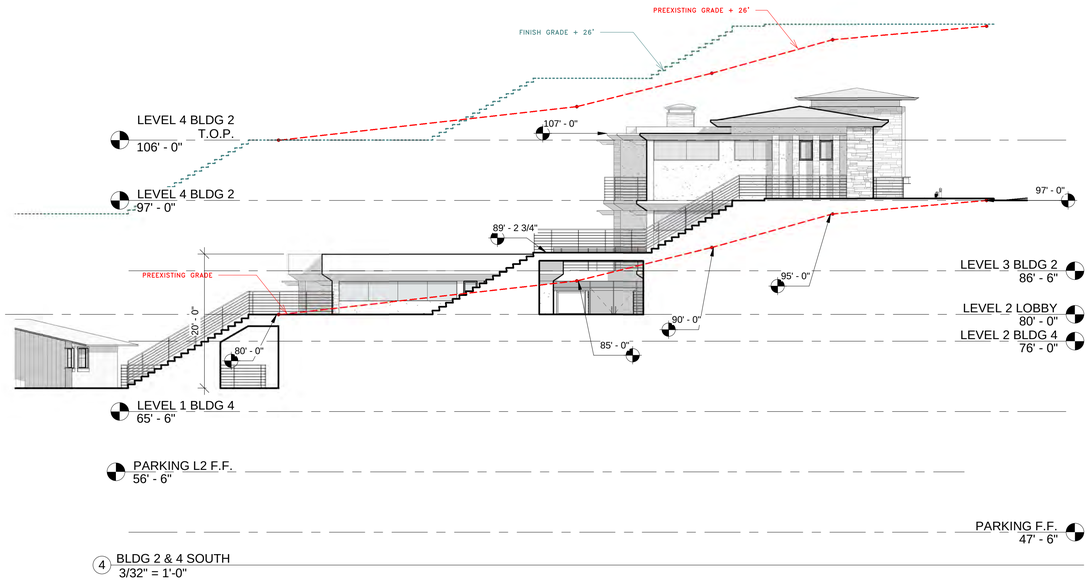


3 BLDG 2 & 4 NORTH
3/32" = 1'-0"



2 BLDG 1 & 3 SOUTH
3/32" = 1'-0"

BUILDING 1 & 3 HEIGHT ANALYSIS



4 BLDG 2 & 4 SOUTH
3/32" = 1'-0"

BUILDING 2 & 4 HEIGHT ANALYSIS

NOTES: SEE PAGE A-7 FOR VIEW MARK LOCATIONS
SEE PAGE A-19B FOR COORDINATED PERIMETER GRADE POINTS

NO.	REVISION
	-

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PREEXISTING GRADE HEIGHTS

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2NW of 4th Ave. on San Carlos St.
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A.P.N: 010-124-010 & 014

DATE: 3/5/2024
SCALE: 3/32" = 1'-0"
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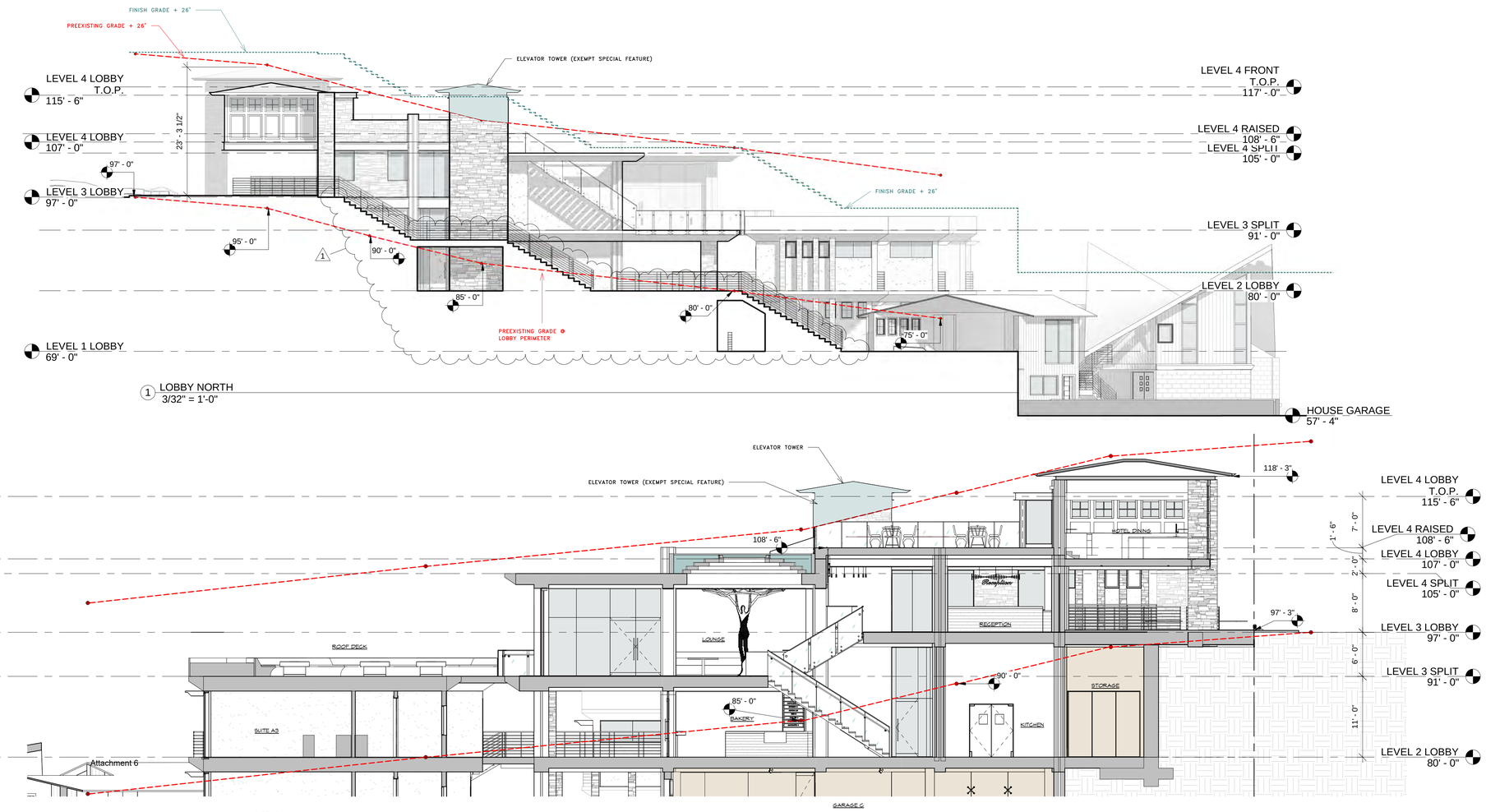

NOTES: SEE PAGE A–7 FOR VIEW MARK LOCATIONS
SEE PAGE A–19B FOR COORDINATED GRADE POINTS

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PREEXISTING GRADE HEIGHTS

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A.P.N: 010-124-010 & 014

DATE:	3/5/2024
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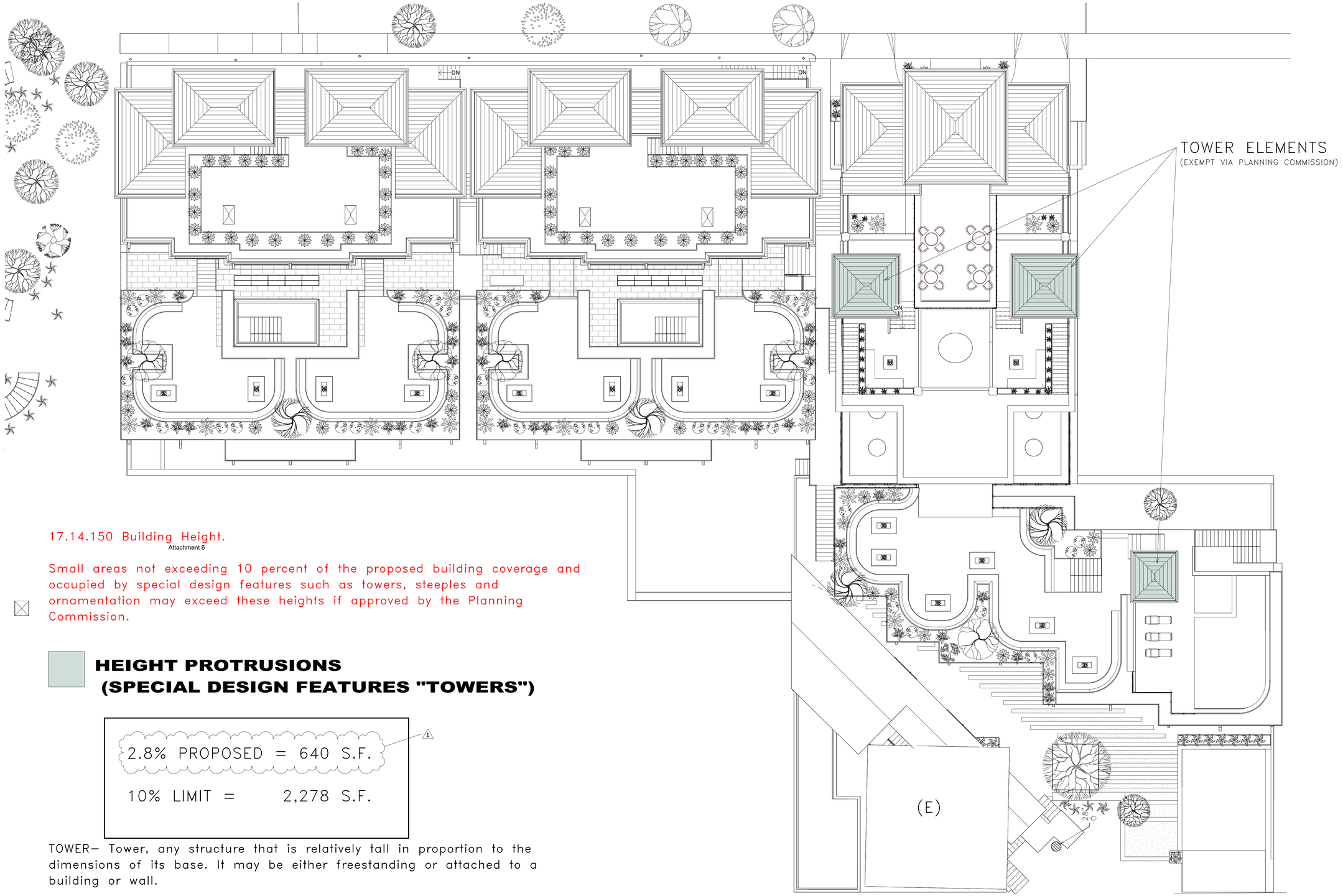

17.14.150 Building Height.

Attachment 6

Small areas not exceeding 10 percent of the proposed building coverage and occupied by special design features such as towers, steeples and ornamentation may exceed these heights if approved by the Planning Commission.

HEIGHT PROTRUSIONS (SPECIAL DESIGN FEATURES "TOWERS")

2.8% PROPOSED = 640 S.F. (1)

10% LIMIT = 2,278 S.F.

TOWER– Tower, any structure that is relatively tall in proportion to the dimensions of its base. It may be either freestanding or attached to a building or wall.

–ENCYCLOPEDIA BRITANNICA

–a tall, narrow building, either freestanding or forming part of a building...

–OXFORD LANGUAGES

1 site Copy 1
3/32" = 1'-0"

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TEN PERCENT SPECIAL FEATURES

LEGACY HOTEL CARMEL
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A.P.N: 010-124-010 & 014

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EXISTING HOTEL OVERLAY

SAN CARLOS FACING SOUTHWEST

Attachment 6

SAN CARLOS

NORTH ELEVATION OVERLAY

NO.	REVISION
	-

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ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EXISTING HOTEL MASS OVERLAY

LEGACY HOTEL CARMEL
2NW OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	1" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

A-23
SHEET OF

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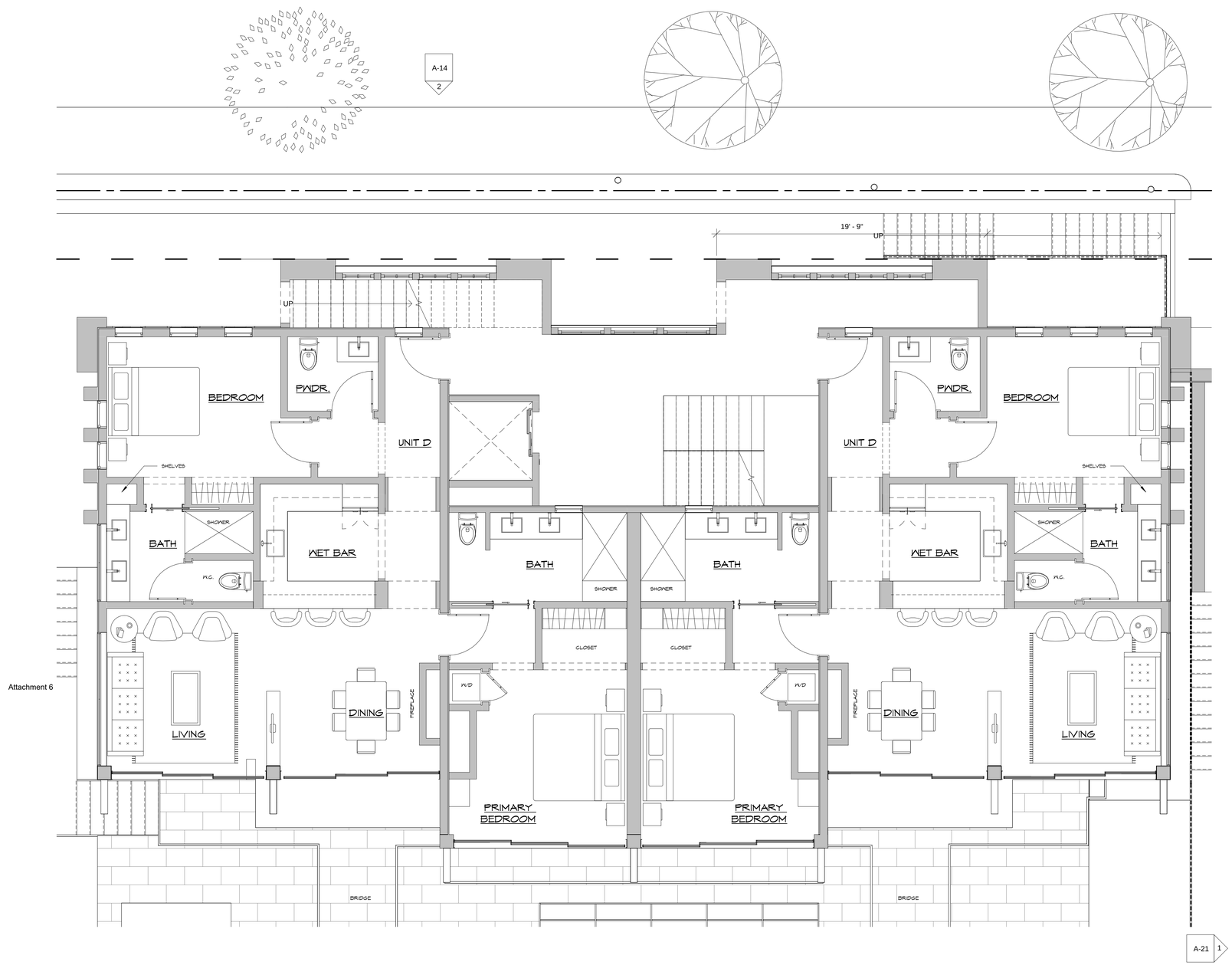

Attachment 6

TYPICAL BUILDING 1 & 2 (LOWER FLOOR PLAN)

N

0' 2' 4' 8' 12' 16' 20'

SCALE: 1/4" = 1'-0"

NO.	REVISION
	-

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ENLARGED BLDG 1 & 2 LOWER

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	1/4" = 1'-0"
DRAWN	G.S.
JOB NO.	22.14

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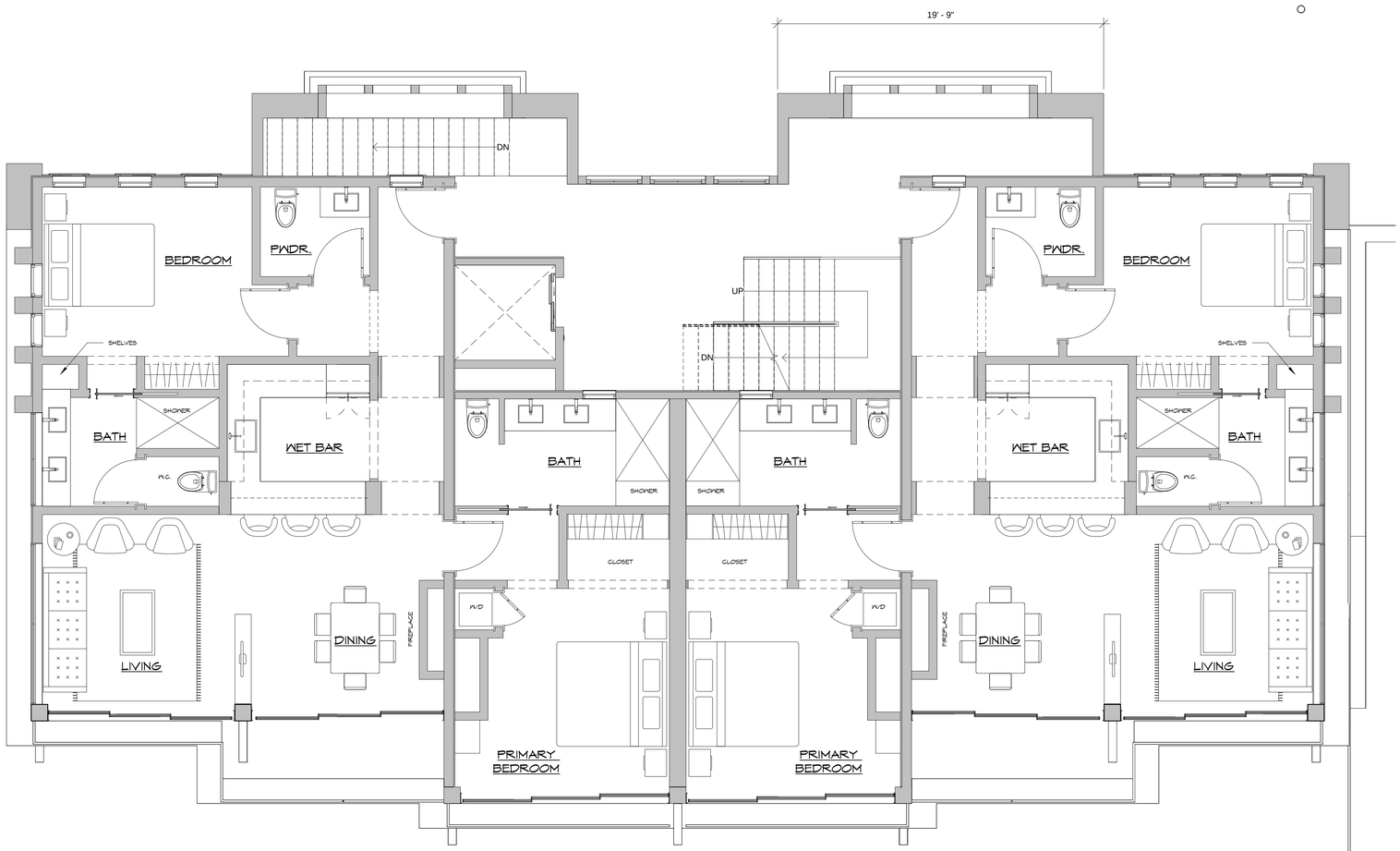
Attachment 6



TYPICAL BUILDING 1 & 2
(UPPER FLOOR PLAN)

N

0' 2' 4' 8' 12' 16' 20'

SCALE: 1/4" = 1'-0"

NO.	REVISION
	-

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ENLARGED BLDG 1 & 2 UPPER

Job Name:
LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

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DRAWN	C.S.
JOB NO.	22.14

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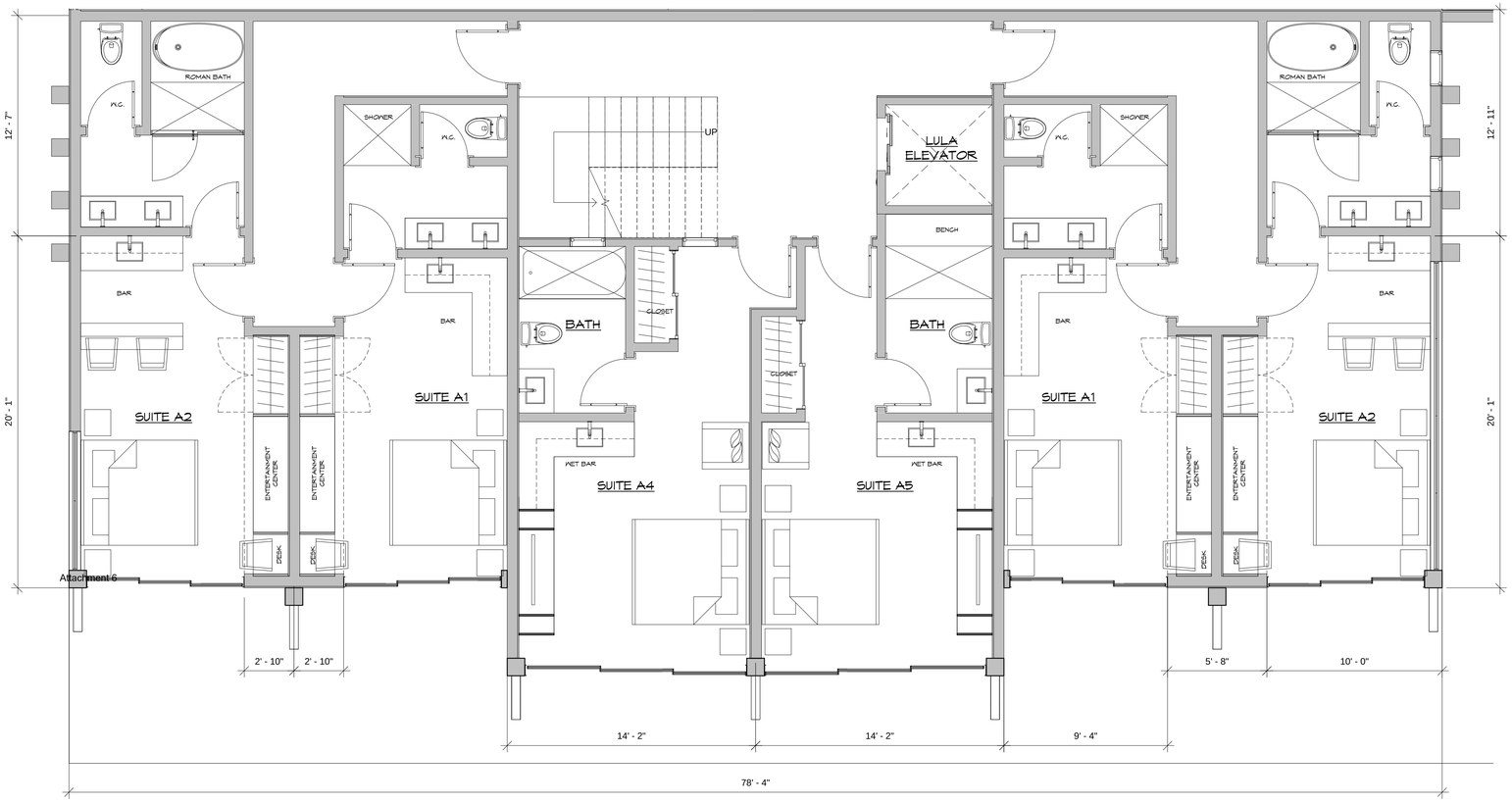

TYPICAL BUILDING 3 & 4
(LOWER LEVEL FLOOR PLAN)

N

0' 2' 4' 8' 12' 16' 20'

SCALE: 1/4" = 1'-0"

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	-

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ENLARGED BLDG 3 & 4 LOWER

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
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Attachment 6

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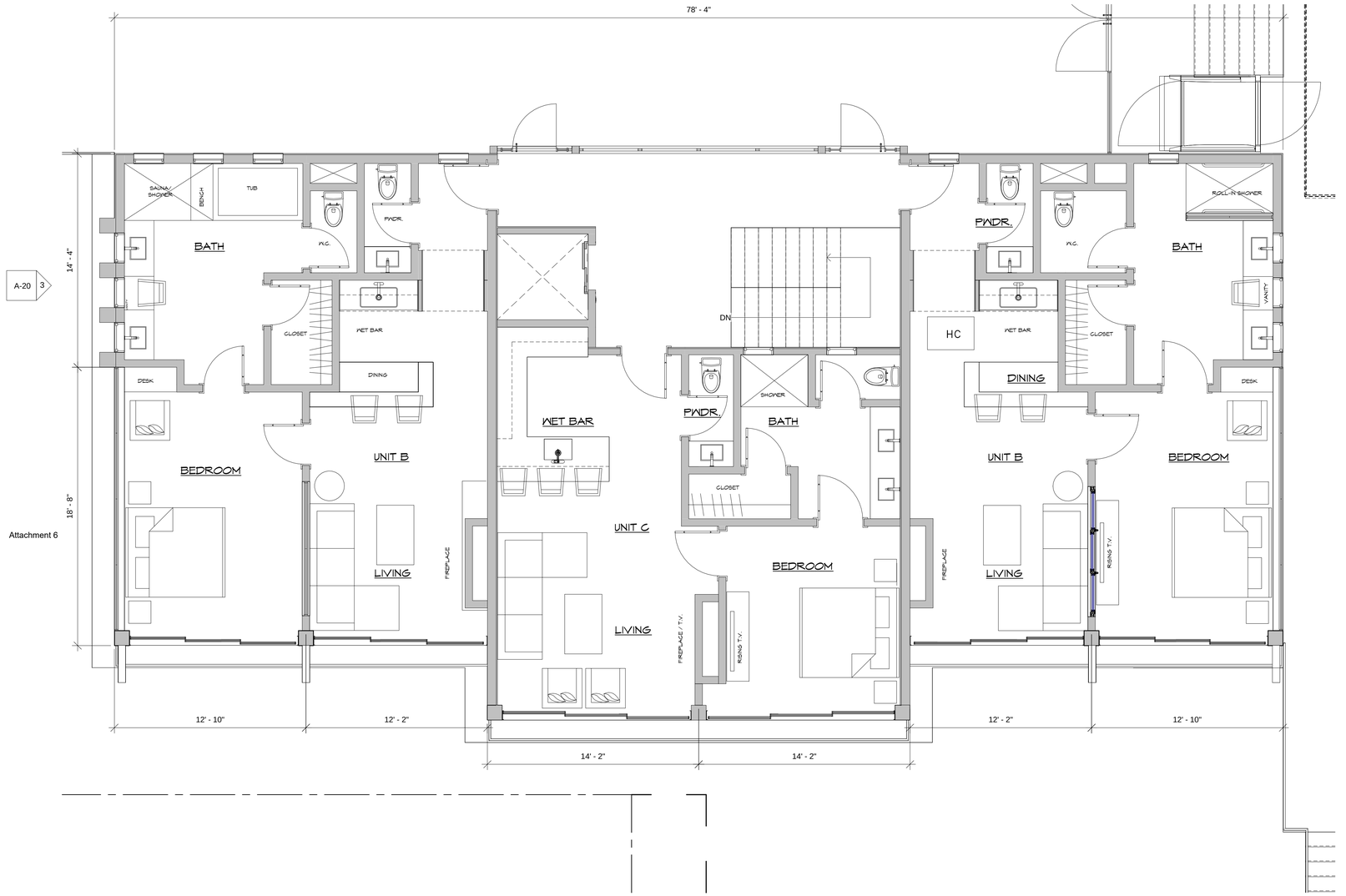

Attachment 6

BUILDING 3 & 4
(UPPER LEVEL FLOOR PLAN)

N

0' 2' 4' 8' 12' 16' 20'

SCALE: 1/4" = 1'-0"

NO.	REVISION
	-

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ENLARGED BLDG 3 & 4 UPPER

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	3/5/2024
SCALE:	1/4" = 1'-0"
DRAWN	G.S.
JOB NO.	22.14

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METAL RAILING- BRONZE FINISH

GLASS RAILING WITH STAND-OFF PINS

10 RAILING

STEEL BEAM- WITH BRONZE/ GUNMETAL FINISH

FASCIA- BRONZE/ GUNMETAL FINISH

11 EXPOSED BEAMS/ FASCIA

OAK RAFTER TAIL TYPE DETAILING

12 RAFTER TAIL

WOOD-GRAIN SLAT SOFFIT

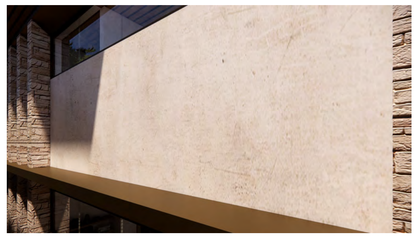
METAL FRAMED, MULTIPLE SLIDING DOORS WITH BRONZE FINISH

7 SOFFIT

8 SLIDING DOORS

METAL BERMUDA STYLE ROOFING- BRONZE FINISH

9 ROOF



SMOOTH STUCCO- "OMEGA AKROTIQUE 07 NATIVE BROWN" ANTIQUE STAIN FINISH

4 STUCCO

CARMEL STONE OR JERUSALEM STONE VENEER

5 STONE

METAL GUTTER- BRONZE FINISH

METAL SLAB EDGE- BRONZE FINISH

6 SLAB EDGE / GUTTERS

METAL FRAME AUTOMATIC SLIDING DOOR WITH BRONZE FINISH

1 FRONT ENTRY DOOR

TRADITIONAL WOOD FRAMED WINDOWS

METAL FRAMED WINDOWS WITH BRONZE FINISH

2 FRAMED GLASS/ WINDOWS

PATIO PAVERS (CREAM COLORED)

3 DRIVEWAY / PATIO

NO.	REVISION
	-

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

MATERIAL BOARD

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE: 3/5/2024
SCALE:
DRAWN C.S.
JOB NO. 22.14

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HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: November 27, 2023

To: Anna Bornstein, EMC Planning Group

From: Robert Del Rio, T.E., Luis Descanzo

Subject: VMT and Parking Assessment for the Proposed Legacy Hotel Carmel in Carmel-by-the-Sea, California

Hexagon Transportation Consultants, Inc. has completed a Vehicle Miles Traveled (VMT) and Parking assessment for the proposed Legacy Hotel Carmel located at 2NW of 4th Avenue on San Carlos Street (APN 010-124-010, -014) in Carmel-by-the-Sea, California (see Figure 1). The site is currently occupied by the Hofsas House Hotel, which consists of 38 hotel rooms and on-site amenities. As proposed, the project would replace the existing on-site uses with a new hotel consisting of 38 hotel rooms and on-site amenities (see Figure 2). All on-site facilities, including the restaurant and parking garage, would be accessible to hotel guests only.

The methodology, results, and recommendations of the analysis are discussed below.

VMT Assessment Methodology and Results

Pursuant to Senate Bill (SB) 743, the California Environmental Quality Act (CEQA) 2019 Update Guidelines Section 15064.3, subdivision (b) states that VMT will be the metric in analyzing transportation impacts for land use projects for CEQA purposes. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips with one end within the project.

Monterey County, at the time of this report, is undertaking a process of updating its transportation policies to incorporate VMT methodologies and significance thresholds to be consistent with SB 743 but has not released draft thresholds. In the absence of an adopted County policy with impact standards and thresholds, this assessment relies on the Governor's Office of Planning and Research (OPR) guidelines in analyzing the project's effects on VMT.

OPR Screening Recommendations

The *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by OPR in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for the evaluation of land use projects.

The OPR provides screening threshold recommendations that are intended to identify when a project can be determined to cause a less-than-significant impact without conducting a detailed VMT evaluation. The OPR screening thresholds recommendations are based on project size, maps, transit availability, and provision of affordable housing. The OPR recommendations include the screening threshold criteria listed below:

Figure 1
Site Location

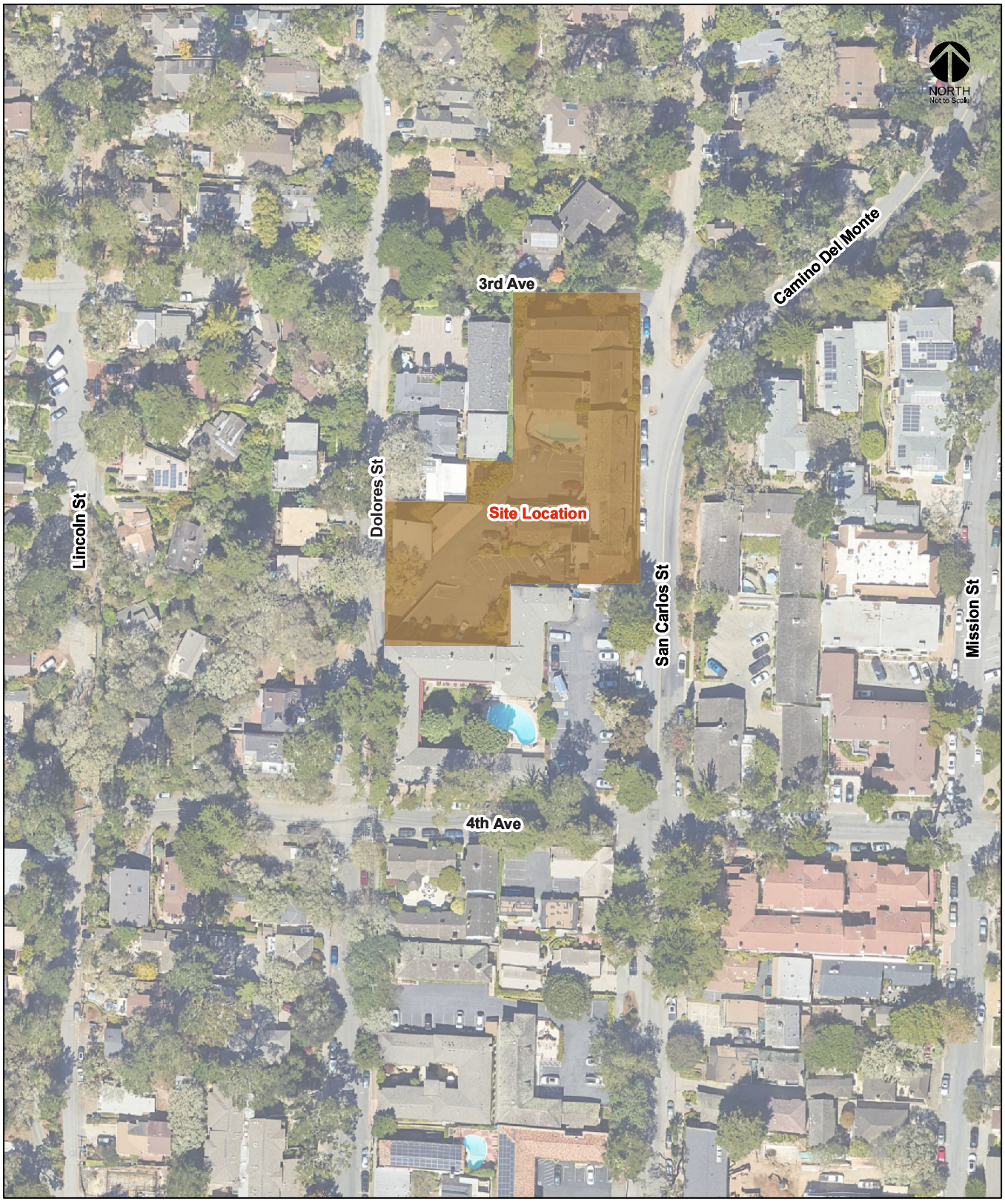
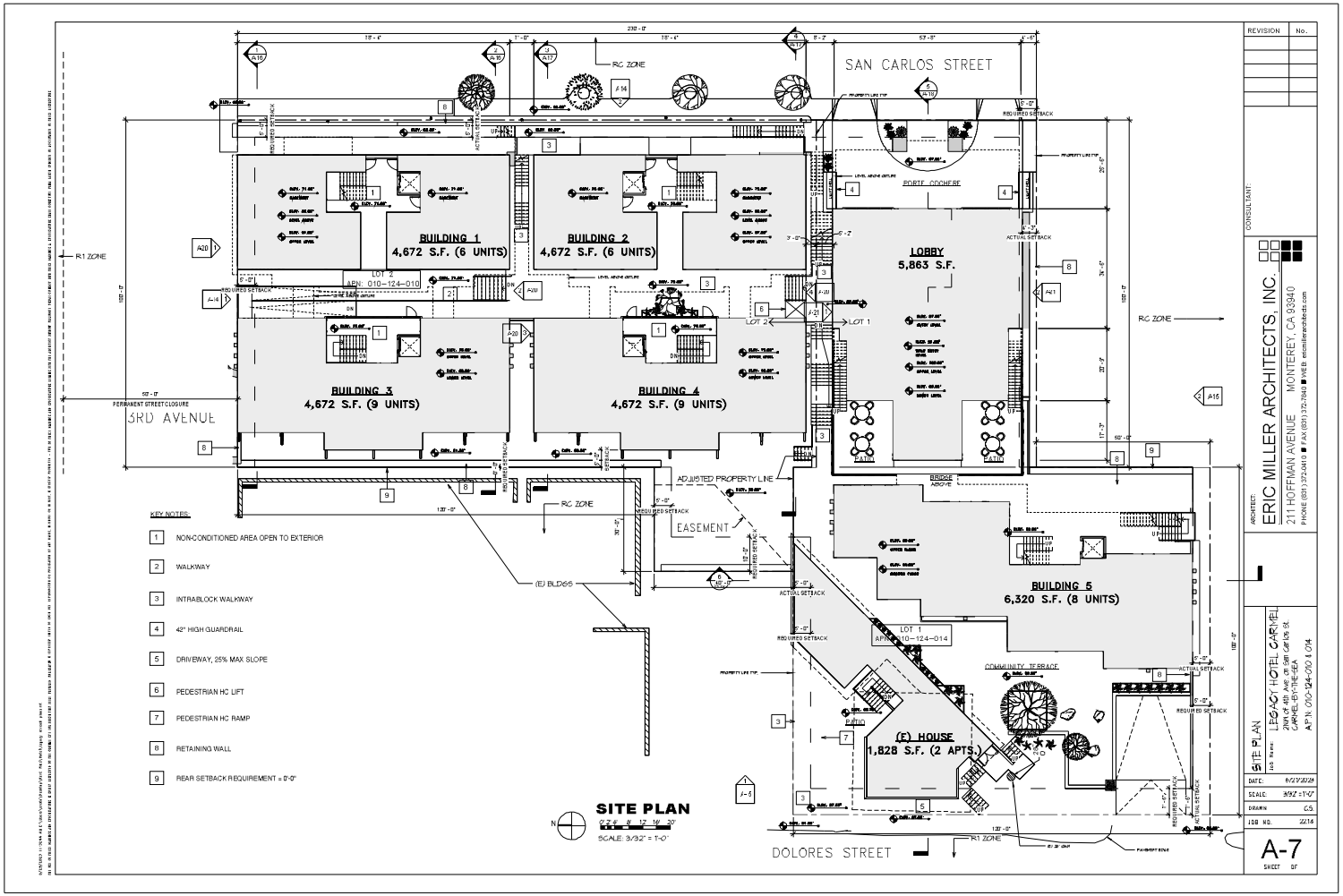


Figure 2
Site Plan



- OPR recommends that office or residential projects not exceeding a level of 15 percent below existing VMT per capita and employee may indicate a less-than-significant impact on VMT.
- OPR recommends that projects (including office, residential, retail, and mixed-use developments) proposed within ½ mile of an existing major transit stop or within ¼ mile of an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact on VMT.
- OPR recommends that 100 percent affordable residential development in infill locations be presumed to have a less-than-significant impact on VMT.
- OPR recommends that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact on VMT.
- OPR recommends that local-serving retail developments (considered to be less than 50,000 s.f. in size) may be assumed to cause a less-than-significant impact on VMT.

VMT Assessment Using OPR Screening Criteria

The project would replace an existing hotel facility consisting of 38 rooms and on-site amenities with a proposed hotel facility consisting of 38 rooms and on-site amenities. The proposed hotel would presumably accommodate the same number of guests as the existing hotel. Therefore, it is anticipated that the proposed hotel project would generate no more than the number of vehicle trips currently generated by the existing Hofsas House Hotel.

As a result of the project generating or attracting fewer than 110 net new trips per day, it can be presumed that the proposed project would have a less-than-significant impact on VMT based on OPR's VMT screening criteria.

Vehicle Trip Reductions

The proposed hotel would provide an electric bus and limousine service that would shuttle guests to and from local destinations. Guests may opt to utilize the bus service, instead of driving to and from local attractions. Shuttle services to and from Monterey airport would allow guests arriving by airplane to complete their trip without renting a personal vehicle altogether. These services are currently not offered at the existing hotel. Additionally, the proposed hotel would provide a wider range of on-site amenities compared to the existing hotel, including a new restaurant, coffee house and spa. Providing these amenities on-site will reduce the need for guests to make trips outside of hotel grounds.

By providing alternative transportation options and on-site amenities, the proposed hotel can be expected to reduce guest usage of personal vehicles and reduce the current number of daily trips.

Parking

According to the City Zoning Regulations (17.38.020), hotels are required to provide on-site vehicular parking at a rate of 1 space per rental unit, including manager's units.

Therefore, the proposed 38-room hotel with 2 apartment units would require a total of 40 vehicular parking spaces. Per the site plan, the project proposes a total of 50 on-site (valet) parking spaces. Therefore, vehicle parking as proposed by the project will exceed City vehicle parking standards.

Parking Demand

The ITE *Parking Generation, 5th Edition* provides estimates of peak period parking demand based on land-use type. For a Hotel use (Land Use 310), the peak parking demand occurs at approximately 9:00

AM during weekdays and approximately 9:00 PM during Saturdays. A parking occupancy survey was conducted at the Hofsas House Hotel during these hours to determine the existing parking demand at the site. The survey involved counting the number of vehicles parked on-site during the identified peak periods. The results of the survey indicate there is a sufficient parking supply on-site during peak periods. Out of 28 parking stalls on-site, only 15 stalls were occupied during the weekday peak period and only 20 stalls were occupied during the Saturday peak period. Therefore, it can be concluded that the existing hotel parking demand is being met by the existing parking supply on-site during the study peak periods.

The proposed hotel does not propose to increase the number of hotel rooms when compared to the existing hotel. Additionally, the proposed on-site amenities such as the restaurant, day spa, and beauty salon would be accessible to hotel guests only and would not generate additional parking demand. Therefore, the projected parking demand is anticipated to be similar to that of the existing hotel. Based on the results of the parking survey, the proposed new hotel's proposed 50 parking spaces would exceed the projected parking demand. Moreover, it is unlikely that guests will utilize street parking along roadways surrounding the project site, given that there would be residual parking capacity on-site.

Conclusions

- The proposed project would not generate additional vehicle trips compared to existing conditions. As a result of the project generating or attracting fewer than 110 net new trips per day, it can be presumed that the proposed project would have a less-than-significant impact on VMT based on OPR's VMT screening criteria.
- The proposed project would provide alternative transportation options and on-site amenities not currently offered at the existing Hofsas House Hotel. Therefore, it can be concluded that the proposed hotel project may generate fewer vehicle trips than the existing hotel.
- Based on the results of the parking survey, the proposed new hotel's proposed 50 parking spaces would exceed the projected parking demand.

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**UP 23-385 (Portabella):** Consideration of a Use Permit Amendment to expand seating for the existing Portabella Restaurant. The expansion would include adding up to seven (7) outdoor dining seats adjacent to the front of the existing restaurant located at Ocean Avenue 3 southwest of Lincoln Street in the Central Commercial (CC) District. APN: 010-201-015-000.

Application: UP 23-385 (Portabella)
APN: 010-201-015
Block: 74
Lot: 4
Location: Ocean Avenue 3 southwest of Lincoln Street
Applicant: Bashar Alsneeh, Business Owner
Property Owner: SCANDIA LOPEZ LIMITED PARTNERSHIP

Executive Summary:

The applicant is requesting approval of a Use Permit to expand and modify the existing outdoor restaurant seating area adjacent to the front of the business. Additional seats were allowed to be placed outdoors during the Covid pandemic, under the City's Proclamation of a Local Emergency, however, direction has since been provided by the City Council to return to the operational standards of the use permit, or apply for and receive the appropriate approval to maintain any additional seating.

While the initial application was submitted by the applicant for the addition of seven (7) outdoor seats (addition of 7 seats over the pre-pandemic site condition), further review of the existing use permit and property information uncovered ultimately changed the scope of the review. In summary, as recommended by staff, there would be a proposed net increase in two (2) total seats allowed over the existing condition today, and a net increase in seventeen (17) seats over what is allowed by the existing use permit (refer to Table 1, below).

Recommendation:

Adopt a Resolution (Attachment 1) approving a Use Permit (UP 23-385) Permit to expand seating for the existing Portabella Restaurant. The expansion authorizes a total of eighty five (85) seats indoors and up to seventeen (17) outdoor

dining seats located adjacent to the front of the existing restaurant located at Ocean Avenue 3 southwest of Lincoln Street in the Central Commercial (CC) District. APN 010-201-015-000.

Background and Project Description:

Business License approval for Portabella (the subject business) was granted on October 27, 2015 to operate a full-line

Business License approval for Portabella (the subject business) was granted on October 21, 2019 to operate a full-line restaurant. The restaurant operates under Use Permit UP 93-09 (Sade's) which was approved by the Planning Commission on April 14, 1993. The use permit (UP 93-09) allowed Sade's to add a kitchen to become a full-line restaurant and all successor businesses, have operated under UP 93-09.

The existing Use Permit (UP 93-09) authorizes seventy (70) interior seats, including eleven (11) located at a bar. The use permit states that fifteen (15) seats are permitted to be located on a rear exterior patio ("outside deck"). There is no mention of exterior seating located in the front courtyard in the existing use permit approval or associated business license, however, a letter in the associated property file dated July 6, 1994 notes that the hours of the "front patio seating is limited to 8:30 PM since it is located within 300 feet of the R-1 District". No such standard or regulation exists in the zoning code today, but a similar regulation is noted in CMC 17.14.050.H (see Outdoor Seating Discussion below; section 7). A separate letter dated June 10, 1996 refers to outdoor seating for 6 to 8 people for a restaurant called "The Avenue" (a previous restaurant at the subject location). The business also operates with an additional separate Use Permit (UP 15-443) to allow for live music to be played indoors.

While the use permit currently allows seventy (70) interior seats and fifteen (15) exterior seats, the current water permit for the use notes that there are eighty-five (85) interior seats dedicated for the use. It appears as if the rear exterior patio (previously described as the outdoor seating area), has been enclosed over time and the fifteen (15) exterior seats have been re-allocated to interior seats for the use (*refer to Table 1, below). Staff notes while these seats have been reallocated for the purpose of the water permit, this change has not been amended in the associated use permit.

Additional exterior seating has been provided on-site (total number of seats have varied –twenty-two (22) seats currently existing outdoors) as allowed following the proclamation of a local emergency issued by the City Administer in response to the COVID-19 pandemic. The City Administrator has rescinded that proclamation and recent City Council direction has been to move toward compliance with each businesses' associated Use Permit with a final deadline of December 31, 2023. Currently the subject business, Portabella, is out of compliance with the associated Use Permit as the outdoor seating, as well as the indoor seating, does not comply with the terms of the existing use permit and the applicant is seeking approval to maintain the seating and configuration allowed under the proclamation of a local emergency.

As the original use permit was approved in 1993, with an additional use permit approved in 2015, staff has prepared a revised Use Permit that would combine the two previous use permits into a single permit for ease of future review. The operational standards of the two use permits have not been amended or modified, except as considered under this application, or update the associated use permit findings and conditions with current zoning regulations, as discussed in this staff report.

Table 1. Seating Summary

	Indoor	Outdoor	Total
Existing Use Permit – Max Allowable	70	15	85
Existing Condition – On-site today	78 (including enclosed rear patio)*	22	100
Existing Water Permit	85	Up to 50% of interior	
Proposed Use Permit	85	22	107
Staff Recommended – As Conditioned	85	22*	107

*Staff note: 17 seats are shown on the proposed site plan within the recommended seating area based on the applicant's site plan. There may be an opportunity to provide additional seating within the recommended seating area identified by staff or as amended. Staff recommends approval of up to the requested 22 seats, however, the actual number of seats within the recommended area may not be achievable.

Staff Analysis:

Indoor Seating**:** As previously noted, the existing use permit allows for seventy (70) indoor seats and fifteen (15) exterior seats. Staff contacted the Monterey Peninsula Water Management District (MPWMD) to confirm the total number of

allowable indoor seats. MWPMD staff confirmed that existing restaurant has an indoor allocation of eighty-five (85) seats –it is staff belief that that the fifteen outdoor seats have been re-allocated to indoor seats as the previously approved rear patio has been substantially enclosed. While the water permit has reflected this change, the associated use permit has not been amended as such as still reflects a requirement for seventy indoor seats and fifteen outdoor seats located on a rear patio.

While the full permit history for this rear patio enclosure is substantially incomplete, as recently as 2021 a building permit was issued for the demolition of existing skylights and the addition of existing skylights with the installation of a new membrane roof and the installation of new windows at existing openings.

As the water has already been allocated for the use for the additional indoor seating though the issuance of the water permits, staff recommends amending the Use Permit to allow for a maximum of eighty five (85) indoor seats to align with the water permit. Currently there are seventy eight (78) interior seats located in the restaurant, including four (4 bar seats) based on an inventory conducted by staff on February 29, 2024. While staff recommends the maximum number of seats may be increased to eighty five (85), the total number of seats within any space, or the building, may be required to be reduced as determined by the Building Official or Fire Marshall based on Building and/or Fire Codes.

Outdoor Seating:
As noted above, while staff is supportive of the expansion of the outdoor seating, the degree to which the applicant has proposed the expansion of the outdoor seat cannot be supported as proposed, and the total number of seats will need to be scaled back.

Municipal Code Section CMC 17.14.220.D, Special Design Topics, provides design regulations for exterior seating associated with a restaurant and prescribes the following standards to be used in reviewing proposals for exterior restaurant seating:

1. ***The proposal shall not result in a net increase in seating capacity.***

   The intent of this Municipal Code requirement is to ensure that staff-approved applications for exterior seating do not exceed the restaurant's total seat count on the approved Use Permit. However, when a restaurant is applying for a new Use Permit, the applicant can propose a new seat count provided there are sufficient water credits to support the proposal and it meets Building and Fire Code requirements regarding occupancy and pathways of travel (CMC 17.14.040.I.3.f).

   According to MPWMD regulations, a restaurant can have 50 percent of the number of its permitted interior seating outdoors without those seats counting against the total seat count for the MPWMD water permit -provided those exterior seats are first approved by the local jurisdiction.

   The applicant is currently proposing 22 exterior seats, and would be within the adequate allocation by MPWMD.

2. ***The seating area shall not occupy more than 10 percent of the site area nor more than 30 percent of any courtyard.***

   The subject site is approximately 3,650 square feet. Staff conservatively estimates the greatest extent of the seating area (including adjacent planter areas) to be 300 square feet (less than 10% of the site area). The seating area is described in the property file and as a "front patio" and not a courtyard, nor does it meet the definition of a courtyard. A courtyard is defined as *"an open space on private property that is linked to an adjoining sidewalk or walkway in such a manner as to encourage public access. It must be enclosed on at least two sides by buildings and must remain open to the sky."* The seating area does not meet the definition of a courtyard as there is no direct link to the public way due to the topography of the site, and it is not enclosed on two sides.

   The project complies with this standard.

3. ***The area in which the seating is proposed shall be fully contained on private property and shall not interfere with automobile or pedestrian traffic on any public right-of-way or through any intra-block walkway.***

All seating is proposed to be located on private property. The location of the proposed outdoor seating is located is close proximity to the adjacent property line (the property line is located at approximately the eastern edge of the white building in the courtyard located beyond the subject restaurant –refer to Figure 1, below). Immediately adjacent to the property line, the adjacent property does maintain what is described in the subject property file as a "pedestrian right-of-way" (i.e. "easement") –refer to figures 1 and 3, below. This pedestrian right-of-way also functions as part of an interblock walkway as it provides intrablock access from Monte Verde Street to Ocean Avenue through the Court of the Golden Bough.

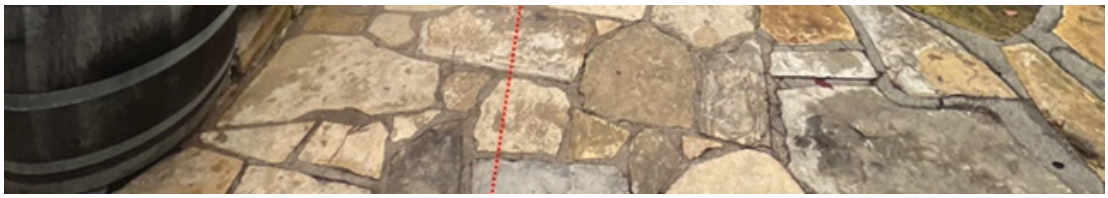


Figure 1. View of subject site (left) and Court of the Golden Bough (right). Approximate location of property line indicated by **red** dashed line.

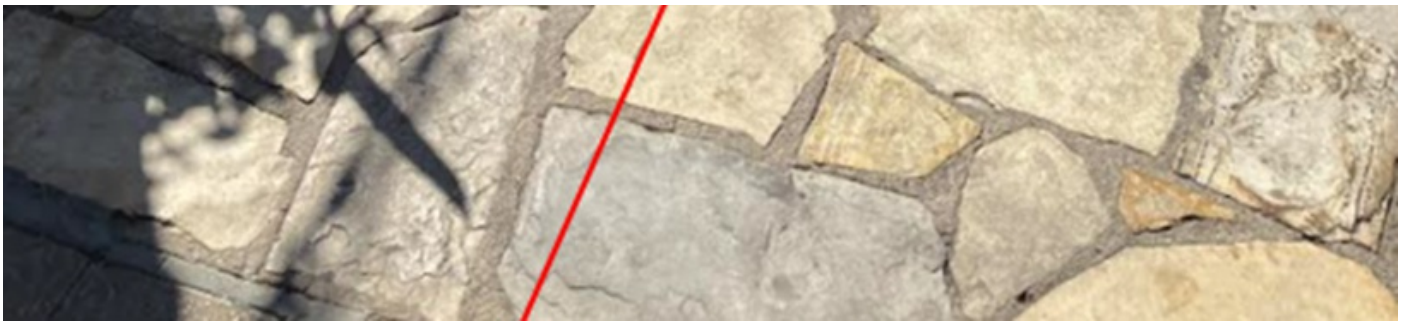


Figure 2. Partial view of subject site (left) and Court of the Golden Bough (right). Approximately location of property line indicated by **red** line.

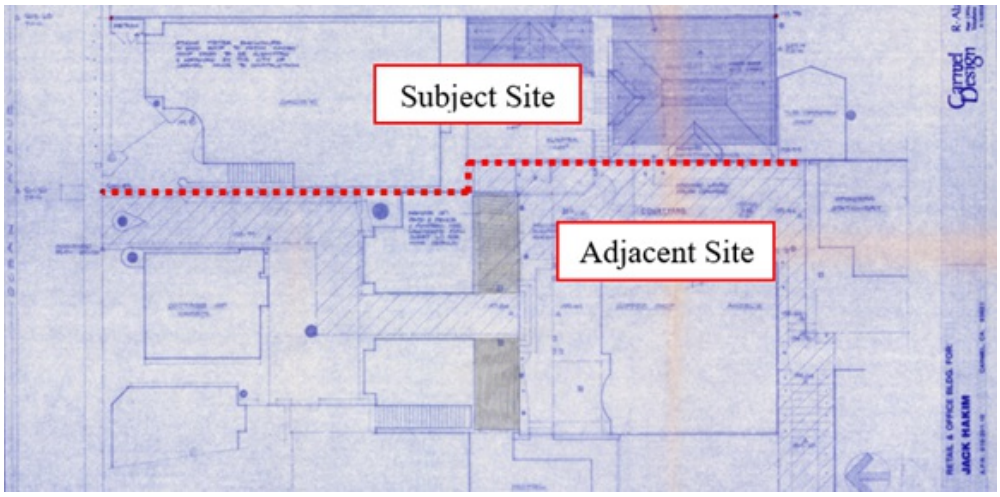


Figure 3. Site Plan of subject site (top) and Court of the Golden Bough (bottom). Property line indicated by **red** dashed line. "Pedestrian right-of-way" identified in blue hatch on site plan.

At the time of writing this report, staff has not received any written correspondence regarding this application, however, the Community Planning and Building Department has received complaints in the past of the outdoor seating area spilling into the intra-block walkway and blocking the intra-block walkway.

Furthermore, a proposed seating location is located at the bottom of the exterior stairway. In discussion with the City's Building Official, the seating area would be required to maintain a clearance of 36-inches (three (3) feet) clear from the bottom of the stairway. The stairway leads to a residential unit with an approved short term rental unit permit.

Because of the physical separation required from the bottom of the stairway and the potential for the seating to spill onto the adjacent property and into the pedestrian right-of-way, staff recommends approval of the outdoor seating, as proposed, with the exception of the 5-person table located at the bottom of the stairway.

This table does not maintain the adequate clearances from the bottom of the stairways and its relocation would interfere with access to the subject business or through the adjacent courtyard. Staff is recommending the omission of the of the 5-person table that is currently located at the bottom of the stairway as well as the seating area be limited to the area to the east of the stairway, as illustrated in figures 4-6, below. Staff does not recommend additional seating within the front patio area due to the high concentration of seating within the relatively small space.

Figure 4. Recommended area of outdoor seating area. Located above (east) of **red** line. Bound by northwest edge of building and western edge of planter.

Figure 5. Recommended area of outdoor seating area. Located left (east) of **red** line. Bound by northwest edge of building and western edge of planter.

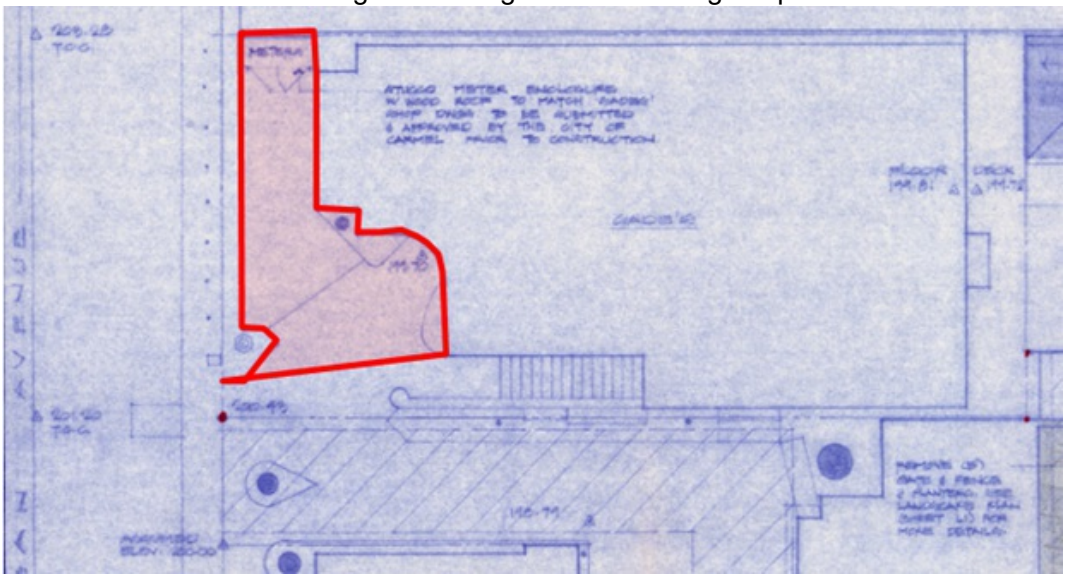


Figure 6. Recommended area of outdoor seating area. Area indicated in **red** area. Bound by northwest edge of building and western edge of planter (also see Figures 4 and 5).

4. ***The seating area shall be demarcated by landscaping or other site features to clearly define its outer boundaries. The boundaries shall be established to preserve a sense of openness and ease of access for pedestrian traffic.***

   As conditioned, the seating area is demarcated by landscaping and site features that clearly define the outer boundaries. In the present configuration, the seating located in front presents a lack of a defined space, as the seating spills out of the sunken patio adjacent to the sidewalk. As conditioned, the seating would all be contained within the landscaped front patio area completely contained adjacent to the front of the restaurant.

5. ***Outdoor seating areas which allow visual contact and incidental communication between patrons and passersby are encouraged.***

   Inclusion of outdoor seating within the existing front patio area will meet this requirement this requirement. Incidental interaction is provided along the sidewalk as well as through the intra-block walkway. As conditioned, the project meets this standard.

6. ***Physical structures that enhance comfort such as windscreens, heaters, and exterior lighting shall be shielded from view from the public right-of-way and from intra-block walkways or shall be designed to be architecturally compatible with the village character and the adjacent buildings.***

   The only alteration requested by the application is the request for additional outdoor heaters. While the applicant has included a statement on their application stating they would like to apply for additional hearing, the application states "permanent and plumbed outdoor gas heaters or moveable outdoor propane patio heaters." Details on the specific heaters have not been provided. In discussion with the business owner, they would like to proceed with the installation of permeant heaters affixed to the building.

   Staff is supportive of the concept of the installation of permeant heaters provided the installation is sensitive to the historic building and consistent with any applicable design review findings, and findings or requirements for the modifications to historic buildings and of the Downtown Conservation District. Any exterior alterations will be considered through a separate design review. Condition of Approval #37 has been included stating within 60-days from the date of this approval, the applicant shall submit a complete application for Design Review for the installation of permanent heaters. Should an application for permanent heaters not be submitted within 60-days, all existing heaters shall be removed from the site.

7. ***Hours of service to outside seating areas shall be regulated through appropriate conditions of approval to prevent impacts on uses in the vicinity.***

   The existing use permit (UP 93-09) allows hours of operation between 11:00 am and 2:00 am with the use permit stating the outdoor seating (previously located at the rear patio) closing at 10:00 PM. No request for amendments to the hours of operation were received and the restaurant advertises their hours of operation are between 11:30 AM and 10 PM. Staff has maintained the hours of operation from the previous approval in the conditions of approval for this subject use permit.

   Staff notes the subject business is located within 300-feet of the R-1 zone district. In accordance with CMC 17.14.050.H, "*Proposed commercial uses that are estimated to generate more than 40 vehicle trips per day per 1,000 square feet of floor space, including but not limited to all retail uses, shall be prohibited from operating before 8:00 a.m. or after 8:00 p.m. All other commercial uses shall be prohibited from operating before 6:00 a.m. or after 9:00 p.m.*"

   However, as the hours of operation of the use are existing despite being outside the range described above, the hours may remain. CMC 17.36.050.C states, that commercial uses that are nonconforming due to noncompliance with one or more operational standards (such as hours of operation) shall be brought into compliance when the use is replaced. That is, if the restaurant were to be replaced with a new use, the hours would need to be amended to comply with current

   regulations.

Outdoor Seating Summary: In summary, staff recommends the Commission partially grant approval of the expansion of the outdoor seating area. The applicant has requested a total of twenty-two (22) outdoor seats. Staff recommends

approval of the requested total of seats (22) provided that the seating area is limited to the area east of the red line as illustrated in figure 6, above. It should be noted that the actual number of seats within this area may not be able to accommodate 22 seats, and the actual number of seats may be required to be reduced to comply with the area limitations. Similarly, as with the indoor seating, the seating permitted by the use permit is the maximum allowed, however, the total number of seats may be required to be reduced by the Fire Marshall or Building Official based on building or fire codes.

Use Permit Amendment.
As noted above, staff has consolidated the approvals from the existing use permits (UP 93-09 and (UP 15-443) for future ease of review. In review of this staff has provided the following recommendation to amend the existing Use Permit Conditions to better align with the standards of full-line restaurants and how the use is operated today. For example, the existing use permit does not allow "to-go" or "take-out" orders, however, in staff's opinion this condition is overly restrictive and inconsistent with the approvals for other similar businesses. Furthermore, CMC 17.14.040.I.3.h, allows for food to be sold for consumption off the premises for restaurants provided it is incidental to the primary use.

The operational standards of the business (hours, seats, etc) have been maintained, however, the general requirements and findings have been brought up-to-date with the current requirements for a full-line restaurant as the use permit findings for approval have since changed since the original use permit was considered.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project consists of the conversion of an existing retail space from an art gallery to a dining room associated with the adjacent full-line restaurant known as Toro also includes alterations to the existing outdoor dining area within the existing courtyard of the property. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Floor Plan

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A USE PERMIT (UP 23-385) PERMIT TO EXPAND SEATING FOR THE EXISTING PORTABELLA RESTAURANT. THE EXPANSION AUTHORIZES A TOTAL OF EIGHTY FIVE (85) SEATS INDOORS AND UP TO SEVENTEEN (17) OUTDOOR DINING SEATS LOCATED ADJACENT TO THE FRONT OF THE EXISTING RESTAURANT LOCATED AT OCEAN AVENUE 3 SOUTHWEST OF LINCOLN STREET IN THE CENTRAL COMMERCIAL (CC) DISTRICT. APN 010-201-015-000.

WHEREAS, On December 18, 2023 business owner Bashar Alsneeh ("Applicant"), on behalf of the property owner, SCANDIA LOPEZ LIMITED PARTNERSHIP, submitted an application requesting approval of a Use Permit (UP 23-385) described herein ("Application"); and

WHEREAS, the applicant is requesting a Use Permit Amendment proposing to expand and modify and legalize the existing outdoor seating area within the front patio adjacent to the restaurant; and

WHEREAS, the business License approval for the subject business, Portabella, was granted on October 27, 2015 to operate a full-line restaurant; and

WHEREAS, the restaurant operates under Use Permit UP 93-09 (Sade's) which was approved by the Planning Commission on April 14, 1993 which granted a use permit (UP 93-09) to allow Sade's (prior business) to add a kitchen to become a full-line restaurant and all successor businesses, have operated under UP 93-09; and

WHEREAS, an additional Use Permit (UP 15-443) was granted in 2015 to allow for live music within the indoor space of the restaurant; and

WHEREAS, as part of the consideration of the outdoor seating, staff has also amended and revised the existing Use Permit to be consistent to meet the current findings and zoning standards for Full-Line Restaurants; and

WHEREAS, Full-Line Restaurants are permitted in the Central Commercial CC zoning district upon issuance of a Conditional Use Permit by the Planning Commission (CMC 17.14.030); and

WHEREAS, outdoor seating may be permitted in association with a Full Line Restaurant as outlined in CMC 17.14.040.I.3.g;

WHEREAS, consideration of the Use Permit shall require approval by the Planning Commission in accordance with CMC 17.52.080;

WHEREAS, on March 1, 2024, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before March 3, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on March 13, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the Application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its March 13, 2024 hearing including, without limitation, the staff report submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, attachments and testimony herein above set forth and used their independent judgement to evaluate the Application; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New construction or conversion of small structures and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Conditional Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC 17.64.010 General Findings Required for All Use Permits	**YES**	**NO**
1. The proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits		
1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery	✓	

truck traffic generated by the proposed use.		

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC 17.58.060) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC 17.58.060 Findings for Design Review Approval	**YES**	**NO**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve approving a Use Permit (UP 23-385) Permit to expand seating for the existing Portabella Restaurant. The expansion authorizes a total of eighty five (85) seats indoors and up to seventeen (17) outdoor dining seats located adjacent to the front of the existing restaurant located at Ocean Avenue 3 southwest of Lincoln Street in the Central Commercial (CC) District, APN 010-201-015-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval Use Permit (UP 23-385) authorizes: the use of a full-line line restaurant located on Ocean Avenue 3 southwest of Lincoln Street. The use is permitted 85 indoor seats with 17 exterior seats located in the front patio area. The use shall be consistent with the requirements of a full-line restaurant, as defined in Carmel Municipal code section 17.14.040.I.3, and as stated the Conditions of Approval herein.
2.	**Use Permit.** This Use Permit (UP 23-385) supersedes and replaced the existing Use Permits (UP 93-09 and UP 15-443) associated with the existing use.
3.	**Codes and Ordinances.** The use shall be carried out in conformance with all requirements of the Central Commercial (CC) district. All adopted building and fire codes shall be adhered to. If any codes or ordinances require changes the use or operation of the business, the preparation of additional construction drawings, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning and Building Department or Planning Commission. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.
4.	**Permit Validity - Initiation.** This approval shall be valid for six (6) months from the date of action. An extension to this approval may be granted consistent with Condition of Approval #6.
5.	**Permit Vesting –** This permit shall be considered vested once a new business license has been issued consistent Condition of Approval #32.
6.	**Permit Extension. T**he Planning Commission may grant one extension for approvals originally subject to a public hearing. A request to extend the permit approval must be submitted in writing and the appropriate fees paid prior to expiration of the permit.
7.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and

	appropriate findings prepared for review and adoption by the Planning Commission.
8.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
9.	**Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to initiation of this use permit.
	SPECIAL CONDITIONS: Full-Line Restaurant
10.	**Hours of Operation.** The full line restaurant is permitted to operate between the hours of 11:00 AM to 2:00 AM seven (7) days a week. The outdoor seating shall not be occupied past 10:00 AM.
11.	**Seating.** The full line restaurant is permitted a total of eighty-five (85) interior seats. A maximum of twenty two (22) seats exterior seats are permitted. *The total number of seats (indoor and outdoor) shall be considered a maximum allowed by this use permit and associated water permit, however, the total number of seats may be required to be reduced by the by Building Official or Fire Marshall based on current or future building or fire codes (refer to Condition of Approval #12). Further, all outdoor seating shall be contained within the outdoor seating area as depicted in Attachment A, which may further reduce the total allowable outdoor seating capacity.
12.	**Maximum Occupancy.** The maximum seating capacity shall not exceed the standards in the California Building and Fire Codes, the number of seats approved by this Use Permit, or the number of seats permitted by the Monterey Peninsula Water Management District based on water use, whichever is less. In addition to the maximum occupant load, the seating capacity shall be posted on the premises.
13.	**Outdoor Seating Location.** The outdoor seating shall be located in the northern patio immediately adjacent to the front of the subject business, as depicted in Attachment A to this resolution. The seating shall be located to maintain a clear path of travel through the courtyard without impeding or interfering pedestrian access.
14.	**Alcohol Sales.** Any sale of alcoholic beverages shall be subordinate to this primary use. No more than eleven (11) of the indoor seats may be located at a bar or in a separate bar room. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served. *Eleven (11) bar seats was the total number of bar seats allowed under the prior use permit approval (UP 93-05).
15.	**Prohibitions.** Drive-in, formula, and fast food establishments, as defined in the Carmel Municipal Code, are prohibited.
16.	**Menus.** Customers shall be provided with individual menus while seated at a table or counter.
17.	**Off-Site Consumption of Food.** Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.
18.	**Trash Storage.** Adequate facilities shall be provided on the site for the closed storage of trash and

	garbage generated by the use. 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. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.
19.	**Restrooms.** At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location, and accessibility standards, and shall be available for use by both the employees and patrons of the business.
20.	**Prohibited Food Packaging.** Except as provided in CMC 8.68, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers, or otherwise use in its business any CFC-processed food packaging or polystyrene food packaging. Restaurants shall retain each supplier's written statement for 12 months from the date of receipt of any food packaging from that supplier.
21.	**Disposable Food Packaging.** All restaurants within the City of Carmel-by-the-Sea utilizing disposable food packaging shall exclusively use biodegradable/ compostable or recyclable products. Each restaurant shall maintain written records as detailed in CMC 8.68(A)(2) and (3) evidencing its compliance with this section.
22.	**Single-Use Beverage Straws.** Restaurants shall provide single-use beverage straws only when requested by a customer. Restaurants shall provide single-use disposable to-go utensils only when requested by a customer.
23.	**Disposable Food Service Ware.** All restaurants utilizing any disposable food service ware shall use biodegradable/compostable or recyclable products. Compostable products must be ASTM-certified.
24.	**Nonfood Merchandise.** The sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use.
25.	**Licensing and Inspections.** The applicant/business owner shall be responsible for obtaining any required license amendments, including but not limited to, amendments to the business's ABC License, and approvals from the Monterey County Health Department.
26.	**Business License Amendment.** The business owner currently operating at the site shall amend the existing business license approval for compliance with the this use permit (UP 23-385). All required business license inspections shall be passed prior to issuance of an amended business license.
	Special Conditions: Live Music (original approval and findings – UP 15-443)
27.	This Use Permit authorizes unamplified live music, to be played indoors only at the Portabella Restaurant. Live music is permitted to be played on an interim basis for a maximum of 10-minutes each hour, on a daily basis from any location within the restaurant.
28.	With this authorization, live music shall be ancillary to the primary activity. Music-related activities such as concerts or pay-at-the-door music events are prohibited. Advertising of specific performers or performer's music is prohibited.
29.	Live music is permitted to be played between the hours of 12:00 p.m. to 10:00 p.m., on a daily basis.
30.	Pursuant to Municipal Code Chapter 9.16, the maximum noise level allowed from live music activities located on the property shall not exceed 55 dBA as measured at any of the property lines.
31.	All live music should remain intermittent in nature and not exceed more than 10-minutes per hour.
32.	Any three violations within any 12-month period shall require revocation of the Use Permit authorization to allow live music by the Planning Commission.
33.	A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special mitigations) shall be maintained on the premises and shall be available upon request by any enforcement officer of

	the City.
34.	This Use Permit authorization shall become void and of no further force or effect if the use is not initiated within six months and/or upon termination or discontinuance of the use for any period of time exceeding six months.
35.	Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.
36.	Upon termination or revocation of this use permit and/or business license for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.
Special Conditions: Building/Site Modifications	
37.	**Outdoor Heaters.** Patio/Outdoor seating heating may be provided by use of permanent heaters, as approved by the Community Planning and Building Department. The number and location of heaters shall be approved at the discretion of the Community Planning and Building Director. Within 60-days of this approval, the applicant shall submit a Design Review application for the fixed installation of heaters and all temporary/portable gas heaters shall be removed from the site. No heater shall be installed without appropriate approval from the Community Planning and Building Department.

_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant Signature	Printed Name	Date

Once signed, please return it to the Community Planning & Building Department.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

ATTACHMENT A
Resolution 2024-XX-PC
April 10, 2024

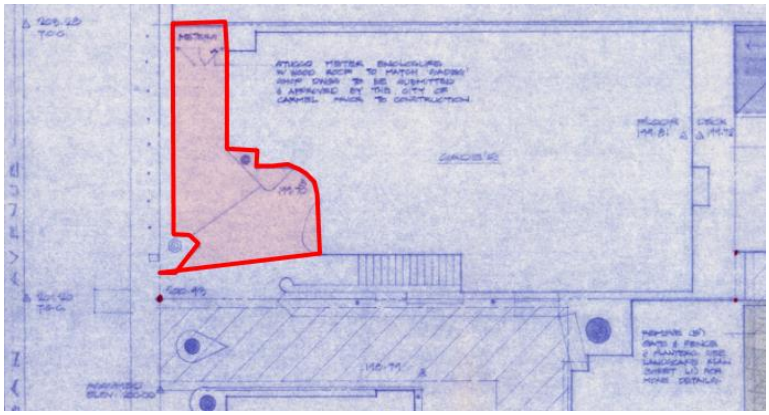
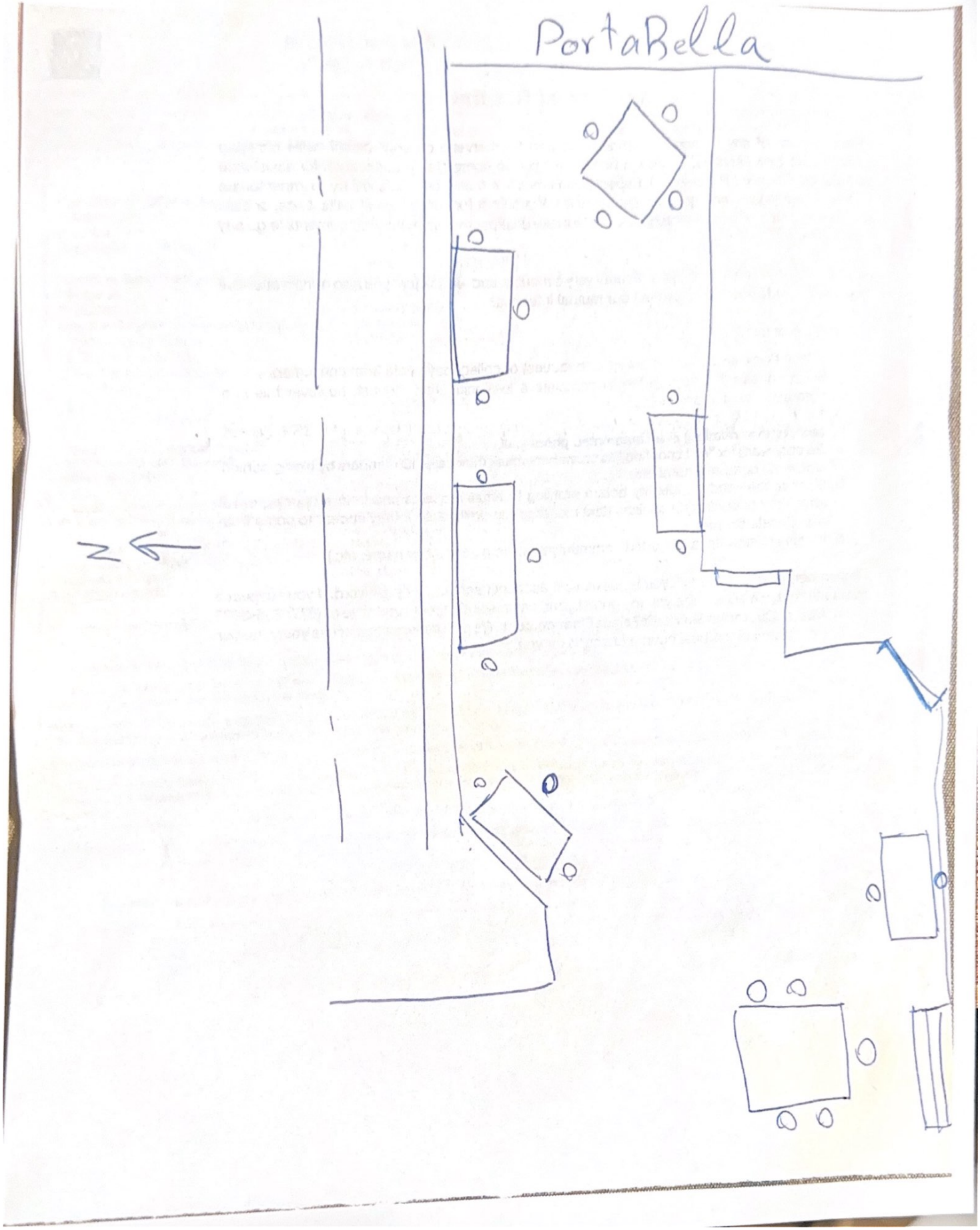


Figure 1. Defined boundary of outdoor seating area in front patio area shown in red.

Figure 2. Illustrative Boundary. Outdoor seating area (table, chairs, and associated features (heaters, windscreens, etc)) shall be located on interior side (i.e. above; east of) red line shown in figure 2.

Figure 3. Illustrative Boundary. Outdoor seating area (table, chairs, and associated features (heaters, windscreens, etc)) shall be located on interior side of the front patio beginning at the red line (i.e. left; east of the red line) in the shown in figure 2. The table and chairs shown on the right side of the red line shows non-

compliant location.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CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**UP 23-384 (Stationaery):** Consideration of a Use Permit Amendment to expand seating for the existing Stationaery Restaurant to allow a total of 24 outdoor seats located in the existing courtyard, as well as additional seating in an indoor pavilion located within the interior of the courtyard, located at Carmel Square on the east side of San Carlos Street between 5th and 6th Avenues in the Central Commercial (CC) District. APN: 010-132-010-000.

Application: UP 23-384 (Stationaery) **APN:** 010-132-010
Block:57 **Lot:**12 & 14
Location: East side of San Carlos Street between 5th and 6th Avenues; San Carlos Square
Applicant: Adam Jeselnick, Architect **Property Owner:** Adam Jeselnick, Architect

Executive Summary:

The applicant is requesting approval of a Use Permit and Design Review to expand the existing restaurant into an adjacent commercial business space and expand and modify the existing outdoor seating area within the courtyard. Many of these proposed seats were allowed to be placed outdoors during the Covid pandemic, under the City's Proclamation of a Local Emergency.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Use Permit to expand seating for the existing Stationaery Restaurant to allow a total of 24 outdoor seats located in the existing courtyard, as well as additional seating in an indoor pavilion located within the interior of the courtyard, located at Carmel Square on the east side of San Carlos Street between 5th and 6th Avenues in the Central Commercial (CC) District. APN: 010-132-010-000.

Background and Project Description:

Stationaery received their Business License approval on April 17, 2018 to operate a full-line restaurant in the former Club Jalapeno space (Unit 11) located within San Carlos Square. The restaurant operates under Use Permit B.A. 82-29 (Resolution 82-34) issued to Jack London and Company, which occupied the space prior to Club Jalapeno. In March 2021, Use Permit UP 21-058 (Resolution 2021-011-PC) was issued *"[authorizing] the expansion of an existing full-line restaurant (Unit 11) into an adjacent 252 square-foot retail space (Unit 3) for the purpose of providing take-out services."* That Use Permit Amendment (UP 21-058) supplemented the existing Use Permit, B.A. 82-29, and did not supersede or replace it. B.A. 82-29 governs the full-line restaurant use in Unit 11 and this Amendment governs the use of Unit 3 for take-out services incidental to the primary use.

The existing restaurant (operating under B.A. 82-29) is 1,057 square feet in size with a 582 square-foot dining area. The restaurant is permitted forty nine (49) interior seats in the existing restaurant and seven (7) outdoor seats. The use permit on file (B.A. 82-29) notes four (4) exterior seats, however, in review of the subject property file for this use permit application, staff

(D.R. 82-20) notes four (4) exterior seats, however, in review of the subject property file for this use permit application, staff discovered an afteraction letter which amended the action of the Use Permit and allowed for a total of seven (7) outdoor seats (refer to Attachment 6, and Figure 2, below).

While forty nine (49) seats are permitted indoors, the applicant has noted the restaurant has been in operation with a total of thirty four (34) seats including (3) seats located at a bar and four (4) since the business opened (refer to Attachment 2). Additional exterior seating has been provided on-site and in the right-of-way (total number of seats have varied –20 seats currently existing outdoors as of a April 1, 2024 inventory by staff) as allowed following the proclamation of a local emergency issued by the City Administer in response to the COVID-19 pandemic. The City Administrator has rescinded that proclamation and recent City Council direction has been to move toward compliance with each businesses' associated Use Permit with a final deadline of December 31, 2023. Currently the subject business, Stationaery, is out of compliance with the associated Use Permit as the outdoor seating, as well as the indoor seating, does not comply with the terms of the existing use permit and the applicant is seeking approval to maintain the seating and configuration allowed under the proclamation of a local emergency.

Staff is supportive of the expansion of the outdoor seating, as well as expansion of the business into an adjacent business space. However, the degree to which the applicant has proposed the expansion cannot be supported, and the total number of seats will need to be scaled back, primarily in respect to the outdoor seating. As conditioned, the total number of seats would result in a net increase of 12 seats over the existing use permit and 14 additional seats for the restaurant over the existing (non-compliant) condition -although 5 seats less than what the applicant had initially proposed. A summary of the existing and proposed seating is shown in Table 1, below. A detailed analysis of why staff is recommending the total proposed seating should be reduced is provided in the Staff Analysis section.

Table 1. Seating Summary

	Indoor		Outdoor	Total
Existing Use Permit – Max Allowable	49		7	56
Existing Condition – On-site today	34		20	54
Proposed	35 (Main Dining)	14 (Pavilion)	24	73
Staff Recommended – As Conditioned	39 (Main Dining)	10 (Pavilion)	24*	73

*Staff note: 19 seats are shown on the proposed site plan within the recommended seating area (refer to figure 1). There may be an opportunity to provide additional seating within the recommended seating area identified by staff or as amended. Up to 24 outdoor seats may be permitted in accordance with MPWMD Rule 24. Staff recommends approval of up to the requested 24 seats, however, the actual number of seats within the recommended area may not be achievable.

Staff Analysis:

Design Review and Seating:

Indoor Seating**:** The applicant is proposing to amend the restaurants existing seating configuration throughout the site, including reorganizing the existing indoor seating, expanding into an adjacent tenant space, and reorganizing the outdoor seating area.

According to the proposed floor plan (refer to Attachment 3), the applicant is proposing to reorganize the seating authorized under the existing use permit by expanding into an adjacent tenant space. The applicant has proposed to maintain 35 seats including the 3 bar seats in the existing restaurant (space with existing kitchen), but is proposing to transfer the remaining 14 seats to the adjacent business space located in the center of the courtyard ("pavilion" space) to function as a secondary dining room. The new adjacent space is proposed to have a total of 14 seats (5 tables; 2-4 seats at each table) which results in a total restaurant indoor seating capacity of 49 seats. While there is no increase in indoor seating capacity over the existing use permit, there is proposed to be an increase in 14 indoor seats over the current site conditions today.

Based on the square footage of the space, approximately 152 square feet, and the building official has determined the maximum occupancy of the new proposed space is ten (10) seats. While fourteen seats are proposed in the new space, only ten seats could be permitted based on the occupancy of the space.

> **CMC 17.14.040.I.3.f.** *The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.*

The four (4) remaining seats may be re-allocated to the main dining area as the occupancy for that space has been historically recorded as forty-nine (49) seats. As the four seats are also included in part of the established water allocation, they could also be located as additional exterior seating above the 50% indoor seating limit (MPWMD Rule 24) provided the appropriate findings are made consistent with the requirements for outdoor seating.

Monterey Peninsula Water Management District (MPWMD) staff has confirmed that the associated water permit for the site will need to be amended as a result of the change in use of the subject tenant space regardless of total number of seats allocated by the final action (refer to Condition of Approval #7).

Indoor Seating Summary: A maximum of ten (10) seats may be located in the existing pavilion space based on building occupancy limits. The four (4) seat balance can be re-established in the main dining room, or located outside, if the findings are made consistent with the requirements for outdoor seating described below.

Outdoor Seating:
As noted above, while staff is supportive of the expansion of the outdoor seating, the degree to which the applicant has proposed the expansion of the outdoor seat cannot be supported as proposed, and the total number of seats will need to be scaled back. Staff has provided an analysis and recommendations for how the proposed outdoor seating would comply with the requirements for outdoor seating outlined in CMC 17.14.220.D. As conditioned, the project would comply with the findings and requirements outlined below.

Municipal Code Section CMC 17.14.220.D, Special Design Topics, provides design regulations for exterior seating associated with a restaurant and prescribes the following standards to be used in reviewing proposals for exterior restaurant seating:

1. ***The proposal shall not result in a net increase in seating capacity.***

   The intent of this Municipal Code requirement is to ensure that staff-approved applications for exterior seating do not exceed the restaurant's total seat count on the approved Use Permit. However, when a restaurant is applying for a new Use Permit, the applicant can propose a new seat count provided there are sufficient water credits to support the proposal and it meets Building and Fire Code requirements regarding occupancy and pathways of travel (CMC 17.14.040.I.3.f).

   According to MPWMD regulations, a restaurant can have 50 percent of the number of its permitted interior seating outdoors without those seats counting against the total seat count for the MPWMD water permit -provided those exterior seats are first approved by the local jurisdiction. That is, if 49 interior seats are permitted, as described above, a maximum of 24 exterior seats could be allowed by MPWMD without the exterior seats counting against the water credits. Notwithstanding this statement, the total number of permitted seats outdoor may be required to be reduced based on the additional requirements described below.

   The requested total of twenty four (24) exterior seats would be within the allocation allowed by MPWMD (refer to Table 1, above).

2. ***The seating area shall not occupy more than 10 percent of the site area nor more than 30 percent of any courtyard.***

   As proposed, the project does not comply with the provision above. An evaluation/discussion for compliance with this requirement has been provided below. As conditioned, the project would comply with this requirement.

   The subject property is 8,000 square feet. The applicant has indicated on their plans the combined area of the courtyard and open space area to be approximately 1,749 square feet (refer to Attachment 3). Based on these assumptions, the outdoor seating area could be no more than 524 square feet (30% of the courtyard), as this is the lesser of the two standards.

   The applicant has indicated the seating area is 359 square feet (refer to attachment 3), however, this figure only appears to represent the area of each individual table and chair, and not the full functional area the outdoor seating area actually occupies.

   When viewed from the right-of-way, or from within the courtyard, the existing seating arrangement appears to occupy effectively the entire courtyard, and is not limited to a smaller portion as required by this provision.

   The intent of this provision is to preserve the seating area to a smaller area of the courtyard in an effort to maintain the courtyard as a shared common space for all tenants, businesses, and the public, as opposed to one business occupying

the full outdoor area.

In staff's opinion, the outdoor seating area is inconsistent with this provision compliance with this requirement would require the reduction and consolidation of the outdoor seating area. As conditioned, the project would comply with standard 2 (refer to discussion #4, below, for recommended modification for compliance).

3. ***The area in which the seating is proposed shall be fully contained on private property and shall not interfere with automobile or pedestrian traffic on any public right-of-way or through any intra-block walkway.***

   As proposed, the project does not comply with the provision above. An evaluation/discussion for compliance with this requirement has been provided below. As conditioned, the project would comply with this requirement.

   All seating is proposed to be located on private property. While access is still provided through the courtyard and intra-block walkway and a person is able to pass through the courtyard, the existing seating and associated features and use of the restaurant features limit an individual's ability to freely pass through the courtyard or partially obstruct passage. For example, the walkway to the north of the planters nearest to San Carlos Street is effectively inaccessible to the public.

   Staff has also received correspondence that the seating area located in the courtyard encroaches into the pedestrian walkway and makes it difficult to walk or pass through (refer to Attachment 5). While a 1998 approval (DR 97-01) allows for one table (two chairs) to be located immediately adjacent to the southern wall, additional tables and chairs may further impact pedestrian access.

   Staff has recommended maintenance of the one previously permitted table along the southern wall, but recommends additional tables and chairs be omitted from the southeastern passageway, as well as other circulation elements not

   immediately adjacent to the full line restaurant space (refer to Figure 1, below).

   As conditioned, the project would comply with standard 3 (refer to discussion #4, below, for recommended modification for compliance).

4. ***The seating area shall be demarcated by landscaping or other site features to clearly define its outer boundaries. The boundaries shall be established to preserve a sense of openness and ease of access for pedestrian traffic.***

   Demarcation has not been proposed. As proposed, the project does not comply with the provision above. An evaluation/discussion for compliance with this requirement has been provided below. As conditioned, the project would comply with this requirement.

   Generally, the seating area should be demarcated by some feature such as a railing, trellis, alcove, landscape area, or some similar feature that clearly defines its outer boundary.

   As proposed, the seating area lacks a defined space and is effectively occupying the whole of the courtyard area. If physical demarcation is not to be proposed that clearly defines an outer perimeter, staff recommends all the tables be grouped in a single area on the site, as opposed to being arranged throughout and on multiple sides the courtyard.

   As described in section 2, above, *the intent of [the square footage limitation] provision is to preserve the seating area to a smaller area of the courtyard in an effort to maintain the courtyard as a shared common space for all tenants, businesses, and the public, as opposed to one business occupying the full outdoor area.* When combined with demarcation, the defined outdoor seating space would be established to preserve a sense of openness and ease of access for pedestrian traffic.

   As proposed, the seating area does not meet this standard as the seating area occupies effectively the entire seating area (see section 2, above) and no demarcation is proposed. As physical demarcation is not proposed, staff recommends consolidation of the seating area within the courtyard to the area immediately adjacent to the business space which can then be dimensioned and quantified consistent with standard 2, above (refer to Figure 1, below).

   Relocation of the proposed seating area into the northeast corner of the courtyard, as illustrated in figure 1, below:

   - Satisfies standard #2 as this area would be limited to approximately 229 square feet (524 square feet permitted), whereas the initial proposal effectively occupied the entire courtyard;

- Satisfies standard #3 as all existing thoroughfares through the courtyard and passage ways are maintained and seating areas have been located immediately adjacent to the subject business space and do not interfere with access to or visibility to adjacent business spaces;

- Satisfies standard #4 as all seating is located immediately adjacent to the subject business. While a physical barrier or demarcation is not provided, the space is clearly defined between the walls of the existing primary restaurant building(s) and pavilion (refer to Figure 1, below);

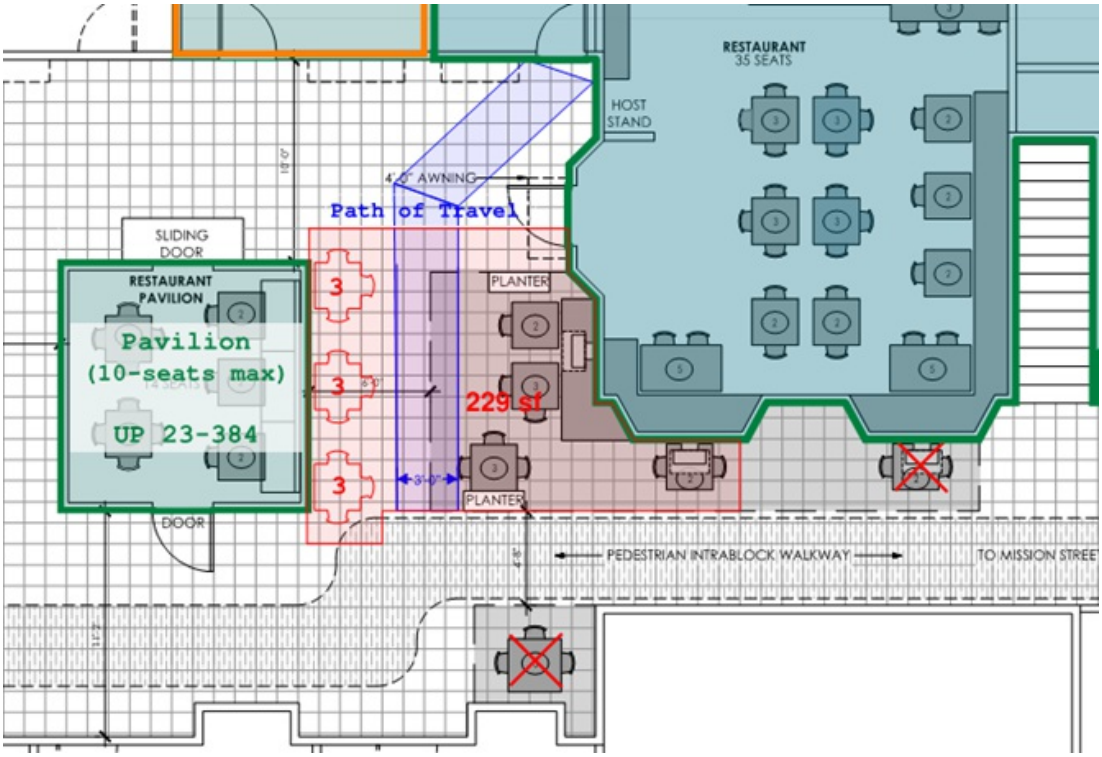


Figure 1. Recommended outdoor seating boundary. Defined area shown in **red**; required 3'-wide clear path of travel shown in **blue** –path of travel shown for illustrative purpose and may be moved laterally so long as clear pathway is provided through seating area.

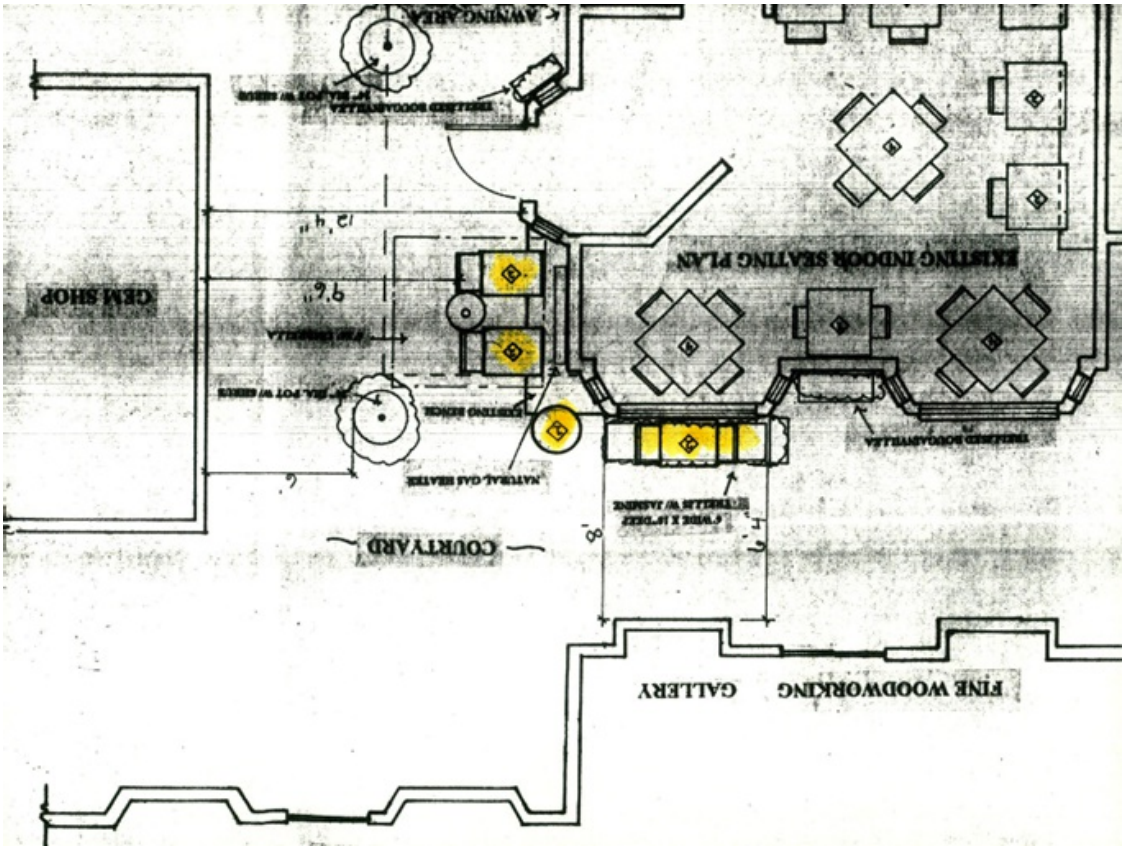


Figure 2. Approved outdoor seating area from DR 97-01. Seven (7) seats; four (4) tables (floor plan rotated 180-degrees for consistent viewing). Also see Attachment 6.

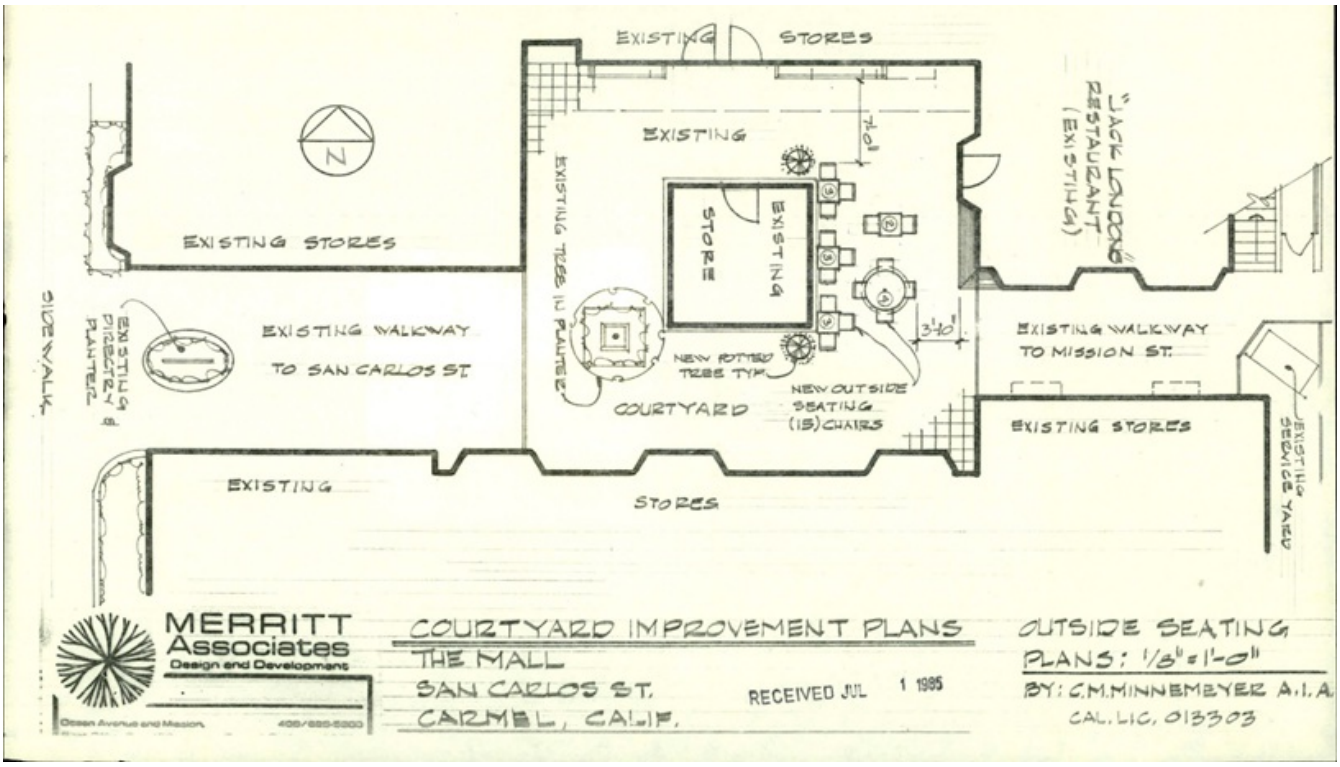


Figure 3. Proposed outdoor seating area from DR 85-50. Application was denied with finding that there was not adequate water available for proposed seating at the time.

5. ***Outdoor seating areas which allow visual contact and incidental communication between patrons and passersby are encouraged.***

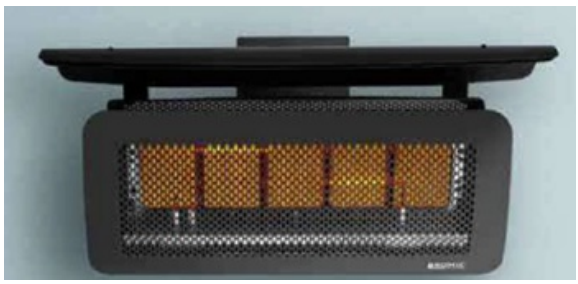
   Inclusion of outdoor seating within a courtyard will generally comply with this requirement. As conditioned, the project meets this standard.

6. ***Physical structures that enhance comfort such as windscreens, heaters, and exterior lighting shall be shielded from view from the public right-of-way and from intra-block walkways or shall be designed to be architecturally compatible with the village character and the adjacent buildings.***

   As part of the consideration of the outdoor seating, the applicant is proposing outdoor new heaters.

   Portions of the outdoor seating area is currently heated using movable propane heaters. The existing heaters are not screened from the public right-of-way and as the heaters are also moveable, they can also be moved to obstruct access through the courtyard/walkway or be placed in a location that violates fire and building safety codes. The applicant has included a proposal to install permanent gas heaters that are fixed to the building.

   While the applicant has identified proposed locations, some locations are inconsistent with the recommended table location discussed in section 4, above. Staff is supportive of the proposed installation and recommends approval of the subject heaters with direction to the applicant to continue to work with staff to select appropriate locations based on final table locations (see Condition of Approval #14). Heater locations should only be located on the portions of the building where the use permit for the full-line restaurant is located.



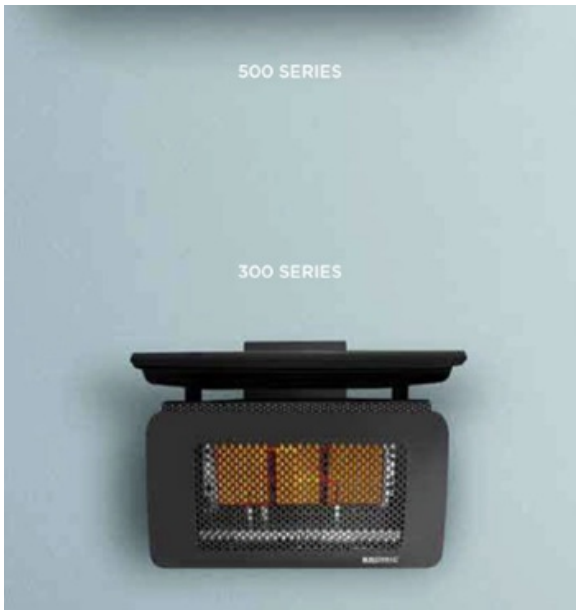


Figure 4. Proposed heaters

7. **Hours of service to outside seating areas shall be regulated through appropriate conditions of approval to prevent impacts on uses in the vicinity.**

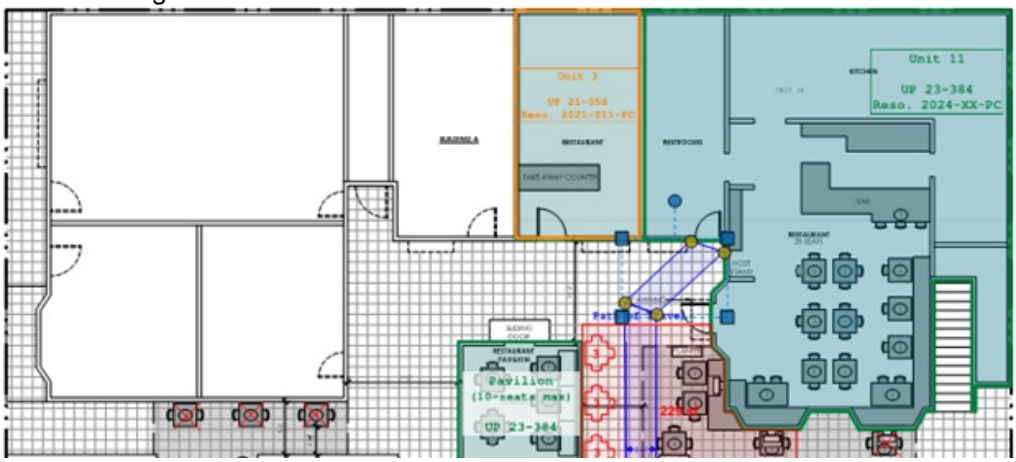
   The existing approval allows hours of operation between 11:30 am and 10:00 pm with the outdoor seating being limited to 9:00 pm. The applicant is requesting to amend the hours of operation to 8:00 am to 10:00 pm for the entirety of the business.

   According to the business's website, the advertised hours of operation are from 8 am – 3 pm and 5:30 pm – 9 pm.

   Staff is supportive of the expanded hours for the interior seating, however, increasing the hours for the exterior seating could create impacts for the surrounding residential uses. A February 1998 staff report (DR 97-01) for the addition outdoor seats would have an impact to the surrounding residential uses and the hours for the outdoor seating were more restive than those of the main restaurant. The increase in seating with an additional 16 seats (over the existing allowed condition) could create even greater impacts.

   As conditioned, the hours of operation would be amended to allow for the earlier opening hours (8:00 am) but the closing hours would be maintained (10:00 pm - interior; 9:00 pm - exterior).

Outdoor Seating Summary: In summary, staff recommends the Commission partially grant approval of the expansion of the outdoor seating area. The applicant has requested a total of twenty-four (24) outdoor seats. Staff recommends approval of the requested total of seats (24) provided that the seating area is limited to the area identified in figure 5, below. It should be noted that the actual number of seats within this area may not be able to accommodate 24 seats, and the actual number of seats may be required to be reduced to comply with the area limitations. Similarly, as with the indoor seating, the seating permitted by the use permit is the maximum allowed, however, the total number of seats may be required to be reduced by the Fire Marshall or Building Official based on building or fire codes.



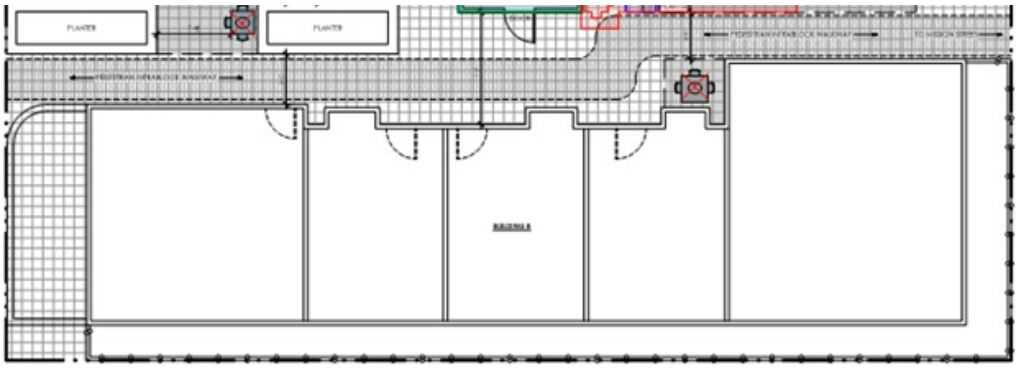


Figure 5. Recommended seating plan. Defined outdoor seating area shown in **red**; required 3'-wide clear path of travel shown in **blue** –path of travel shown for illustrative purpose and may be moved laterally so long as clear pathway is provided through seating area. Red "X" on table denotes table recommended for disapproval.

Conditional Use Permit Required: The proposed use of a Full Line Restaurant requires a Conditional Use Permit as outlined in CMC 17.14. While the there is no increase in commercial floor area on the site, the established use of a full line restaurant is being expanded on the site, and as such, the findings for the Use Permit approval much be re-evaluated.

The existing business, Stationaery, is proposed to expand into an adjacent tenant space (pavilion located in the middle of the courtyard) with limited change in business operation. As currently operating, the business complies with requirements of the zoning code for a full-line restaurant, and therefore limited discussion is provided below, unless necessary to specifically address a specific code requirement of finding. In the absence of discussion, it shall be presumed the business meets this standard. The standards listed below have also been included as Conditions of Approval to ensure that any successor business that may operate under the same use permit adhere to the same requirements –as is standard practice.

CMC 17.14.040.I.3:

1. *Any sale of alcoholic beverages shall be subordinate to this primary use.*
2. *Drive-in, formula, and fast food establishments are prohibited.*
3. *Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.*
4. *The applications, menus, and plans indicate that the business will primarily be a restaurant – full-line and that no more than 20 percent of the total number of seats are at a bar or in a separate bar room. If the restaurant does not meet this standard, the standards in subsection (I)(2) of this section, Drinking Places, shall also apply to the use.*
5. *Customers shall be provided with individual menus while seated at a table or counter.*
6. *The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.*

    1. Staff Response: While there is no net increase in seating proposed for the restaurant, number of seats approved are being transferred from a previous restaurant space to a (currently existing) retail space. The total of number seats allowed for the restaurant is being considered consistent with standard processes for review by the Planning Commission as the subject use permit is being considered as a new Use Permit.

       As discussed above, the applicant had proposed to transfer fourteen (14) seats from the existing full-line restaurant to the new pavailiion space, however, the building official determined the maximum occupancy of the pavilion space is ten (10) persons. As such, no more than ten (10) seats shall be permitted in the pavilion space. The restaurant as a whole (pavilion and main dining room) shall have no more than forty-nine (49) indoor seats total.

7. *Outside seating may be allowed subject to Chapter CMC, Design Review.*

    1. Staff Response: See discussion above. A maximum of up to twenty four (24) outdoor seats are permitted based on the discussion above. However, this is a maximum limit and may be reduced if needed to comply with the area limitation established for the seating area or adherence to building or fire codes.

8. *Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house brand labeled food store goods such as vinegar, oils, and salad dressings shall be*

containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.

9. *Maximum number of food stores and/or restaurants located within structures fronting Ocean Avenue: 15. See also 17.56 CMC, Restricted Commercial Uses.*
10. *See also subsection (I)(1) of this section, All Eating and Drinking Establishments.*

    1. Staff Response: Subsection (I) (1) states that 1) the sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use; 2) adequate facilities for the on-site closed storage of trash is required; and, 3) at least one restroom shall be available for use by all persons within or conveniently adjacent to the restaurant premises and on the same property.

11. *Outdoor cooking devices are permitted on private property if designed and located to mitigate impacts to adjacent properties.*

    1. Staff Response: No outdoor cooking devices are proposed. As outdoor cooking devices have been proposed, the potential impacts have not been evaluated. Should outdoor cooking be proposed in the future, a use permit amendment shall be required.

Additionally, the following findings are required for all use permit applications:

CMC 17.64.010.A. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:

1. That the proposed use will not be in conflict with the City's General Plan.
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use will not be injurious to public health, safety or welfare
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.
7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

As outlined in CMC 17.64.020, in addition to the general findings required for all use permits listed above, no use permit shall be granted for commercial or business uses unless all of these general findings can be made:

1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.
2. That proposed use will provide adequate ingress and egress to and from the proposed location.
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

As noted above, the existing business, Stationaery, is proposed to expand into an adjacent tenant space and modify the outdoor seating with limited change in business operation. No net increase in indoor seating is proposed, however, as conditioned, the outdoor seating capacity would increase by sixteen (16) seats over the existing use permit. The expansion of the outdoor seating is consistent with the findings outlined above as the expansion of the restaurant use of not in conflict with any applicable zoning code or general plan policy, no precedent is set as the request is a standard request to increase seating capacity, the site has adequate water for the use (as determined by the Monterey Peninsula Water Management District) and there are no other expansions of the use or site that would result in an increase in demand for service, and the use is consistent with the surrounding land uses and not injurious to health, safety, or welfare. The use serves local and nonlocal populations needs and no changes to the site are proposed to the site that would impede ingress or egress. The existing use is not proposed to change, only slightly expand, and therefore any additional traffic generated would be negligible.

Awning Addition:
The applicant is proposing to install a new 4' awning over the existing door to the main dining room –no other exterior changes are proposed. The awning is proposed to be black, 4' wide and located above the main entry to the restaurant. The commercial design guidelines do not expressly address awnings, but they are an established part of the context of the downtown.

San Carlos Square does not feature any other tenant spaces with awnings and the zoning code and Commercial Design

Guidelines state design treatments within courtyards and buildings should be considered as a consistent whole. While the awning is proposed to be black, the primary color scheme of the building/courtyard is a light tan with green and brown trim elements. That said, the addition of a single awning would not be detrimental to the appearance of the courtyard or building, but is something the commission should take into consideration. Staff has not added any conditions or modification to the approval regarding the installation of the awning, however, the commission may wish to discuss the color, placement, or inclusion of the awning.

Figure 6. Proposed awning.

Business Signage:
Because this would be an expansion of an existing full-line restaurant, no additional exterior sign for the new dining room at the rear would be permitted. However, an interior signage is allowed in accordance with Section 17.40.040 (Interior Signs) and does not require a permit.

Public Correspondence:
Staff has received multiple correspondence letters regarding the project. These letters have been included as Attachment 5 and included in the order in which they were received (oldest to newest). In summary, the letters are primarily in support of the project, in addition to letters objecting to the project and raising concerns regarding the expansion of the use.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project consists of the conversion of an existing commercial space from a retail space to a dining room associated with the adjacent full-line restaurant known as Stationaery also includes alterations to the existing outdoor dining area within the existing courtyard of the property. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Applicant's Written Statement

Attachment 3 - Proposed Project Plans
Attachment 4 - Annotated Floor Plan (Resolution Attachment A – Recommended Floor Plan)
Attachment 5 - Public Correspondence
Attachment 6 - Historic Property Records

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A USE PERMIT (UP 23-384) TO EXPAND SEATING FOR THE EXISTING STATIONAERY RESTAURANT TO ALLOW A TOTAL OF 24 OUTDOOR SEATS LOCATED IN THE EXISTING COURTYARD, AS WELL AS ADDITIONAL SEATING IN AN INDOOR PAVILION LOCATED WITHIN THE INTERIOR OF THE COURTYARD, LOCATED AT CARMEL SQUARE ON THE EAST SIDE OF SAN CARLOS STREET BETWEEN 5TH AND 6TH AVENUES IN THE CENTRAL COMMERCIAL (CC) DISTRICT. APN: 010-132-010-000.

WHEREAS, On December 19, 2023, Adam Jeselnick ("Applicant"), on behalf of the property owner, AGUERO SHOPPES LLC, submitted an application requesting approval of a Use Permit (UP 23-384) described herein ("Application"); and

WHEREAS, the subject business, Stationaery, received an associated Business License approval on April 17, 2018 to operate a full-line restaurant in the former Club Jalapeno space (Unit 11) located within "San Carlos Square" located on the eastside of San Carlos Street between 5th and 6th Avenues; and

WHEREAS, the existing restaurant operates under Use Permit B.A. 82-29 (Resolution 82-34) in addition to UP 21-058. UP 21-058 supplemented the existing Use Permit, B.A. 82-29, and did not supersede or replace it. B.A. 82-29 governs the full-line restaurant use in Unit 11 (primary dining room) and UP 21-058 governs the use of for take-out services incidental to the primary use in Unit 3 (tenant space located immediate west of main dining room and restooms); and

WHEREAS, the applicant is proposing to expand the existing restaurant, "Stationaery", into an adjacent commercial business space (pavilion space located centrally in courtyard) within the "San Carlos Square" site. No net increase in seating is proposed and 14 seats are proposed to be transferred from the main dining room to the pavilion space (49 seats total permitted); and

WHEREAS, the applicant is also proposing to expand the outdoor seating from 4 seats to 24 seats; and

WHEREAS, Full-Line Restaurants are permitted in the Central Commercial CC zoning district upon issuance of a Conditional Use Permit by the Planning Commission (CMC 17.14.030); and

WHEREAS, outdoor seating may be permitted in association with a Full Line Restaurant as outlined in CMC 17.14.040.I.3.g ;

WHEREAS, on March 29, 2024, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on April 10, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the Application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its April 10, 2024 hearing including, without limitation, the staff report submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, attachments and testimony herein above set forth and used their independent judgement to evaluate the Application; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New construction or conversion of small structures and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Conditional Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Findings – CMC 17.64.010 General Findings Required for All Use Permits	**YES**	**NO**
1. The proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits		
1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC 17.58.060) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Findings – CMC 17.58.060 Findings for Design Review Approval	YES	NO
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve a Use Permit to expand seating for the existing Stationaery Restaurant to allow a total of 20 outdoor seats located in the existing courtyard, as well as additional seating in an indoor pavilion located within the interior of the courtyard, located at Carmel Square on the east side of San Carlos Street between 5th and 6th Avenues in the Central Commercial (CC) District (APN: 010-132-010-000) subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval Use Permit (UP 23-384) authorizes: the use of a full-line line restaurant located within San Carlos Square, as shown in Attachment A to this resolution. The business shall operate consistent with the seating plan and business description reviewed by the Planning Commission on April 10, 2024 unless modified by the Conditions of Approval herein.
2.	**Use Permits.** This Use Permit (UP 23-384) supersedes and replaces the existing Use Permit associated with the full-line restaurant (B.A. 82-29 (Resolution 82-34)). The separate Use Permit associated with take-out service for unit 3 (Use Permit UP 21-058 (Resolution 2021-011-PC)) remains in full force and effect.
3.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the Central Commercial (CC) district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.
4.	**Permit Validity - Initiation.** This approval shall be valid for six (6) months from the date of action. An extension to this approval may be granted consistent with Condition of Approval #6.
5.	**Permit Vesting –** This permit shall be considered vested once a new business license has been issued consistent Condition of Approval #29.
6.	**Permit Extension. T**he Planning Commission may grant one extension for approvals originally subject to a public hearing. A request to extend the permit approval must be submitted in writing and the appropriate fees paid prior to expiration of the permit.
7.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission. Prior business license issuance, the applicant shall apply for and obtain a water permit from the Monterey Peninsula Water Management District (MPWMD) for the expanded/amended use(s).
8.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project

	approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
9.	**Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to initiation of this use permit.
	SPECIAL CONDITIONS
10.	**Hours of Operation.** The full line restaurant is permitted to operate between the hours of 8:00 AM and 10:00 PM seven (7) days a week. The hours for outdoor seating shall be 8:00 AM to 9:00 PM. No new customers shall be seated after the specified closing hours.
11.	**Seating.** The full line restaurant is permitted a total of forty (49) interior seats split between tenant spaces the main dining room (Unit 11) and the Pavilion space. No more than 10 seats shall be permitted within the pavilion space. A maximum of twenty-four (24) exterior seats are permitted. All tables and shall be located adjacent to a building wall, or permeant structural element (planter, bench, etc., as depicted in Attachment A) with a minimum 3-foot clear path of travel maintained throughout the courtyard. *The total number of seats (indoor and outdoor) shall be considered a maximum allowed by this use permit and associated water permit, however, the total number of seats may be required to be reduced by the by Building Official or Fire Marshall based on current or future building or fire codes (refer to Condition of Approval #12). Further, all outdoor seating shall be contained within the outdoor seating area as depicted in Attachment A, which may further reduce the total allowable outdoor seating capacity.
12.	**Outdoor Seating Location.** The outdoor seating shall be located in the northeast corner of the courtyard, as depicted in Attachment A to this resolution. The seating shall be located to maintain a clear path of travel through the courtyard without impeding or interfering pedestrian access.
13.	**Exterior Lighting.** No exterior lighting is approved under this application. All existing lighting that is not permanently affixed to the building shall be removed from the site immediately. The business owner (and subsequent business owner's operating under this use permit) may work with Community Planning and Building Department Staff to identify appropriate lighting to be placed on individual tables, or may apply for a separate Design Review Application for the installation of permanent lighting.
14.	**Patio Heating.** Patio/Outdoor seating heating may be provided by use of permanent heaters, as approved by the Community Planning and Building Department. The number and location of heaters shall be approved at the discretion of the Community Planning and Building Director with heater only located on the portions of the building where the use permit for the full-line restaurant is located. Within 60-days of this approval, the applicant shall submit a building permit application for the fixed installation of heaters and all temporary/portable gas heaters shall be removed from the site. No heater shall be installed without appropriate approval from the Community Planning and Building Department.
15.	**Alcohol Sales.** Any sale of alcoholic beverages shall be subordinate to this primary use.
16.	**Prohibitions.** Drive-in, formula, and fast food establishments are prohibited.
17.	**Alcohol Service.** Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.

18.	**Menus.** Customers shall be provided with individual menus while seated at a table or counter.
19.	**Maximum Occupancy.** The maximum seating capacity shall not exceed the standards in the California Building and Fire Codes, the number of seats approved by this Use Permit, or the number of seats permitted by the Monterey Peninsula Water Management District based on water use, whichever is less. In addition to the maximum occupant load, the seating capacity shall be posted on the premises.
20.	**Off-Site Consumption of Food.** Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.
21.	**Trash Storage.** Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. 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. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.
22.	**Restrooms.** At least one restroom shall be available for use by both sexes within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location, and accessibility standards, and shall be available for use by both the employees and patrons of the business.
23.	**Prohibited Food Packaging.** Except as provided in CMC 8.68, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers, or otherwise use in its business any CFC-processed food packaging or polystyrene food packaging. Restaurants shall retain each supplier's written statement for 12 months from the date of receipt of any food packaging from that supplier.
24.	**Disposable Food Packaging.** All restaurants within the City of Carmel-by-the-Sea utilizing disposable food packaging shall exclusively use biodegradable/ compostable or recyclable products. Each restaurant shall maintain written records as detailed in CMC 8.68(A)(2) and (3) evidencing its compliance with this section.
25.	**Single-Use Beverage Straws.** Restaurants shall provide single-use beverage straws only when requested by a customer. Restaurants shall provide single-use disposable to-go utensils only when requested by a customer.
26.	**Disposable Food Service Ware.** All restaurants utilizing any disposable food service ware shall use biodegradable/compostable or recyclable products. Compostable products must be ASTM-certified.
27.	**Nonfood Merchandise.** The sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use.
28.	**Licensing and Inspections.** Prior to commencement of business operation, the applicant/business owner shall be responsible for obtaining any required license amendments, including but not limited to, amendments to the business's ABC License, and approvals from the Monterey County Health Department.
29.	**Business License Amendment.** The business owner currently operating at the site shall amend the existing business license approval for compliance with the this use permit (UP 23-384). All required business license inspections shall be passed prior to issuance of an amended business license.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return it to the Community Planning & Building Department.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of April 10, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

ATTACHMENT A
Resolution 2024-XX-PC
April 10, 2024

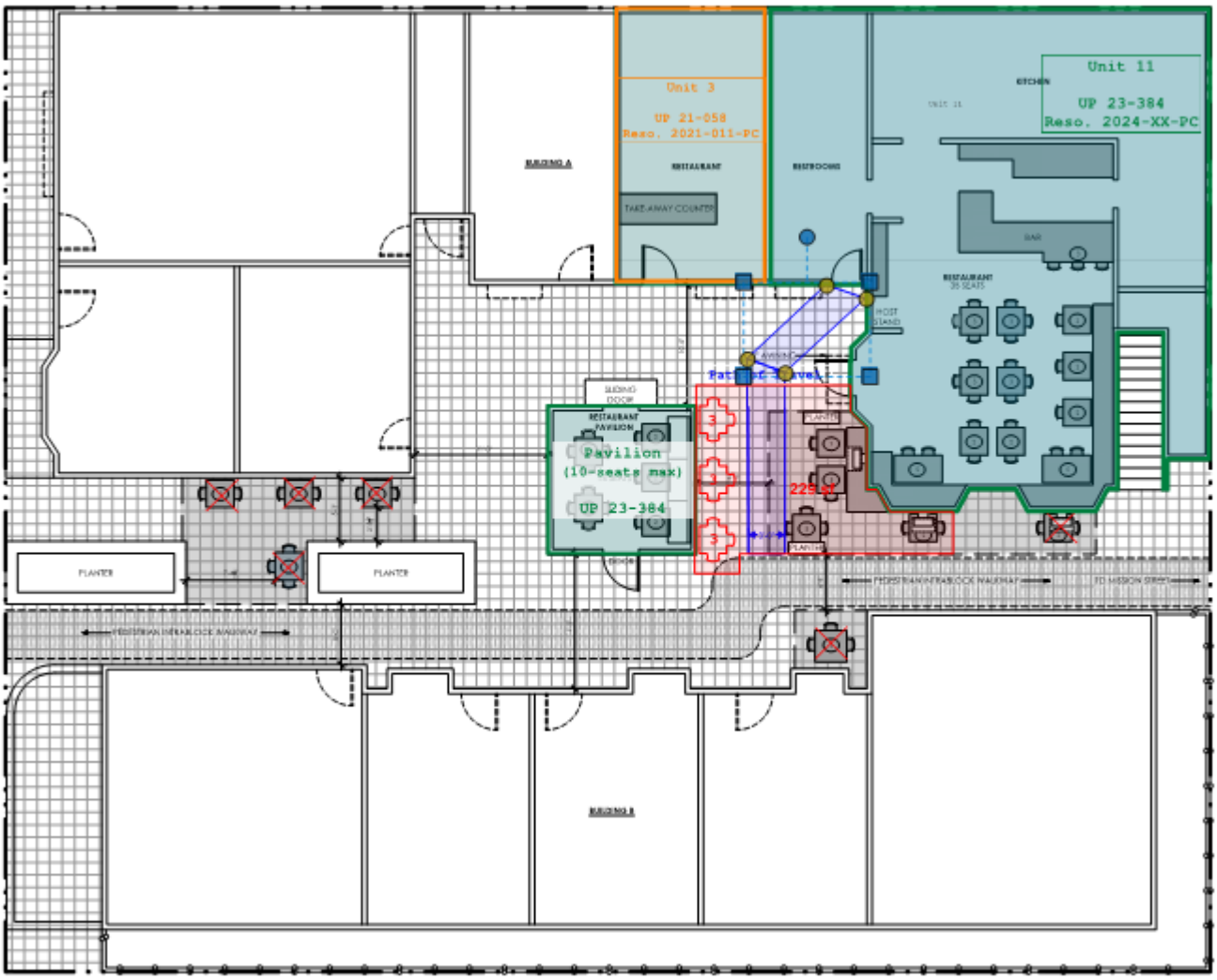


Figure A. Defined outdoor seating area shown in **red**. Required 3'-wide clear path of travel shown in **blue** –path of travel shown for illustrative purpose and may be moved laterally so long as clear pathway is provided through seating area. A maximum of twenty four (24) exterior seats are permitted in accordance with the use permit approval, however, the actual total number of seats may be required to be reduced to comply with area limitations described above (also see Conditions of Approval #11 & #12).

ADAM JESELNICK
ARCHITECT

January 15, 2024

City of Carmel-by-the-Sea
Community Planning and Building Department
Post Office Drawer G
Carmel-by-the-Sea, California 93921

RE: Use Permit Amendment for Stationæry Restaurant

To city Planning Department staff:

Stationæry is a full-line restaurant open since 2018, previously approved under Use Permit B.A. 82-29 (Jack London and Company) and DR 97-01 (Club Jalapeno). Business 18-114 for this restaurant permitted a maximum of 49 seats, while the current interior seating is 34 seats including 3 seats at a bar, plus 4 outdoor seats.

Stationæry provides seasonal, farm-to-table modern California cuisine, with a beverage menu consisting of specialty coffees and teas complimented by a limited, curated selection of wine and beer. Use Permit 21-058 amended the original restaurant permit to include an adjacent space for a take-away counter and a small wares section focused on fine products and gift items. Stationæry has become widely known as a "local's spot", also celebrated by visitors to town. The breakfast, brunch, and lunch menus has expanded to include dinner service.

In response to changing business conditions over the past five years, specifically the growing popularity of the restaurant and the covid-19 pandemic, outdoor seating was gradually added to the interior courtyard as shown on the attached site plan. The current and requested number of outdoor seats for this application is 24, which meet all of the city's regulations for outdoor seating (CMC 17.14.220 D) and MPWMD water district guidelines. All seats are fully contained on private property and do not interfere with pedestrian traffic through the intra-block walkway.

As part of this outdoor seating amendment, the restaurant also wishes to expand their indoor seating to include the small pavilion located at the center of the courtyard, previously used as retail space associated with an existing business located on the same property. The plan includes 14 seats to utilize the entire 49 seats allocated for this restaurant use.

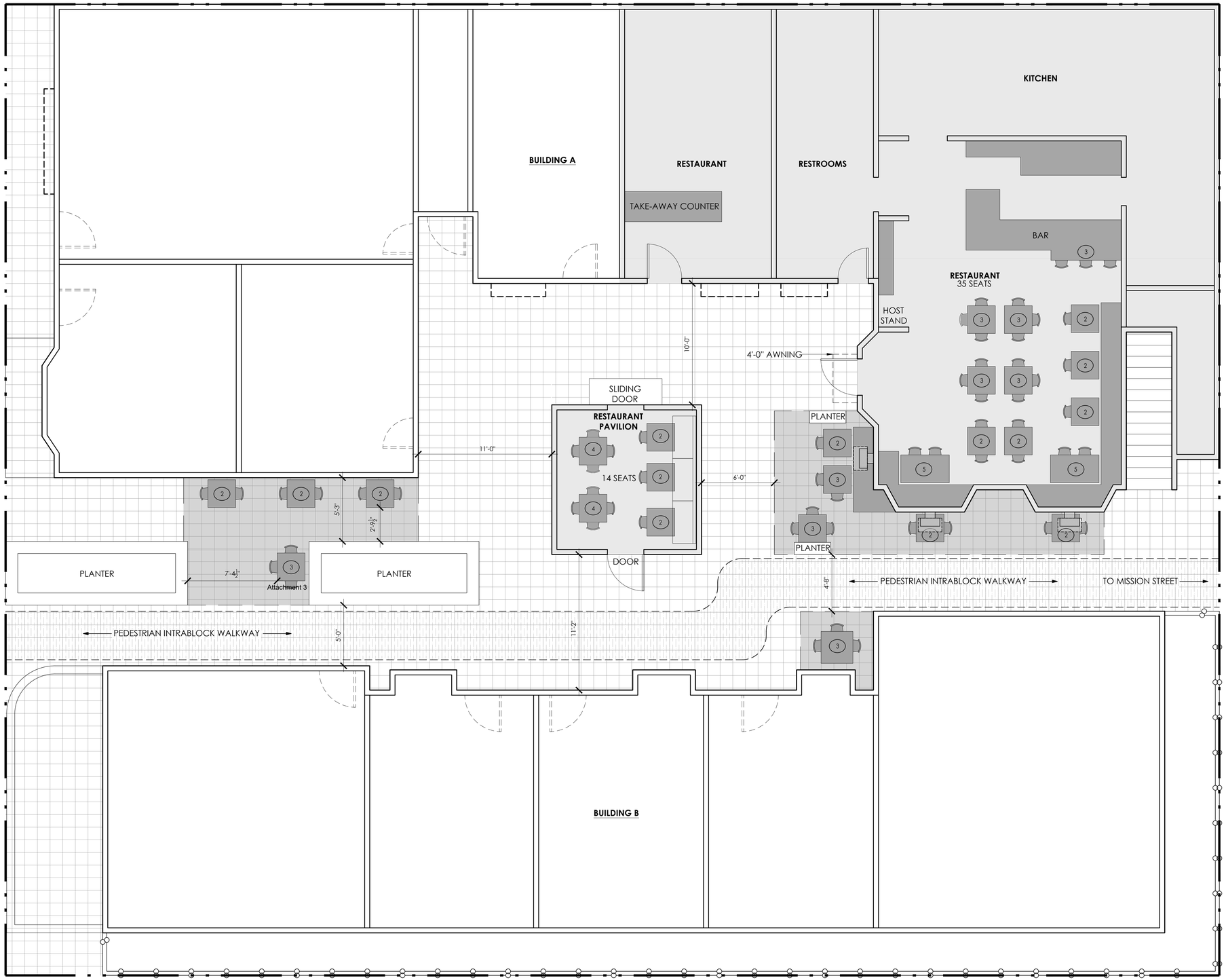
In addition, the plan shows the locations of three (3) new gas Bromic outdoor heaters, installed and mounted to the walls of the existing buildings. Portable outdoor heaters currently in use for outdoor setating in the courtyard will be removed. A new black fabric awning for protection from the rain over the front door is proposed as well. As part of this application, the applicant also wishes to amend their hours of operation from 8 am to 10 pm.

ADAM JESELNICK
ARCHITECT

The attached site plan and specifications provide further information for the city's review and processing of this amendment. If there are any questions, please reach out to me, or to the restaurant owner Anthony Carnazzo, to provide any additional information needed. Thank you for your timely review and assistance.

Sincerely,

Adam Jeselnick AIA
aejarch@gmail.com



1 RESTAURANT SEATING PLAN
SCALE: 1/4" =1'-0"

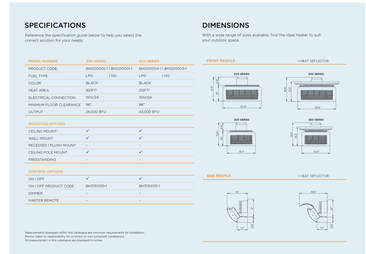
N

1' 2' 4' 8'

THE STATIONÆRY RESTAURANT			
CURRENT USE PERMIT	BA 82-29 · BP 18-114 · UP 21-058		
SAN CARLOS SQUARE	LOT		COURTYARD
	8,000 SF		1,749 SF
OUTDOOR SEATING AREA 359 SF	4,49%		20,52%
SEATING	INDOOR		OUTDOOR
	49 PAX		24 PAX
	RESTAURANT	PAVILION	
	35 PAX	14 PAX	
LEGEND	COURTYARD STATIONÆRY RESTAURANT OUTDOOR SEATING AREA GAS HEATER BROMIC (3ut) TUNGSTEAN SMART-HEAT 300 SERIES+HEAT DEFLECTOR MOUNT TO WALL		

NOTES

1. THE RESTAURANT IS PERMITTED A MAX. OF 49 SEATS INDOORS.
2. PROJECT INCLUDES NEW COURTYARD PAVILION.



2 GAS HEATERS SPECS
N.T.S.

3 PROPOSED AWNING
IDM WORLDWIDE - 4' EBONY TRADITIONAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

THE STATIONÆRY RESTAURANT

EAST SIDE OF SAN CARLOS BETWEEN 5TH AND 6TH
CARMEL-BY-THE-SEA CALIFORNIA 93921

RESTAURANT SEATING PLAN

1/10/2024

1/4" = 1'-0"

A1

ATTACHMENT A
Resolution 2024-XX-PC
April 10, 2024

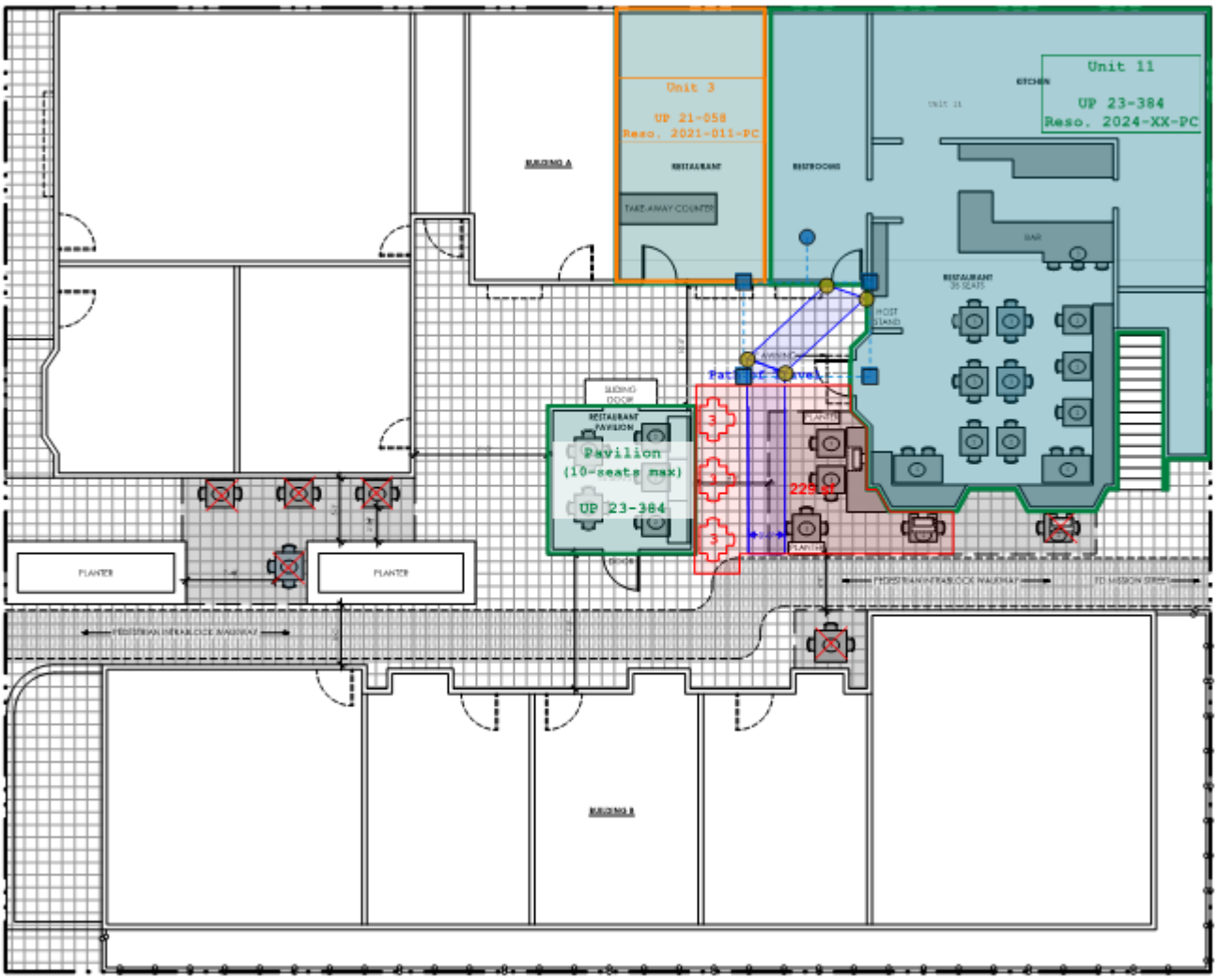


Figure A. Defined outdoor seating area shown in **red**. Required 3'-wide clear path of travel shown in **blue** –path of travel shown for illustrative purpose and may be moved laterally so long as clear pathway is provided through seating area. A maximum of twenty four (24) exterior seats are permitted in accordance with the use permit approval, however, the actual total number of seats may be required to be reduced to comply with area limitations described above (also see Conditions of Approval #11 & #12).

Carmel-
by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

San Carlos Sq./Biason Alley

Philip Rodrigue [redacted] Tue, Jan 30, 2024 at 1:38 PM
To: ekort@ci.carmel.ca.us

Evan,

I talked with Sullivan today at the building dept. desk in an attempt to finally get a handle on the use of public space in San Carlos Square. He suggested that I address a few notes to you in writing as
I understand that Stationaery restaurant has filed an application for outdoor seating.

I have been running a retail business in San Carlos Sq./Biason Alley with my wife since 2015.
When we first moved in Club Jalapeño (the former restaurant) operated with three outdoor tables.
During the pandemic, we and the other neighbors gave every accommodation to Stationaery to use the common outdoor areas for their seating, so as not to see them go out of business.
However this soon became a case of give an inch and some people will take a mile.
To this date they continue to aggressively encroach on just about all the common space afforded to the various tenants.
All requests to remediate the situation have always been met with a smile and concession followed by an immediate recourse to their old habits.
Specifically, egresses to the square are consistently blocked as they seek to maximize their table space whenever they get busy. One side of the entrance on the San Carlos St. side is fully blocked by the addition of gas burners and umbrellas. Customers too often have dogs and/or strollers/high chairs, etc. requiring more space.
Umbrellas, gas burners and signage stanchions constantly litter the public areas.
Additionally the passage way to the side of the restaurant, a natural bottleneck, is also frequently blocked by the addition of said items. Having dogs positioned in this narrow passageway has also on several occasions nearly led to dog fights due to the restrictive space allotted for people to walk through. Again customers often choose to move their seats into the passageway so as to sit next to each other and frequently put strollers and dog blankets down there.
We would respectfully request that this seating plan be closely scrutinized as the practical applications to date have shown no consideration for the apportioning of common space and more specifically other businesses having a clear and unobstructed passageway to their premises. Egress and clear passageway from San Carlos St. to Mission through this popular alleyway is frequently and unnecessarily blocked. As an additional note, from a public safety perspective, I suspect that a required egress of 36” is not being maintained during operational hours.
I would be happy to provide any additional supporting information as to this case and would also refer you to some of our neighbors, who are similarly unhappy as to their treatment but might not consider it worth their time to put pen to paper.

Thank you for your attention and consideration,

Philip Rodrigue
Bee,Bark & Moss
[redacted]

Carmel-
by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Regarding Proposed Action UP 23 384

loes hinse [redacted] Thu, Mar 28, 2024 at 8:01 PM
To: "ekort@ci.carmel.ca.us" <ekort@ci.carmel.ca.us>
Cc: "info@thestationaery.com" <info@thestationaery.com>

To whom it may concern,

This email is in regards to the public notice for the application of additional seating for Stationaery restaurant located at San Carlos Square.

My business is directly located across from Stationaery restaurant. I welcome additional seating both outside the restaurant as well as the pavilion seating. It will be beneficial to all the businesses in the courtyard.

Thank you,
Loes Hinse
Sent from my iPad

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Stationaery Restaurant-UP 23-384

carmelgraeme [redacted] Sun, Mar 31, 2024 at 12:01 PM
To: Evan Kort <ekort@ci.carmel.ca.us>
Cc: "info@THESTATIONAERY.com" <info@thestationaery.com>, "info@thestionaery.com" <info@thestionaery.com>, chris robertson [redacted], Adam Jeselnick [redacted]

The Planning Commission of Carmel-by-the-Sea,

We enthusiastically support the expanded seating for the existing Stationaery Restaurant to allow a total of 24 outdoor seats located in the existing courtyard, as well as additional seating in an indoor pavilion located within the interior of the courtyard, located at Carmel Square (East side of San Carlos between 5th & 6th Avenues: Block 57; Lots 12 & 14; APN:010-132-010-000).

The owners of Stationaery, Alissa & Anthony Carnazzo, operate a outstanding business that clearly adds to the character and ambiance of Carmel-by-the-Sea. In addition, the Carnazzo's have established their business and family as a integral part of Carmel-by-the-Sea.

We encourage you to approve their request as described above.

Graeme & Chris Robertson

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Support for Proposed Action UP23-384 Stationaery Restaurant

Dan Huber [redacted] Sun, Mar 31, 2024 at 12:52 PM
To: ekort@ci.carmel.ca.us
Cc: info@thestationaery.com

Hello Evan, wanted to reach out and let you know that we are very supportive of allowing Stationaery to expand seating in the courtyard and within the courtyard pavilion.

We live in Carmel and have been frequent customers of the restaurant for many years. We recommend it to others often and they also become frequent customers when visiting Carmel. Anthony and his team do a fantastic job of representing the spirit of Carmel, building relationships with locals and visitors alike, while providing great service and wonderful cuisine.

The weekend need for increased capacity is very clear as you await your table and realize that more are being turned away than seated. It is very clear that Stationaery could utilize the space at a far higher level than others and expand the reach of a great representation for downtown.

Thanks for the consideration. Please let me know if you have any questions. Dan

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Stationaery Restaurant UP-23-384

Jill Hackett [redacted] Sun, Mar 31, 2024 at 3:37 PM
To: ekort@ci.carmel.ca.us
Cc: info@thestationaery.com

Evan,

I am a native and local to Carmel and writing to support the use permit for expanded seating outside of the Stationaery Restaurant. A few good things came out of Covid and allowing locals and visitors to enjoy outside spaces while they dine is one of them. I am dedicated to making this town as accessible and enjoyable as possible and this restaurant absolutely needs more outside space.

Thank you for your consideration.

Best,
Jill Larson (Hackett)
[redacted]

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Stationaery Restaurant UP-23-384

Jill Hackett [redacted] Sun, Mar 31, 2024 at 3:37 PM
To: ekort@ci.carmel.ca.us
Cc: info@thestationaery.com

Evan,

I am a native and local to Carmel and writing to support the use permit for expanded seating outside of the Stationaery Restaurant. A few good things came out of Covid and allowing locals and visitors to enjoy outside spaces while they dine is one of them. I am dedicated to making this town as accessible and enjoyable as possible and this restaurant absolutely needs more outside space.

Thank you for your consideration.

Best,
Jill Larson (Hackett)
[redacted]

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

UP 23-384 Proposed Action

Cindy [redacted] Sun, Mar 31, 2024 at 4:02 PM
To: "ekort@ci.carmel.ca.us" <ekort@ci.carmel.ca.us>

To: Evan Kort, Associate Planner and the Planning Commission, City of Carmel-by-the-Sea:

Please approve the Use Permit Amendment for the existing Stationaery Restaurant to allow a total of 24 outdoor courtyard seats as well as additional seating in an outdoor pavilion already existing within the interior courtyard.

As a longtime Carmel resident living within a block and a half of Carmel Square where the restaurant is located I have been so impressed with not only the excellent food and service but also how Stationaery has improved the quality of the neighborhood. It's genuinely a local treasure. Vote YES.

Thank you.
Cindy Onufer

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Permit Amendment (The Stationaery)

Christian San Juan [redacted] Sun, Mar 31, 2024 at 4:39 PM
To: ekort@ci.carmel.ca.us
Cc: info@thestationaery.com

To whom it may concern:

I fully support the use of a Permit Amendment by The Stationaery restaurant. This restaurant is THE town favorite! I operate the business across the street from Stationaery and recommend this hidden gem to each person who walks through our doors. I purchase my coffee every morning from them and I 100% support their willingness to expand. It will only result to more happier people as Anthony and his wonderful crew would be able to accommodate those customers eager to try their food and witness the amazing hospitality.

Best regards,
Christian

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Proposal UP 23-384 Stationaery Restaurant)

DAVID | MIDTOWN SURF SHOP [redacted] Mon, Apr 1, 2024 at 11:07 AM
To: Evan Kort <ekort@ci.carmel.ca.us>
Cc: "info@thestationaery.com" <info@thestationaery.com>

Hi Kevin,

This is David McIntosh, Owner of Midtown Surf Shop at 5th & San Carlos. I am writing to lend my support to Stationaery's proposed permanent expansion, to utilize the existing courtyard and indoor pavilion at Carmel Square.

I hold Stationaery in very high regard and consider it to be one of the village's finest businesses. Customers - both locals and visitors alike - consistently delight in telling me about their dining experiences. Additionally, Stationaery draws a wonderful crowd who often visit the other businesses along San Carlos and I can attest that this has a positive impact on my business as well as others in close proximity to Stationaery.

In light of the positive impact that Stationaery has on their guests and local businesses, I give my full support to their endeavor and hope to see their vision approved. Thanks for your consideration.

Mahalo,

David McIntosh, *CEO*

MIDTOWN SURF + COFFEE
1126 SOQUEL AVE
SANTA CRUZ, CA 95062
[redacted]

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

San Carlos Sq. photos

Philip Rodrigue [redacted] Mon, Apr 1, 2024 at 3:57 PM
To: Evan Kort <ekort@ci.carmel.ca.us>

Evan,

Thank you for taking the time to talk with me again today.
I have attached some photos which show the bottleneck that exists in our alleyway. These photos are all taken on weekdays. On a weekend this blockage becomes unmanageable for all except Stationaery and the alleyway is virtually impassable.
As you will notice, the existence of bay windows and planters outside Sterling Huddleston's office should lead to a reassessment of the necessary width being allocated to the walkway as they have been misrepresented on the plans submitted.
Additionally, entrance to the square from San Carlos St. is consistently congested on weekends as the walkway is restricted to just one side of the planters.

Philip Rodrigue
Bee,Bark & Moss
[redacted]

8 attachments

IMG_3302.jpg
179K

IMG_3304.jpg
193K

IMG_4246.jpg
229K

IMG_3323.jpg
193K

IMG_3326.jpg
243K

IMG_3329.jpg
153K

IMG_3330.jpg
247K

IMG_3338.jpg
228K

LINE
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WAY

LINE
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WAY

STERLING-HUDDLESON

THIS
WAY

STERLING-HUDDLESON
ARCHITECTURE

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Stationaery application support

geoff.perfect(redacted) Tue, Apr 2, 2024 at 2:55 PM
To: ekort@ci.carmel.ca.us
Cc: Cher Perfect (redacted) Anthony and Alissa <info@thestationaery.com>

Hi Evan,

Hope you are well!

My wife and I wanted to send in our support for the upcoming hearing for Stationaey's request for both outdoor seating and the use of the glass structure immediately in front of their restaurant.

Over the last year, we have come to better know Anthony and Alissa and the wonderful contributions they are making to Carmel. Their commitment to the broader community, to the Carmel food scene, and to supporting all the neighborhood businesses is exactly what makes them such inspiring owners and makes them amazing guardians of the Carmel spirit. Their deep multi-generational roots in Monterey and Salinas is a testament to how it is possible to make a successful livelihood and bring their family up in this little pocket of paradise.

Living only a few blocks away from Stationaery it has become our local 'go to' restaurant. Every time we are there (which is often!), we are struck by the warmth Anthony and Alissa extend to all their guests. I certainly imagine everyone who eats there leaves with happy full belly and a hugely positive feeling of their experience.

And it is for these reasons, we would love for Anthony and Alissa to welcome more guests and wholeheartedly support their application.

Many thanks,
Geoff and Cheryl Perfect

Sent from my iPhone
(redacted)

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Use Permit Amendment: UP 23-384 Stationaery Restaurant

Merri Rawski [redacted] Wed, Apr 3, 2024 at 9:07 AM
To: ekort@ci.carmel.ca.us
Cc: Alissa and Anthony Carnazzo <info@thestationaery.com>, Mark Lye [redacted] Jon Rawski [redacted]

April 3, 2024

Evan Kort – Associate Planner City of Carmel-by-the-Sea

Dear Mr. Kort:

RE: Use Permit Amendment: UP 23-384 (Stationaery Restaurant)

I am writing in support of Anthony & Alissa Carnazzos application to improve the "glass house" in the middle of San Carlos Square as part of their exceptional restaurant Stationaery. We are the property managers for the owner of the mall and the business is more than impressive. We feel the City of Carmel should offer their unconditional support to this improvement.

Stationaery's owners exemplify the quality of an excellent restaurateur for so many reasons. They are 100% dedicated to City of Carmel and fellow businesses in the area. They source from local vendors & nearby farms to support the community. He proudly incorporates fresh and seasonal foods to his menu, lending to the most delicious creations and meals where the quality is evident.

The local support of the consumers is apparent by the patrons and customers who frequent the restaurant. Anthony is a present business owner, very "hands on" with relationships that span to locals as well as welcoming vacationers from near and far. This cannot be missed if you dine at Stationaery watching the excellent staff lead by Anthony's interactions and friendly demeanor. I know the plans for the space will exceed our expectations

For these reasons, I strongly support this use permit amendment. Thank you!

Sincerely,

Merri

Merri Pontar-Rawski

CA DRE #01214132

PONTAR REAL ESTATE

12 Geary Street, Suite 506

San Francisco CA 94108

[redacted]

www.pontarrealestate.com

Carmel-
by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

proposed action: UP23-384 Stationaery

Taira Hustedt [redacted] Thu, Apr 4, 2024 at 12:07 PM
To: "ekort@ci.carmel.ca.us" <ekort@ci.carmel.ca.us>, "info@thestationaery.com" <info@thestationaery.com>

Dear Evan,

I am writing to express my support for Stationaery's permit for additional seating in the courtyard pavilion. I co-own a retail store on Mission street, Tejido Collective. As a business owner, having Stationery as our neighbor has been a positive experience. They bring great customer traffic to our street that otherwise may not be there. I am for their expansion and believe it can only help improve business for all of their neighbors. I am happy to address any other concerns. Please feel free to reach out to me. Thank you for your time.

Warmly,
Taira Hustedt
Co-Owner - TEJIDO Collective
[redacted]
@tejidocollective
tejidocollective.com

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Proposed Action: UP 23-384 (Stationaery Restaurant)

Patrick Stafford [redacted] Thu, Apr 4, 2024 at 12:53 PM
To: Evan Kort <ekort@ci.carmel.ca.us>, Alissa and Anthony Carnazzo [redacted] Jakub Kacprzynski [redacted]

Hi Evan. I'm emailing to give my support of Stationaery Restauran's Use Permit Amendment request, which would add additional outdoor seating and seating in the indoor pavilion located in the courtyard. We are avid patrons of the restaurant and love the outdoor seating environment and look forward to the opportunity to dine within the pavilion.

--

Patrick Stafford

Owner / Partner
DRE #01857243

[redacted]

www.mahoneycommercial.com
501 Abrego St. | Monterey, CA 93940

A picture containing drawing Description automatically generated

MAHONEY & ASSOCIATES
COMMERCIAL REAL ESTATE

image001.png
7K

Carmel-
by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Proposed Action: UP 23-384 - Stationaery Restaurant

Monica Graham [redacted] Thu, Mar 28, 2024 at 12:17 PM
To: Evan Kort <ekort@ci.carmel.ca.us>, info@thestationaery.com

Dear Evan and To Whom it May Concern,

I have been a loyal patron of Stationaery since they opened. I am also a local business owner across the street from the restaurant.

Since I cannot attend the meeting in person on April 10th, I am emailing you.
I am a huge proponent of their proposal for additional outdoor seating. I not only would appreciate more seats available but also thoroughly enjoy sitting outside on a nice day. Their aesthetic is so classy, food delicious and the top 3 restaurants in our town.

I am in favor of this proposal.

Warm regards,
Monica Graham and Neil Graham

Monica Graham Fine Art
Ph: [redacted]

Help us on Yelp Yelp
Follow us on Instagram Instagram

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(408)624-6835 OFFICE
(408)624-4057 FAX

26 February 1998

Ms. Ann Beckett
Post Office Box 4302
Carmel, CA 93921

Re: DR 97-01
Club Jalepeno
E/s San Carlos between 5th and 6th
Block 57, Lot 12

Dear Ms. Beckett:

At its meeting of 25 February 1998, the Planning Commission approved your application for changes to the exterior facade of an existing building as follows:

Outdoor Seating – limited to seven seats as indicated on the site plan. The hours of the outdoor seating area shall be limited to 11:30 a.m. to 9:00 p.m. No additional outdoor seating is permitted.

Awning – limited to 13' x 5 ½' in size with no signage.

Heater – the proposed heater is not permitted.

This decision may be appealed to the City Council within five working days of the action. If you have any questions or require additional information, please call the office at 624-6835.

Sincerely,

Karen Worthington

Karen Worthington
Planning Services Coordinator

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(831)620-2010 OFFICE
(831)620-2014 FAX

29 November 1999

Ms. Barbara Smith
P.O. Box 22123
Carmel, CA 93921

SUBJECT: BLOCK 57 LOT 12, San Carlos Square (Previously "The Mall")

Dear Barbara:

As we discussed this morning, on 26 February 1999 the City of Carmel-by-the-Sea approved an outdoor seating/awning and landscaping plan for the courtyard outside of Club Jalepeno. Landscaping was incorporated into the design of the outdoor seating area to provide a sense of enclosure. I have recently noticed that the potted plants have been moved to other locations within the courtyard. As the representative to the property owner, please ensure that the plants remain in their approved location. I have enclosed a map of the location of the plants for your information.

If you have any questions, please do not hesitate to call me at (831) 620-2010.

Sincerely,

Mary Bilse

Mary Bilse
Associate Planner

B.A. 82-29 49 interior seats 4 outdoor seats Attachment 6
Hours 11:30 a.m - 10:00 p.m. inside (9:00 p.m. outside)

Club Jalapeno

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

BLOCK: 57 LOT: 12 and 14

MEETING DATE: 25 February 1998

FIRST HEARING X CONTINUED FROM:

ITEM NO: DR 97-01

OWNER: Ed Johnson (Club Jalepeno)
STREAMLINING DEADLINE: 3/24/98

SUBJECT:

Consideration of a commercial design review application for exterior changes to an existing building.

ENVIRONMENTAL REVIEW: Exempt

LOCATION:

E/s San Carlos between 5th and 6th

ZONING:

CC

ISSUES:

1. Do the proposed changes comply with the General Design Regulations for the Central Commercial District (17.12.085)?

2. Does the application comply with Municipal Code Chapter 17.12.086 related to exterior seating area?

OPTIONS:

1. Approve the application as submitted with conditions.
2. Approve the application with revisions and conditions.
3. Continue the application with a request for resubmittal.
4. Deny the application.

RECOMMENDATION:

Option #2

ATTACHMENTS:

1. Staff Report dated 25 February 1998
2. Application Materials

STAFF CONTACT: Mary Bilse, Assistant Planner

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

STAFF REPORT

TO: CHAIRMAN WHITAKER AND PLANNING COMMISSIONERS

FROM: MARY BILSE, ASSISTANT PLANNER

DATE: 25 FEBRUARY 1998

SUBJECT: DR 97-01/ ED JOHNSON / CLUB JALEPENO
BLOCK 57, LOT 12,14
E/S SAN CARLOS BETWEEN 5TH AND 6TH

I. SUMMARY RECOMMENDATION

1. Approve the proposed exterior design changes and revised seating plan subject to the following conditions:

   a. The applicant shall obtain a building permit prior to commencing construction of the exterior changes.

   b. The outdoor seating shall be limited to four (4) seats located adjacent to the existing bench. No seating shall be permitted along the south wall or southwest corner of the building to minimize the impact on pedestrian flow. The hours of the outdoor seating area shall be limited to 11:30 a.m. to 9:00 p.m.

   c. The awning shall be limited to 13' x 4' in size and shall not extend in length beyond the line of the menu box adjacent to the southern wall of the building. No signage shall be placed on the awning.

   d. The temporary market umbrella shall be removed from the site when the awning is constructed.

2. Deny the proposed outdoor natural gas heater due to its prominent location and safety hazard with restaurant patrons.

II. PROJECT DESCRIPTION

On 17 October 1997, the applicant submitted a design review application for exterior changes to the south and west elevation of an existing restaurant located within "The Mall" courtyard on the east side of San Carlos Street between Fifth and Sixth Avenues.

The proposed changes include a new 14'-6"' x 7' dark green canvas roll-out awning and one outdoor gas wall heater attached to the west elevation wall for the purpose of heating the outdoor seating area. The proposed heater would be black and placed under the proposed awning. Additionally, seven outdoor seats are proposed adjacent to the west and south elevations. Seven seats are proposed to be added to the area adjacent to the existing bench as well as under the southwest bay window. Landscaping is proposed to be added to the outdoor seating area and includes two 24" pots with tall shrubs, two trellised bougainvilleas, and one 6'x18" deep arched trellis with potato vine over the table at the southwest bay window.

Because the applicant does not propose to construct the awning immediately (approximately six months), the applicant is also requesting permission to temporarily install one six foot (6') forest green umbrella on the southwest corner of the restaurant adjacent to the redwood bench until the awning is constructed.

III. STAFF REVIEW

Municipal Code Section 17.12.085 establishes the General Design Regulations for the Central Commercial (CC) Land Use District. These design standards encourage modifications to be compatible with the architectural character of the existing structure and surrounding structures. Modifications which are uncomplimentary to an existing structure are discouraged.

Awning: "The Mall" courtyard has a uniform design theme. All of the stores have a creme/hunter green color scheme. Although awnings are not located within the courtyard, the proposed awning will be partially seen from the public right-of-way and appears to be compatible in design and color with the business frontage and surroundings. Because the awning is proposed to extend seven feet (7') from the storefront, staff is concerned that the scale of the awning is too large and will protrude too far into the courtyard.

Staff recommends that the awning be limited to 13' x 4' in size and not extend in length beyond the line of the menu box adjacent to the southern wall of the building.

The temporary forest green umbrella appears to be compatible in design, color and scale with the business frontage and surroundings. Therefore, staff recommends that it be permitted as a temporary element until the awning is actually constructed.

Heater: The proposed outdoor heater will be attached to the west elevation wall for the purpose of heating the outdoor seating area. Because the proposed gas heater is required by the Fire Code to be placed at least three feet below the awning, the heater would be placed in a prominent location in the center of the wall which would pose a safety hazard to patrons seated at the proposed outdoor seats along the bench. Staff does not recommend approval of the heater.

Outdoor Seating: General Plan Policy P1-70 encourages outdoor eating areas that are in character with the design of the commercial district, do not adversely impact adjacent residential land uses, interfere with pedestrian or vehicular circulation, or result in a net increase in the amount of restaurant seating.

The City's Municipal Code (Section 17.12.086) contains design regulations for exterior seating areas to implement this policy. The following analysis compares the exterior seating area with these regulations.

Guideline A: Does not result in a net increase in seating capacity.

Response: This proposal will not result in an increase in seating capacity. Existing seats inside the restaurant include 37 seats. Seven (7) seats are proposed in the outdoor seating area. The restaurant is permitted to have 48 seats. Proposed outdoor seating does not result in an increase in seating capacity.

Guideline B: Does not occupy more than ten percent (10%) of the required open space on any site nor decrease open space on sites that are nonconforming with regard to open space.

Response: The proposed seating area is located in "The Mall" courtyard. Proposed seating comprises less than 2% of the required open space area.

Guideline C: The area in which the seating is proposed shall be fully contained on private property and shall not interfere with automobile or pedestrian traffic on any public right of way or through any intrablock walkway.

Response: The seating area is located within "The Mall" courtyard. Staff is concerned that the two seats proposed along the south wall and the one seat proposed at the southwest corner of the building would interfere with pedestrian circulation through the courtyard because the area is narrow. This area is currently only 6'-10" wide from the bay window to the planter. With two tables located along the south wall and one table on the southwest corner, the required 5 feet of access between buildings for pedestrians and wheelchairs required by the Uniform Building Code would not be met. Therefore, outdoor seating along the south wall and southwest corner does not provide a wide enough area to allow outdoor seating and is not recommended by staff because it has the potential to interrupt pedestrian flow in this courtyard.

The four seats proposed south of the front entrance along the existing bench do not impede with pedestrian flow and appears to be acceptable for outdoor seating.

Guideline D: The seating areas shall be demarked by landscaping or other site features to clearly define the outer boundaries of the seating area. The boundaries shall be established to preserve a sense of openness and ease of access for pedestrian traffic within the vicinity.

Response: Landscaping was incorporated into the design of the outdoor seating area to provide a sense of enclosure which the City encourages. The applicant's proposal defines the boundaries of the seating area with large planters (24" pots) and a 6' wide trellis. The planters will be landscaped with potato vines and bougainvilleas.

Guideline E: Outdoor seating areas which allow visual contact and incidental communication between patrons and passersby are encouraged.

Response: Passersby view the exterior seating area which allows for visual contact. With the new planters at the outer boundary of the seating area, the communication between patrons and passersby will remain incidental.

Guideline F: Physical structures that enhance comfort (i.e. heaters) shall be shielded from view from the public right-of-way and from intrablock walkways or shall be designed to be architecturally compatible with the village character.

Response: Because the proposed gas heater is required by the Fire Code to be placed at least three feet below the awning, the heater would be placed in a prominent location in the center of the wall which would pose a safety hazard to patrons seated at the proposed outdoor seats along the bench. Staff does not recommend approval of the heater.

Guideline G: Hours of service to outside seating areas shall be regulated and monitored to prevent impacts on uses in the vicinity.

Response: The applicant proposes to provide the same hours of service as the interior of the restaurant, 11:30 a.m. to 10:00 p.m. Because residential units are located in close proximity to the courtyard, staff recommends that the hours of the outdoor seating area be limited to 11:30 a.m. to 9:00 p.m..

VI. STAFF RECOMMENDATION

Approve the proposed exterior design changes subject to the following conditions:

1. Approve the proposed exterior design changes and revised seating plan subject to the following conditions:

    a. The applicant shall obtain a building permit prior to commencing construction of the exterior changes.

    b. The outdoor seating shall be limited to four (4) seats located adjacent to the existing bench. No seating shall be permitted along the south wall or southwest corner of the building to minimize the impact on pedestrian flow. The hours of the outdoor seating area shall be limited to 11:30 a.m. to 9:00 p.m.

c. The awning shall be limited to 13' x 4' in size and shall not extend in length beyond the line of the menu box adjacent to the southern wall of the building. No signage shall be placed on the awning.

d. The temporary market umbrella shall be removed from the site when the awning is constructed.

2. Deny the proposed outdoor natural gas heater due to its prominent location and safety hazard with restaurant patrons.

Attachment 6

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(408)624-6835 OFFICE
(408)624-4057 FAX

5 January 1998

Ms. Ann Beckett
P.O. Box 4302
Carmel, CA 93921

RE: Club Jalepeno Commercial Design Review Application DR 97-01

Dear Ann:

Per my letter dated 3 November 1997, your application for commercial design review submitted on 7 October 1997 was logged in by this Department. The purpose of this letter is to inform you of any information that is incomplete in your application.

The **first step** in the design study process is a preliminary review of the application by the staff. This step was complete as stated in the previous letter dated 3 November 1997. From the staff's review, the following information is required before your application will be considered complete:

1. Provide an interior seating plan indicating the number of seats. The Certificate of Compliance for Club Jalapeno filed in our office indicates an interior seating plan of 49 seats (including 9 seats at the bar).

2. Provide an existing site plan which shows all property lines, outlines of existing structures, walkways, landscaped areas, windows and entryways. Outdoor seating shall not occupy more than 10% of the required open space on any site.

3. Indicate if the seating area will be demarked by landscaping to clearly define the outer boundaries of the seating area.

4. Indicate if any physical structures that enhance comfort (i.e. heaters) are proposed.

5. Provide the hours of service to outside seating areas.

6. Provide a sample of the awning fabric which identifies the color and the material.

7. Provide reductions of each plan on 8 ½ x 11" paper.

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(408)624-6835 OFFICE
(408)624-4057 FAX

26 February 1998

Ms. Ann Beckett
Post Office Box 4302
Carmel, CA 93921

Re: DR 97-01
Club Jalepeno
E/s San Carlos between 5th and 6th
Block 57, Lot 12

Wendy Miller 626 1997 - C.J. Toots - owner/manager

Dear Ms. Beckett:

At its meeting of 25 February 1998, the Planning Commission approved your application for changes to the exterior facade of an existing building as follows:

Outdoor Seating – limited to seven seats as indicated on the site plan. The hours of the outdoor seating area shall be limited to 11:30 a.m. to 9:00 p.m. No additional outdoor seating is permitted.

Awning – limited to 13' x 5 ½' in size with no signage.

Heater – the proposed heater is not permitted.

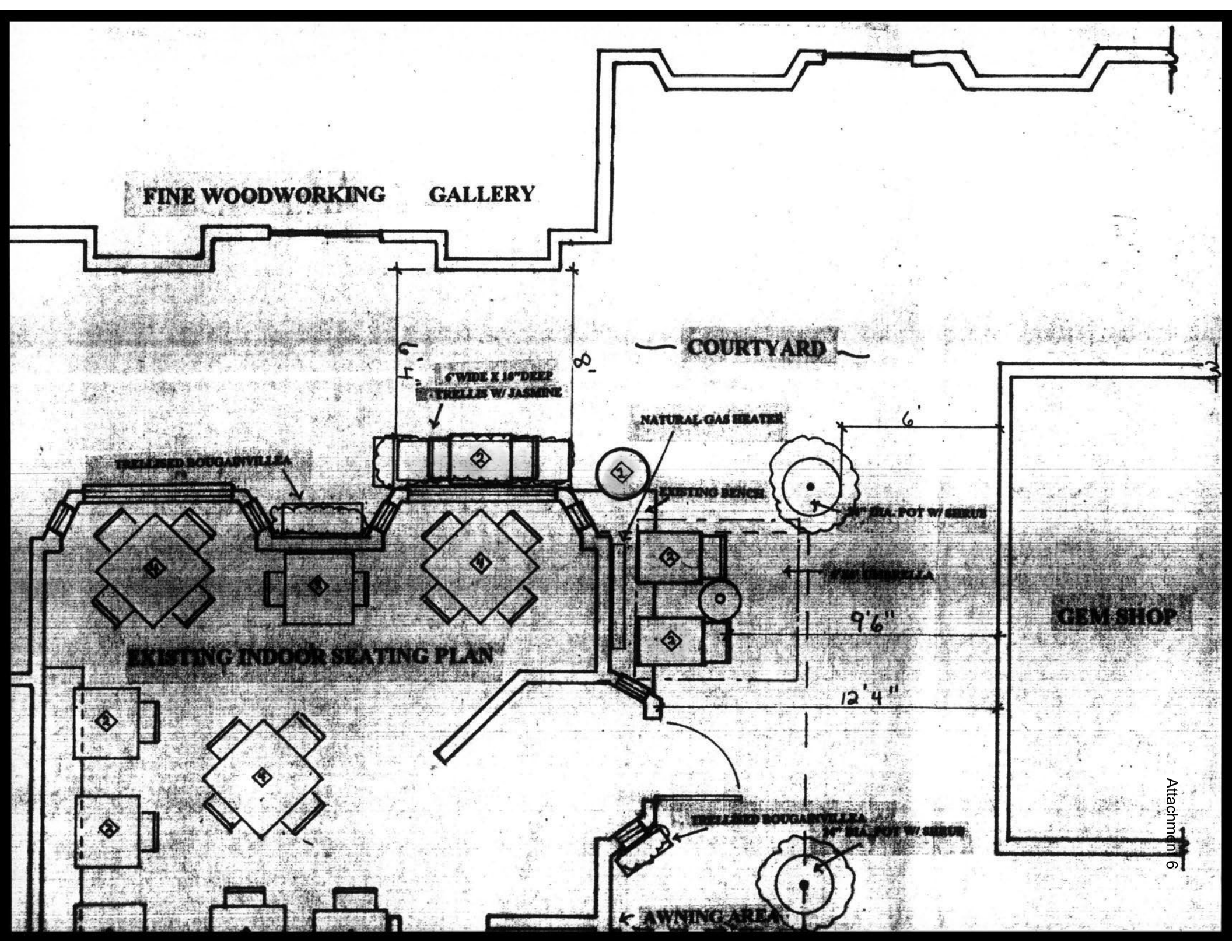
This decision may be appealed to the City Council within five working days of the action. If you have any questions or require additional information, please call the office at 624-6835.

12-8 - spoke w/ Wendy - will fix seating

Sincerely,

Karen Worthington
Planning Services Coordinator

Entire
packet
+ photos



Attachment 6

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

BLOCK: 57 LOT: 12 and 14

MEETING DATE: 25 February 1998

FIRST HEARING X CONTINUED FROM:

ITEM NO: DR 97-01

OWNER: Ed Johnson (Club Jalepeno)
STREAMLINING DEADLINE: 3/24/98

SUBJECT:

Consideration of a commercial design review application for exterior changes to an existing building.

ENVIRONMENTAL REVIEW: Exempt

LOCATION:

E/s San Carlos between 5th and 6th

ZONING:

CC

ISSUES:

1. Do the proposed changes comply with the General Design Regulations for the Central Commercial District (17.12.085)?

2. Does the application comply with Municipal Code Chapter 17.12.086 related to exterior seating area?

OPTIONS:

1. Approve the application as submitted with conditions.
2. Approve the application with revisions and conditions.
3. Continue the application with a request for resubmittal.
4. Deny the application.

Ann Beckett

RECOMMENDATION:

Option #2

ATTACHMENTS:

1. Staff Report dated 25 February 1998
2. Application Materials

STAFF CONTACT: Mary Bilse, Assistant Planner

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

STAFF REPORT

TO: CHAIRMAN WHITAKER AND PLANNING COMMISSIONERS

FROM: MARY BILSE, ASSISTANT PLANNER

DATE: 25 FEBRUARY 1998

SUBJECT: DR 97-01/ ED JOHNSON / CLUB JALEPENO
BLOCK 57, LOT 12,14
E/S SAN CARLOS BETWEEN 5TH AND 6TH

I. SUMMARY RECOMMENDATION

1. Approve the proposed exterior design changes and revised seating plan subject to the following conditions:

   a. The applicant shall obtain a building permit prior to commencing construction of the exterior changes.

   b. The outdoor seating shall be limited to four (4) seats located adjacent to the existing bench. No seating shall be permitted along the south wall or southwest corner of the building to minimize the impact on pedestrian flow. The hours of the outdoor seating area shall be limited to 11:30 a.m. to 9:00 p.m.

   c. The awning shall be limited to 13' x 4' in size and shall not extend in length beyond the line of the menu box adjacent to the southern wall of the building. No signage shall be placed on the awning.

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2. Deny the proposed outdoor natural gas heater due to its prominent location and safety hazard with restaurant patrons.

II. PROJECT DESCRIPTION

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The proposed changes include a new 14'-6"' x 7' dark green canvas roll-out awning and one outdoor gas wall heater attached to the west elevation wall for the purpose of heating the outdoor seating area. The proposed heater would be black and placed under the proposed awning. Additionally, seven outdoor seats are proposed adjacent to the west and south elevations. Seven seats are proposed to be added to the area adjacent to the existing bench as well as under the southwest bay window. Landscaping is proposed to be added to the outdoor seating area and includes two 24" pots with tall shrubs, two trellised bougainvilleas, and one 6'x18" deep arched trellis with potato vine over the table at the southwest bay window.

Because the applicant does not propose to construct the awning immediately (approximately six months), the applicant is also requesting permission to temporarily install one six foot (6') forest green umbrella on the southwest corner of the restaurant adjacent to the redwood bench until the awning is constructed.

III. STAFF REVIEW

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Awning: "The Mall" courtyard has a uniform design theme. All of the stores have a creme/hunter green color scheme. Although awnings are not located within the courtyard, the proposed awning will be partially seen from the public right-of-way and appears to be compatible in design and color with the business frontage and surroundings. Because the awning is proposed to extend seven feet (7') from the storefront, staff is concerned that the scale of the awning is too large and will protrude too far into the courtyard.

Staff recommends that the awning be limited to 13' x 4' in size and not extend in length beyond the line of the menu box adjacent to the southern wall of the building.

The temporary forest green umbrella appears to be compatible in design, color and scale with the business frontage and surroundings. Therefore, staff recommends that it be permitted as a temporary element until the awning is actually constructed.

Heater: The proposed outdoor heater will be attached to the west elevation wall for the purpose of heating the outdoor seating area. Because the proposed gas heater is required by the Fire Code to be placed at least three feet below the awning, the heater would be placed in a prominent location in the center of the wall which would pose a safety hazard to patrons seated at the proposed outdoor seats along the bench. Staff does not recommend approval of the heater.

Outdoor Seating: General Plan Policy P1-70 encourages outdoor eating areas that are in character with the design of the commercial district, do not adversely impact adjacent residential land uses, interfere with pedestrian or vehicular circulation, or result in a net increase in the amount of restaurant seating.

The City's Municipal Code (Section 17.12.086) contains design regulations for exterior seating areas to implement this policy. The following analysis compares the exterior seating area with these regulations.

Guideline A: Does not result in a net increase in seating capacity.

Response: This proposal will not result in an increase in seating capacity. Existing seats inside the restaurant include 37 seats. Seven (7) seats are proposed in the outdoor seating area. The restaurant is permitted to have 48 seats. Proposed outdoor seating does not result in an increase in seating capacity.

Guideline B: Does not occupy more than ten percent (10%) of the required open space on any site nor decrease open space on sites that are nonconforming with regard to open space.

Response: The proposed seating area is located in "The Mall" courtyard. Proposed seating comprises less than 2% of the required open space area.

Guideline C: The area in which the seating is proposed shall be fully contained on private property and shall not interfere with automobile or pedestrian traffic on any public right of way or through any intrablock walkway.

Response: The seating area is located within "The Mall" courtyard. Staff is concerned that the two seats proposed along the south wall and the one seat proposed at the southwest corner of the building would interfere with pedestrian circulation through the courtyard because the area is narrow. This area is currently only 6'-10" wide from the bay window to the planter. With two tables located along the south wall and one table on the southwest corner, the required 5 feet of access between buildings for pedestrians and wheelchairs required by the Uniform Building Code would not be met. Therefore, outdoor seating along the south wall and southwest corner does not provide a wide enough area to allow outdoor seating and is not recommended by staff because it has the potential to interrupt pedestrian flow in this courtyard.

The four seats proposed south of the front entrance along the existing bench do not impede with pedestrian flow and appears to be acceptable for outdoor seating.

Guideline D: The seating areas shall be demarked by landscaping or other site features to clearly define the outer boundaries of the seating area. The boundaries shall be established to preserve a sense of openness and ease of access for pedestrian traffic within the vicinity.

Response: Landscaping was incorporated into the design of the outdoor seating area to provide a sense of enclosure which the City encourages. The applicant's proposal defines the boundaries of the seating area with large planters (24" pots) and a 6' wide trellis. The planters will be landscaped with potato vines and bougainvilleas.

Guideline E: Outdoor seating areas which allow visual contact and incidental communication between patrons and passersby are encouraged.

Response: Passersby view the exterior seating area which allows for visual contact. With the new planters at the outer boundary of the seating area, the communication between patrons and passersby will remain incidental.

Guideline F: Physical structures that enhance comfort (i.e. heaters) shall be shielded from view from the public right-of-way and from intrablock walkways or shall be designed to be architecturally compatible with the village character.

Response: Because the proposed gas heater is required by the Fire Code to be placed at least three feet below the awning, the heater would be placed in a prominent location in the center of the wall which would pose a safety hazard to patrons seated at the proposed outdoor seats along the bench. Staff does not recommend approval of the heater.

Guideline G: Hours of service to outside seating areas shall be regulated and monitored to prevent impacts on uses in the vicinity.

Response: The applicant proposes to provide the same hours of service as the interior of the restaurant, 11:30 a.m. to 10:00 p.m. Because residential units are located in close proximity to the courtyard, staff recommends that the hours of the outdoor seating area be limited to 11:30 a.m. to 9:00 p.m..

VI. STAFF RECOMMENDATION

Approve the proposed exterior design changes subject to the following conditions:

1. Approve the proposed exterior design changes and revised seating plan subject to the following conditions:

    a. The applicant shall obtain a building permit prior to commencing construction of the exterior changes.

    b. The outdoor seating shall be limited to four (4) seats located adjacent to the existing bench. No seating shall be permitted along the south wall or southwest corner of the building to minimize the impact on pedestrian flow. The hours of the outdoor seating area shall be limited to 11:30 a.m. to 9:00 p.m.

c. The awning shall be limited to 13' x 4' in size and shall not extend in length beyond the line of the menu box adjacent to the southern wall of the building. No signage shall be placed on the awning.

d. The temporary market umbrella shall be removed from the site when the awning is constructed.

2. Deny the proposed outdoor natural gas heater due to its prominent location and safety hazard with restaurant patrons.

DESIGNER: ANN BECKETT
P.O.BOX 4302
CARMEL, CALIFORNIA
93921 (408) 624-8527

69

CLUB JALEPENO

OUTSIDE DINING AND AWNING ADDITION
EAST SIDE OF SAN CARLOS, NORTH OF FIFTH
CARMEL-BY-THE-SEA, CALIFORNIA
93921

NOTES:

1) IN WINDOW OWNED WISHED TO ADD OUTDOOR SEATING, FOR 7
PEOPLE, THE TOTAL SEATING AREA WOULD BE 7 FEET BY 10 FEET.
THE RESTAURANT AT PRESENT HAS FIVE TABLES AND SEATS FOR 17
PEOPLE. BY ADDING 7 SEATS OUTDOORS AT AREA OF EXISTING
BENCH SEAT AND UNDER SOUTHWEST BAY WINDOW. THE TOTAL
SEATING FOR THE RESTAURANT WOULD INCREASE TO 24. THIS IS FIVE 7 FEET
UNDER THE PERMITTED ALLOWANCE TO 24. THIS IS FIVE 7 FEET
OUTDOOR AREA WOULD BE THE SAME AS THE INDOOR SEATING.
THESE SEATS ARE FROM FLOWING TO SHOPS.

2) IN OWNER OWNED ALSO WISHED TO ADD 7 X 14'6" DARK GREEN
CANVAS ROLL-UP AWNING, TO THE WEST SIDE OF THE RESTAURANT
IN THE NOT TOO DISTANT FUTURE. IN THE INTERIM, OPENED WISHED
TO USE A 9'6" X 9' MARKET UMBRELLA.

3) OWNER WISHED TO ATTACH A 8'6" X 8'6" 6FT-HIGH SFT. NATURAL CAN
IMPLEMENT HEATER TO WEST WALL, SEPARATE THE AWNING AFTER
AWNING IS INSTALLED.

4) LANDSCAPING WILL BE ADDED TO OUTDOOR SEATING AREA.

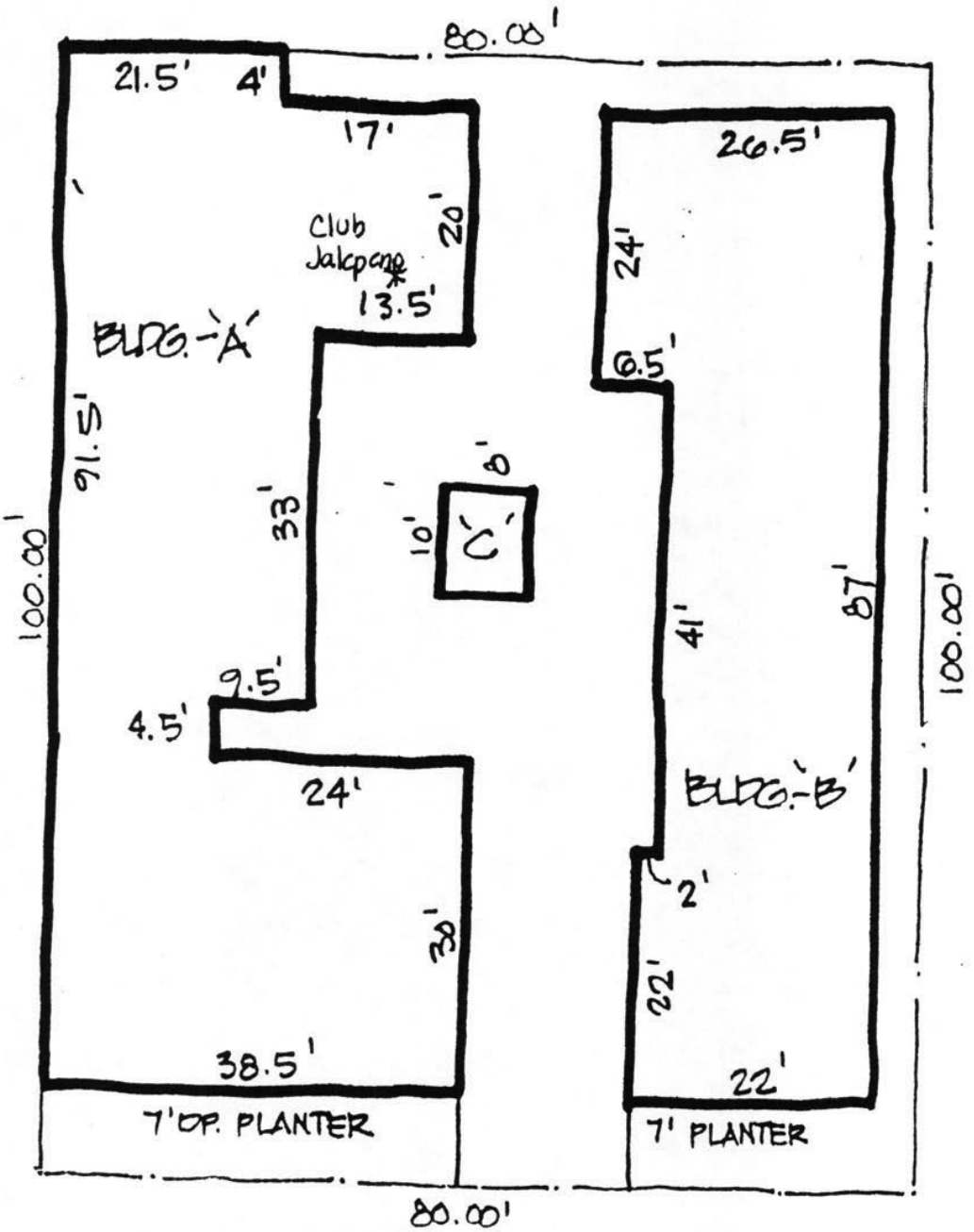
5) 36" POTS WITH TALL BAMBOO

6) TRELLISED BOUGAINVILLEAS

7) 6' WIDE x 10" DEEP ARCHED TRELLIS WITH POT AT
ONE END TO BE AT SOUTHWEST BAY WINDOW

PROPOSED AWNING ADDITION
SOUTH ELEVATION
SCALE: 1/2"=1'

PROPOSED AWNING ADDITION
WEST ELEVATION
SCALE: 1/2"=1'



SAN CARLOS STREET

APN: 010-132-010
OWNER: TRINI LYE TRUST, S.F.
LEGAL: CARMEL BY THE SEA
LOTS-12 & 14, BLK.-57

BLDG.-A = 2,804 SQ.FT.
BLDG.-B = 1,940 " "
BLDG.-C = 80 " "

TOTAL SQ.FT. 4,824 SQ.FT. = 60.3 % L.C.
LOT SIZE = 8,000 SQ.FT.

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**UP 23-389 (Carmel Bistro Giovanni):** Consideration of a Use Permit Amendment to expand seating for the existing Carmel Bistro Giovanni Restaurant to allow a total of 30 outdoor seats, located in the existing courtyard, located on the east side of San Carlos Street between 5th and 6th Avenues in the Service Commercial (SC) District. APN: 010-132-010-000.

Application: UP 23-389 (Carmel Bistro Giovanni)
Block:57
Location: San Carlos Street 2 southeast of 5th Avenue
Applicant: Jodi Schaffer, Property Manager

APN: 010-132-010
Lot:8 & 10

Property Owner: SIPPEL RICHARD M TR & RICKETTS MICHAEL G TR

Executive Summary:

The applicant is requesting approval of a Use Permit to expand and modify the existing outdoor restaurant seating area adjacent to the front of the business. Additional seats were allowed to be placed outdoors during the Covid pandemic, under the City's Proclamation of a Local Emergency, however, direction has since been provided by the City Council to return to the operational standards of the use permit, or apply for and receive the appropriate approval to maintain any additional seating.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Use Permit (UP 23-385) to expand seating for the existing Carmel Bistro Giovanni Restaurant to allow a total of 30 outdoor seats, located in the existing courtyard, located on the east side of San Carlos Street between 5th and 6th Avenues in the Service Commercial (SC) District. APN: 010-132-010-000.

Background and Project Description:

The existing use permit for the subject use was granted on June 12, 2002 to operate a full-line restaurant. The restaurant operates under Use Permit UP 02-13 and allowed for the establishment of a full-line restaruant, Carmel Bistro. The name was later changed to Bistro Giovanni (date unknown) however, the business operation remains the same.

The existing Use Permit (UP 02-13) authorizes sixty (60) interior seats, including seven (7) located at a bar. The use permit states that sixteen (16) seats are permitted to be located on the south patio though the location or configuration is not specifically identified in the approval documents.

Additional exterior seating has been provided on-site (thirty (30) seats currently existing outdoors) as allowed following the proclamation of a local emergency issued by the City Administer in response to the COVID-19 pandemic. The City Administrator has rescinded that proclamation and recent City Council direction has been to move toward compliance with each businesses' associated Use Permit with a final deadline of December 31, 2023. Currently the subject business, Bistro

Giovanni, is out of compliance with the associated Use Permit as the outdoor seating, as well as the indoor seating, does not comply with the terms of the existing use permit and the applicant is seeking approval to maintain the seating and configuration allowed under the proclamation of a local emergency.

Table 1. Seating Summary			
	Indoor	**Outdoor**	**Total**
Existing Use Permit – Max Allowable	60	16	76
Existing Condition – On-site today	60	32	92
Proposed Use Permit	60	30	90
Staff Recommended – As Conditioned	60	30*	90

*Staff note: 20 seats are shown on the proposed site plan within the recommended seating area (refer to figure 1). There may be an opportunity to provide additional seating within the recommended seating area identified by staff or as amended. Up to 30 outdoor seats may be permitted in accordance with MPWMD Rule 24. Staff recommends approval of up to the requested 30 seats, however, the actual number of seats within the recommended area may not be achievable.

Staff Analysis:

Outdoor Seating:

Municipal Code Section CMC 17.14.220.D, Special Design Topics, provides design regulations for exterior seating associated with a restaurant and prescribes the following standards to be used in reviewing proposals for exterior restaurant seating:

1. ***The proposal shall not result in a net increase in seating capacity.***

   a. The intent of this Municipal Code requirement is to ensure that staff-approved applications for exterior seating do not exceed the restaurant's total seat count on the approved Use Permit. However, when a restaurant is applying for a new Use Permit, the applicant can propose a new seat count provided there are sufficient water credits to support the proposal and it meets Building and Fire Code requirements regarding occupancy and pathways of travel (CMC 17.14.040.I.3.f).

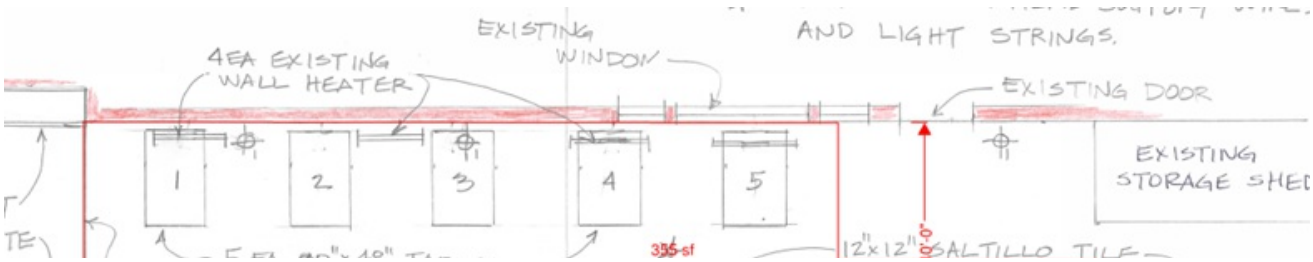
   According to MPWMD regulations, a restaurant can have 50 percent of the number of its permitted interior seating outdoors without those seats counting against the total seat count for the MPWMD water permit - provided those exterior seats are first approved by the local jurisdiction.

   The applicant is currently proposing 30 exterior seats, and would be within the adequate allocation by MPWMD.

2. The seating area shall not occupy more than 10 percent of the site area nor more than 30 percent of any courtyard.

   a. The subject site is 8,000 square feet. The seating area is located within a courtyard, as identified throughout the property file. Using archived plans in the property file, staff dimensioned the courtyard as 800 square feet. This would require the outdoor seating area to be limited to 240 square feet (the lesser of the two calculations noted above).

   Staff estimates, as proposed, the extent of the seating area to be 355 square feet (greater than 30% of the courtyard area; refer to figure 1, below).



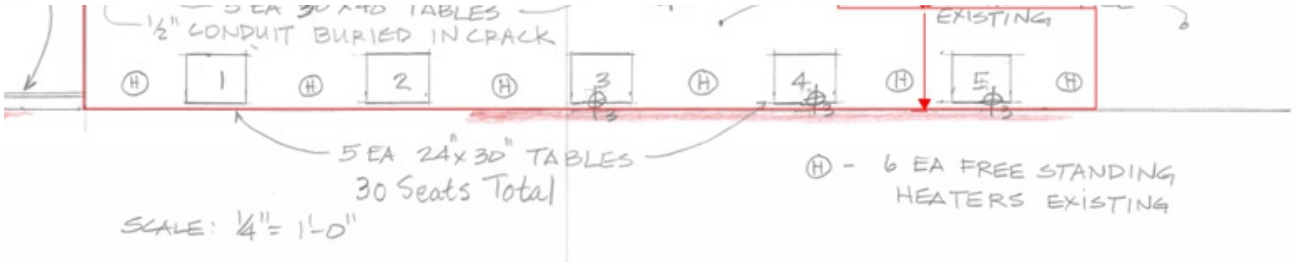


Figure 1. Proposed outdoor seating area –approximately 355 square feet.

Limiting the seating area to the southern restaurant wall (northern half of courtyard; refer to figure 2 below) would establish a seating area within the prescribed square footage limits. As such staff recommends the seating area be limited to the northern half of the courtyard located between the entry gates and the storage shed located in the courtyard, as illustrated in figure 2, below. Staff recommends allowing up to 30 seats within this area provided all tables and chairs are located within the defined space (figure 2) and all building and fire codes are adhered to.

3. The area in which the seating is proposed shall be fully contained on private property and shall not interfere with automobile or pedestrian traffic on any public right-of-way or through any intra-block walkway.

All seating is proposed to be located on private property. The existing courtyard serves as a walkway to a shop at the rear of the courtyard. The existing condition does provide access through a center aisle, however, as recommended in the discussion above, it is recommended the table and chairs on the southern end of the courtyard space to removed to ensure compliance with standard #2 which would further enhance access through the courtyard.

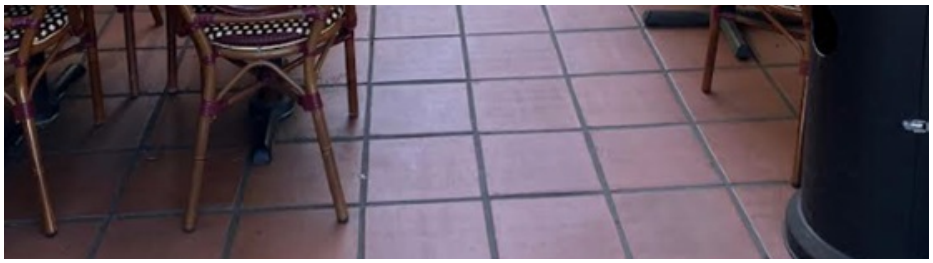


Figure 3. View from sidewalk looking toward interior of courtyard.

4. The seating area shall be demarcated by landscaping or other site features to clearly define its outer boundaries. The boundaries shall be established to preserve a sense of openness and ease of access for pedestrian traffic.

The seating area is demarcated by the whole boundary of the courtyard area. As discussed in the section for standard #2, the full area of the courtyard would not comply with the limits in standard #2. As conditioned, the project would meet the requirements of standard #4 as the seating area would be demarcated by the southern building wall, the entry gates, and the storage shed located in the courtyard.

5. Outdoor seating areas which allow visual contact and incidental communication between patrons and passersby are encouraged.

Inclusion of outdoor seating within the existing courtyard area and adjacent to the sidewalk will meet this requirement. Incidental interaction is provided along the sidewalk as well as through the courtyard. As conditioned, the project meets this standard.

6. Physical structures that enhance comfort such as windscreens, heaters, and exterior lighting shall be shielded from view from the public right-of-way and from intra-block walkways or shall be designed to be architecturally compatible with the village character and the adjacent buildings.

The applicant is proposing to remove all existing string lighting and install new permanent lighting to the building, though light specifications were not included in the proposed plans. Staff is supportive of the proposed installation and recommends conditional approval of the subject lights with direction to the applicant to continue to work with staff to select appropriate locations and fixtures (see Condition of Approval #27).

Additionally, the applicant is proposing to maintain the existing moveable heaters. Staff recommends omission of the portable gas heaters in favor of fixed heaters due to continued safety concerns surrounding the use of movable heaters in close proximity to buildings. As such, Condition of Approval #28 has been included stating within 60-days from the date of this approval, the applicant shall submit a complete application for the installation of any additional permanent heaters. Should an application for permanent heaters not be submitted within 60-days, all existing heaters shall be removed from the site.

7. Hours of service to outside seating areas shall be regulated through appropriate conditions of approval to prevent impacts on uses in the vicinity.

No requests for amendments to the hours of operation have been received. The existing use permit allows for hours of operation between 7:00 AM and 10:30 PM with the last seating being at 9:30 PM, 7-days a week. Staff recommends maintenance of the existing hours.

Outdoor Seating Summary: In summary, staff recommends the Commission partially grant approval of the expansion of the outdoor seating area. The applicant has requested a total of thirty (30) outdoor seats. Staff recommends approval of the requested total of seats (30) provided that the seating area is limited to the area as illustrated in figure 2, above. It should be noted that the actual number of seats within this area may not be able to accommodate 30 seats, and the actual number of seats may be required to be reduced to comply with the area limitations. Similarly, as with the indoor seating, the seating permitted by the use permit is the maximum allowed, however, the total number of seats may be required to be reduced by the Fire Marshall or Building Official based on building or fire codes.

Use Permit Amendment.

As noted above, staff has consolidated the approvals from the existing use permit (UP 02-6) and this application for future

As noted above, staff has consolidated the approvals from the existing use permit (UP 02-6) and this application for future ease of review. The operational standards of the business (hours, seats, etc) have been maintained throughout, except as amended/described by the approval.

Public Correspondence.
At the time of writing this report, staff has not received any correspondence regarding this application.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project consists of the expansion of outdoor seating associated with an existing restaurant within the existing courtyard of the property. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Proposed Floor Plan

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A USE PERMIT (UP 23-385) TO EXPAND SEATING FOR THE EXISTING CARMEL BISTRO GIOVANNI RESTAURANT TO ALLOW A TOTAL OF 30 OUTDOOR SEATS, LOCATED IN THE EXISTING COURTYARD, LOCATED ON THE EAST SIDE OF SAN CARLOS STREET BETWEEN 5TH AND 6TH AVENUES IN THE SERVICE COMMERCIAL (SC) DISTRICT. APN: 010-132-010-000.

WHEREAS, On December 28, 2023 Jodi Schaffer ("Applicant"), on behalf of the property owner, SIPPEL RICHARD M TR & RICKETTS MICHAEL G TR, submitted an application requesting approval of a Use Permit (UP 23-389) described herein ("Application"); and

WHEREAS, the applicant is requesting a Use Permit to expand and modify and legalize the existing outdoor seating area within southern courtyard adjacent to the restaurant; and

WHEREAS, the existing use permit for the subject use (UP 02-6) was granted by the Planning Commission on June 12, 2022 to establish a full-line restaurant; and

WHEREAS, Full-Line Restaurants are permitted in the Service Commercial (SC) zoning district upon issuance of a Conditional Use Permit by the Planning Commission (CMC 17.14.030); and

WHEREAS, outdoor seating may be permitted in association with a Full Line Restaurant as outlined in CMC 17.14.040.I.3.g;

WHEREAS, consideration of the Use Permit shall require approval by the Planning Commission in accordance with CMC 17.52.080;

WHEREAS, on March 29, 2024, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on April 10, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the Application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its April 10, 2024 hearing including, without limitation, the staff report submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, attachments and testimony herein above set forth and used their independent judgement to evaluate the Application; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts

and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New construction or conversion of small structures and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Conditional Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC 17.64.010 General Findings Required for All Use Permits	**YES**	**NO**
1. The proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits		
1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve approving a Use Permit (UP 23-389) Permit to expand seating for the existing Bistro Giovanni Restaurant. The expansion authorizes a total of sixty (60) seats indoors and up to thirty (30) outdoor dining seats located adjacent to the front of the existing restaurant located at Ocean Avenue 3 southwest of Lincoln Street in the Central Commercial (CC) District, APN 010-201-015-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval Use Permit (UP 23-385) authorizes: the use of a full-line line restaurant

	located on San Carlos 2 southeast of 5th Avenue. The use is permitted 60 indoor seats with a maximum of 30 exterior seats located in the portion of the south patio, as depicted in Attachment A. The use shall be consistent with the requirements of a full-line restaurant, as defined in Carmel Municipal code section 17.14.040.I.3, and as stated the Conditions of Approval herein.
2.	**Use Permit.** This Use Permit (UP 23-389) supersedes and replaced the existing Use Permits (UP 02-06) associated with the existing use.
3.	**Codes and Ordinances.** The use shall be carried out in conformance with all requirements of the Service Commercial (SC) district. All adopted building and fire codes shall be adhered to. If any codes or ordinances require changes the use or operation of the business, the preparation of additional construction drawings, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning and Building Department or Planning Commission. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.
4.	**Permit Validity - Initiation.** This approval shall be valid for six (6) months from the date of action. An extension to this approval may be granted consistent with Condition of Approval #6.
5.	**Permit Vesting –** This permit shall be considered vested once a new business license has been issued consistent Condition of Approval #26.
6.	**Permit Extension. T**he Planning Commission may grant one extension for approvals originally subject to a public hearing. A request to extend the permit approval must be submitted in writing and the appropriate fees paid prior to expiration of the permit.
7.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.
8.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
9.	**Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to initiation of this use permit.
SPECIAL CONDITIONS: Full-Line Restaurant	
10.	**Hours of Operation.** The restaurant's public hours shall be limited to 7:00 a.m. to 10:30 p.m. seven (7) days per week. The last seating shall be 9:30 p.m. and all operations/cleanup shall cease by midnight. Excessive noise from the restaurant that disturbs nearby residences will be cause for convening a hearing to consider modifications to the use to mitigate this impact.
11.	**Seating**. The full line restaurant is permitted a total of sixty (60) interior seats including seven (7)

	interior seats located at a bar. A maximum of thirty (30) exterior seats are permitted. All tables and chairs shall be located in the southern courtyard and located adjacent to southern building wall (as depicted in Attachment A). *The total number of seats (indoor and outdoor) shall be considered a maximum allowed by this use permit and associated water permit, however, the total number of seats may be required to be reduced by the by Building Official or Fire Marshall based on current or future building or fire codes (refer to Condition of Approval #12). Further, all outdoor seating shall be contained within the outdoor seating area as depicted in Attachment A, which may further reduce the total allowable outdoor seating capacity.
12.	**Maximum Occupancy.** The maximum seating capacity shall not exceed the standards in the California Building and Fire Codes, the number of seats approved by this Use Permit, or the number of seats permitted by the Monterey Peninsula Water Management District based on water use, whichever is less. In addition to the maximum occupant load, the seating capacity shall be posted on the premises.
13.	**Outdoor Seating Location.** The outdoor seating shall be located in the southern courtyard immediately adjacent to the southern building wall of the subject restaurant and located between the courtyard entry and the existing storage shed, as depicted in Attachment A to this resolution. The tables, seating, and all associated features shall be located to maintain a clear path of travel through the courtyard without impeding or interfering pedestrian access.
14.	**Alcohol Sales.** Any sale of alcoholic beverages shall be subordinate to this primary use. No more than seven (7) of the indoor seats may be located at a bar or in a separate bar room. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served. *Seven (7) bar seats was the total number of bar seats allowed under the prior use permit approval (UP 02-6).
15.	**Prohibitions.** Drive-in, formula, and fast food establishments, as defined in the Carmel Municipal Code, are prohibited.
16.	**Menus.** Customers shall be provided with individual menus while seated at a table or counter.
17.	**Off-Site Consumption of Food.** Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.
18.	**Trash Storage.** Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. 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. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.
19.	**Restrooms.** At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location, and accessibility standards, and shall be available for use by both the employees and patrons of the business.
20.	**Prohibited Food Packaging.** Except as provided in CMC 8.68, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene food packaging, nor shall any

	restaurant purchase, obtain, keep, sell, distribute, provide to customers, or otherwise use in its business any CFC-processed food packaging or polystyrene food packaging. Restaurants shall retain each supplier's written statement for 12 months from the date of receipt of any food packaging from that supplier.
21.	**Disposable Food Packaging.** All restaurants within the City of Carmel-by-the-Sea utilizing disposable food packaging shall exclusively use biodegradable/ compostable or recyclable products. Each restaurant shall maintain written records as detailed in CMC 8.68(A)(2) and (3) evidencing its compliance with this section.
22.	**Single-Use Beverage Straws.** Restaurants shall provide single-use beverage straws only when requested by a customer. Restaurants shall provide single-use disposable to-go utensils only when requested by a customer.
23.	**Disposable Food Service Ware.** All restaurants utilizing any disposable food service ware shall use biodegradable/compostable or recyclable products. Compostable products must be ASTM-certified.
24.	**Nonfood Merchandise.** The sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use.
25.	**Licensing and Inspections.** The applicant/business owner shall be responsible for obtaining any required license amendments, including but not limited to, amendments to the business's ABC License, and approvals from the Monterey County Health Department.
26.	**Business License Amendment.** The business owner currently operating at the site shall amend the existing business license approval for compliance with the this use permit (UP 23-385). All required business license inspections shall be passed prior to issuance of an amended business license.
	Special Conditions: Building/Site Modifications
27.	**Exterior Lighting.** Exterior lighting may be provided as approved by the Community Planning and Building Department. The number and location of light fixtures shall be approved at the discretion of the Community Planning and Building Director upon submittal of a building permit application. Within 60-days of this approval, the applicant shall submit a building permit application for the fixed installation of new light fixtures and all temporary/unapproved light fixtures (i.e. string lights) shall be removed from the site. No light fixture shall be installed without appropriate approval from the Community Planning and Building Department.
28.	**Outdoor Heaters.** Patio/Outdoor seating heating may be provided by use of permanent heaters, as approved by the Community Planning and Building Department. The number and location of heaters shall be approved at the discretion of the Community Planning and Building Director. Within 60-days of this approval, the applicant shall submit a building permit application for the fixed installation of heaters and all temporary/portable gas heaters shall be removed from the site. No heater shall be installed without appropriate approval from the Community Planning and Building Department.

_____ _____ _____

Property Owner Signature Printed Name Date

_____ _____ _____

Applicant Signature Printed Name Date

Once signed, please return it to the Community Planning & Building Department.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

ATTACHMENT A
Resolution 2024-XX-PC
April 10, 2024

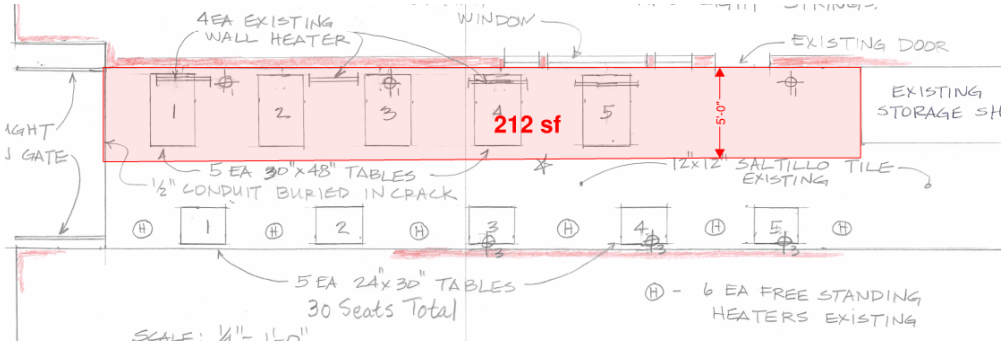
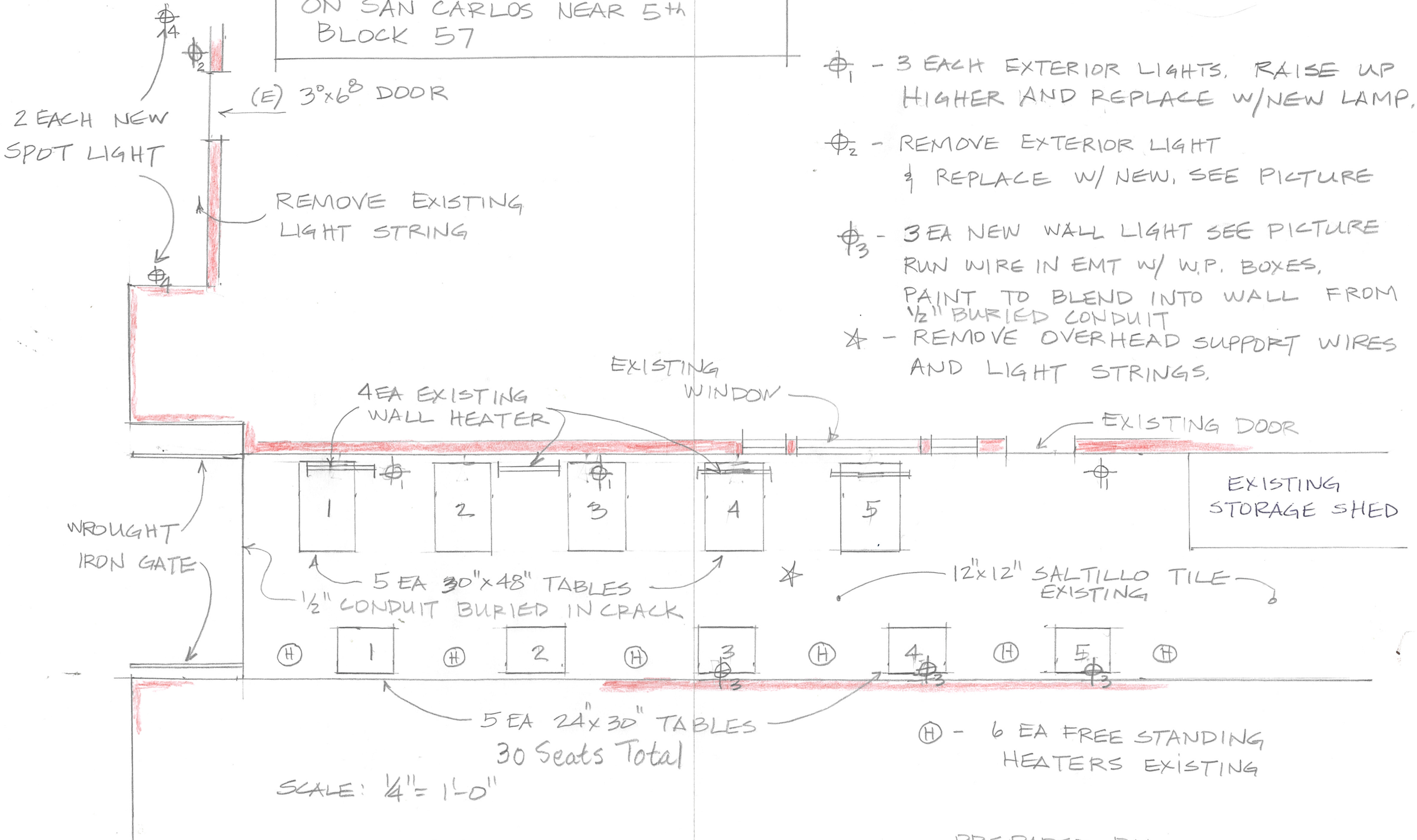


Figure A. Seating limited to the northern half of the courtyard located between the entry gates and the storage shed located in the courtyard. A maximum of thirty (30) exterior seats are permitted in accordance with the use permit approval, however, the actual total number of seats may be required to be reduced to comply with area limitations described above (also see Conditions of Approval #11 & #12).

CARMEL'S BISTRO GIOVANNI
ON SAN CARLOS NEAR 5th
BLOCK 57



SCALE: 1/4" = 1'-0"

Φ_1 - 3 EACH EXTERIOR LIGHTS, RAISE UP HIGHER AND REPLACE W/NEW LAMP.

Φ_2 - REMOVE EXTERIOR LIGHT & REPLACE W/ NEW, SEE PICTURE

Φ_3 - 3 EA NEW WALL LIGHT SEE PICTURE RUN WIRE IN EMT W/ W.P. BOXES, PAINT TO BLEND INTO WALL FROM 1/2" BURIED CONDUIT

☆ - REMOVE OVERHEAD SUPPORT WIRES AND LIGHT STRINGS.

Ⓗ - 6 EA FREE STANDING HEATERS EXISTING

PREPARED BY:
ROBERT BEERY

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Alec Barton, AICP, Contract Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 23-216 (Workman):** Consideration of a Concept Design Study application, DS 23-216 (Workman), for the remodel of an existing 944-square-foot, one-story single-family residence, the addition of 96 square feet of space to the first floor, and the construction of a new 390-square-foot second-story addition. The residence is located at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-195-011-000.

Application: DS 23-216 (Workman) **APN:** 010-195-011

Block: B **Lot:** 12

Location: Casanova Street 4 northeast of 8th Avenue

Applicant: Eric Miller Architects, Inc., Representative **Property Owner:** WORKMAN J SCOTT & TAMARA N TRS

Executive Summary:

The applicant is requesting approval of a Concept Design Study for the remodel of an existing one-story single-family residence, including an addition to the first floor and construction of a new second-story addition.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the remodel of an existing 944-square foot one-story single-family residence, the addition of 96 square feet of floor space to the first floor, and the construction of a new 390-square foot second-story addition. The residence is located at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-195-011.

Background and Project Description:

The project site is a 4,000-square foot lot developed with a 944-square foot one-story single-family

residence and a 334-square foot detached garage.

The applicant is proposing to remodel the existing 944-square foot one-story single-family residence, add 96 square feet of floor space to the first floor, and construct a new 390-square foot second-story addition consisting of a master bedroom and bathroom. An existing 334-square foot detached garage would remain in place. The total square footage of the house and garage would be 1,764 square feet, which is below the allowed base floor area for the site (1,800 square feet). The building is proposed to be finished with wood siding and stone veneer on the ground floor and board and batten siding on the second floor, with a wood shake roof, solid aluminum gutters and downspouts, and wood windows.

The primary purpose of this conceptual review meeting is to review and consider the site planning, privacy and views, and mass and scale related to the project. However, the Commission may provide input on other aspects of the design. Staff will use direction from this concept review to work with the applicant on a final design that will ultimately be brought back to the Planning Commission for consideration and decision, which will include the consideration of a Coastal Development Permit.

Staff Analysis:

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees, protecting the root systems of all trees to be preserved, and maintaining a forested image on site.

The property includes five significant and two moderately significant trees, all coast live oak. Each of these trees will be preserved and protected during project construction. One 13-inch palm will be removed. However, CMC Section 17.70.020 defines tree as "*a woody perennial plant, usually with one main stem or trunk and many-branched. It may appear to have several stems or trunks, as in certain varieties of oak. It is usually over 10 feet high at maturity."* Because palms do not have secondary growth, they do not contain wood and are not considered by the CMC and the City Forester to be trees.

Thus, the proposed project is consistent with Finding #7 for Concept Design Study Approval, which states that "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees." No trees will be removed, and the proposed development is set back a minimum of 6 feet from all significant and moderately significant trees on the project site.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features. Concept Design Study Finding #5 states, "The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites."

At the time of writing this report, staff had not received any correspondence from neighbors regarding privacy concerns. During the preliminary site assessment, however, staff observed a potential privacy impact for the north neighbor's residence from the proposed second-story bedroom addition. Two windows in the proposed bedroom are sited near existing windows on the second story of the north neighbor's residence. Because of the proximity of the proposed second story to the existing north neighbor (6 feet 6 inches), the neighbor's solar access could be impacted as well.

Staff suggested relocating the windows to limit privacy impacts. Additional treatments could include opaque

glass or privacy landscaping. The submitted plans have not addressed this issue.

Massing and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage (1) a building's mass to relate to the context of other homes nearby, (2) minimizing the mass of a building as seen from the public way or adjacent properties, (3) avoiding placement of a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites, and (4) designing a building to relate to a human scale in its basic forms.

The existing residence is a one-story building with a plate height of 8'4" and ridge height of 12'6". The plate height for the first story would be increased to 11'4" and the ridge height to 14'3", below the allowed maximums of 12' and 18' for a one-story building. The proposed second-story addition would increase the height of the building to 18' (plate height) and 22'11" (ridge height), within the allowed maximums of 18' and 24' for a two-story building.

The building with proposed additions would remain human scale in form, and the mass is consistent with other homes in the area. Because the residence is set back from the property line behind a detached garage, the proposed additions would not be highly visible from the public right-of-way. Refer to Privacy and Views (above) for a discussion about potential impacts of the proposed addition to the north neighbor.

Other Project Components:

Staff recommends that acceptance of a Concept Design Study be found to be "not a project" pursuant to Section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachment 1 - Resolution
Attachment 2 - Data Table
Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE REMODEL OF AN EXISTING 944-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE, THE ADDITION OF 96 SQUARE FEET OF FLOOR SPACE TO THE FIRST FLOOR, AND THE CONSTRUCTION OF A NEW 390-SQUARE FOOT SECOND-STORY ADDITION. THE RESIDENCE IS LOCATED AT CASANOVA STREET 4 NORTHEAST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-195-011.

WHEREAS, on July 11, 2023, Luyen Vu ("Applicant") submitted an application on behalf of Scott and Tami Workman ("Owners") requesting approval of Track 2 Design Study application DS 23-216 (Workman) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of a Concept Design Study for the remodel of an existing 944-square foot one-story single-family residence, the addition of 96 square feet of floor space to the first floor, and the construction of a new 390-square foot second-story addition; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC 17.58.040.B.2 requires approval of a Final Design Study following acceptance of a Design Concept Review; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on March 29, 2024, notice of an April 10, 2024 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 300-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on April 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, acceptance of a Concept Design Study is "not a project" pursuant to Section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the concept plans, as proposed or conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.64.080.A, Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the		✓

	placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.		
6.	The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7.	The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study (DS 23-216, Workman) for the remodel of an existing 944-square foot one-story single-family residence, the addition of 96 square feet of floor space to the first floor, and the construction of a new 390-square foot second-story addition at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-195-011, subject to the following Conditions of Approval:

CONCEPT CONDITIONS OF APPROVAL	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.
2.	**Privacy Impacts.** Staff recommends relocating the windows on the northern elevation to limit privacy impacts. Additional treatments could include opaque glass or privacy landscaping.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of April, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,278 SF	1,764 SF
Site Coverage	556 SF (w/ bonus)	1,202 SF	556 SF
Trees (Upper/Lower)	3/1	0/7	0/7
Ridge Height	18’/24’	12’10”	14’4”/21’11½”
Plate Height	12’/18’	7’5½”	7’5½”/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	15’	15’
Composite Side Yard	10’ (25%)	7’2½ ”	7’2½ ”
Minimum Side Yard	3’	3’	3’
Rear*	15’/3’	3’6”	15’/3’6”

*The rear setback is three feet for those portions of structures less than 15 feet in height.

WORKMAN RESIDENCE

Attachment 3

Casanova Street 4 NE of 8th
Carmel by the Sea, California 93921

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPT NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.)
7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. EXISTING CONDITION: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS CONDITION AND EXISTING AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE TITLE 24 AND 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CRnC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA TITLE -24 ENERGY CODE.
15. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE BUILDING INSPECTOR, ENVIRONMENTAL COMPLIANCE MANAGER AND FORESTER PRIOR TO BEGINNING ANY SITE CLEARING, GRADING OR EXCAVATION WORK.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL

- REMOVE ONE 13" DIAMETER PALM TREE

PROJECT DATA

ADDRESS: CASANOVA STREET 4 NE OF 8TH STREET
CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: REMODEL OF AN EXISTING SINGLE STORY SINGLE FAMILY DWELLING AND ADDITION OF MASTER BEDROOM & MASTER BATHROOM TO SECOND STORY.

ZONING: R1
A.P.N.: 010-195-011-000
OCCUPANCY GROUP: R3 FOR HOUSE U FOR GARAGE
TYPE OF CONSTRUCTION: (V-B)

LOT AREA	4,000 S.F.

EXISTING FLOOR AREA			
	MAIN HOUSE	GARAGE & STORAGE	TOTAL
MAIN FLOOR	944 S.F.	334 S.F.	1,278 S.F.

PROPOSED FLOOR AREA			
	MAIN HOUSE	GARAGE & STORAGE	TOTAL
MAIN FLOOR	1,040 S.F.	334 S.F.	1,374 S.F.
UPPER FLOOR	390 S.F.		390 S.F.
			1,764 S.F.

EXISTING SITE COVERAGE	
ALLOWED	556.0 S.F.
EXISTING IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	27.0 S.F.
LANDING	10.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	254.0 S.F.
EXISTING PERVIOUS COVERAGE	
FRONT PATIO	132.0 S.F.
REAR PATIO	152.0 S.F.
DRIVEWAY	228.0 S.F.
WALKWAYS	436.0 S.F.
TOTAL IMPERVIOUS COVERAGE	948.0 S.F.
TOTAL EXISTING SITE COVERAGE	1,202.0 S.F.

PROPOSED SITE COVERAGE	
ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	33.0 S.F.
LANDING	28.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	228.0 S.F.
STEPPING STONES	50.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
TOTAL EXISTING SITE COVERAGE	556.0 S.F.

SETBACK		
SETBACK REQUIREMENTS	EXISTING	PROPOSED
FRONT — 15' MAX.	— 15'-0"	— 15'-0"
REAR — 3' LOWER FLR. 15' UPPER FLR.	— LOWER FLR. 3'-6"	— LOWER FLR. 3'-6" UPPER FLR. 15'-0"
SIDE — 25% OF LOT WIDTH - 10' MAX.	— LEFT SIDE 3'-0" RIGHT SIDE 3'-0"	— LEFT SIDE 3'-0" LEFT SIDE 7'-0"

BUILDING HEIGHT		
BUILDING HEIGHT REQUIREMENTS	EXISTING	PROPOSED
ONE STORY PLATE HT. — 12'	— 8'-7 1/2"	— 8'-7 1/2"
2ND STORY PLATE HT. — 18'	— NONE	— 18'-0"
MAX ROOF HT. - 24.0' — 24'	— 12'-10"	— 21'-11 1/2"

PROJECT TEAM

OWNER: SCOTT & TAMI WORKMAN
7098 CALLE PORTONE
RANCHO SANTA FE, CA 92091
PH: 559-285-7782

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: LUYEN VU

CIVIL: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970

SHEET INDEX

ARCHITECTURAL

A-1	TITLE SHEET WITH PROJECT DATA
A-2	TOPOGRAPHIC SURVEY
A-3	EXISTING AND PROPOSED SITE PLAN
A-4	ANNOTATED TOPOGRAPHIC SURVEY
A-5	DEMOLITION PLAN
A-5a	EXISTING FLOOR PLAN
A-5b	PROPOSED MAIN FLOOR PLAN
A-5c	PROPOSED UPPER FLOOR PLAN
A-5d	MAIN FLOOR & UPPER FLOOR PLAN OVERLAY
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A-9a	EXISTING ROOF PLAN
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A-10c	FENCE & GATE ELEVATIONS
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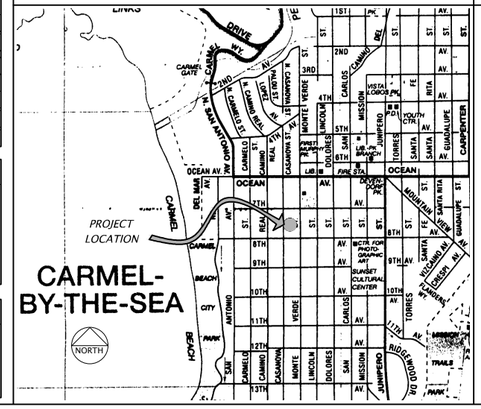
A-11	FINISH MATERIALS

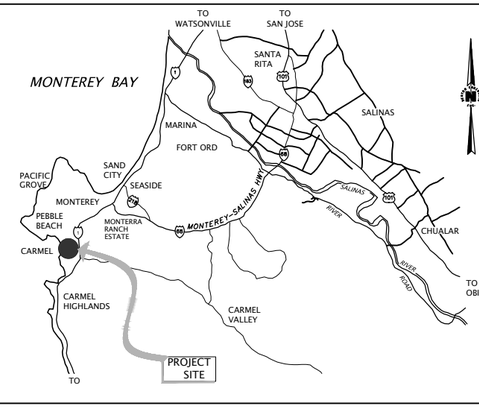
CIVIL

C1	COVER SHEET
C2	EXISTING CONDITIONS / TOPOGRAPHIC MAP - DRAINAGE & UTILITY PLAN
C2	EROSION & SEDIMENT CONTROL PLAN

LOCATION MAP



VICINITY MAP



REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

COVER SHEET

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10//23
SCALE:	N.T.S.
DRAWN:	DM
JOB NUMBER:	22.17

A-1
SHEET 1/12OF

PDF
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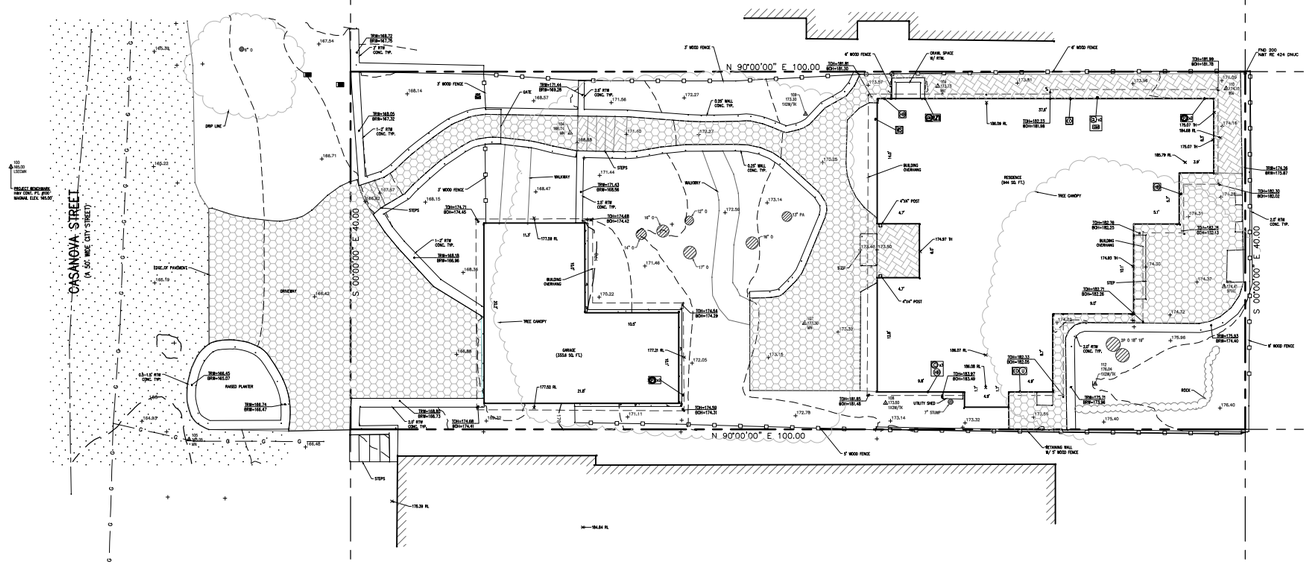
Attachment 3



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 165 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- G — G — GAS LINE
- ASPHALT CONCRETE
- BRICK
- PORTLAND CEMENT CONCRETE
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
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- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00 SPOT ELEVATION
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- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
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ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR	TH	=	THRESHOLD
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CB	=	CATCH BASIN	GRND	=	GROUND	WD	=	WOOD
CE	=	CEDAR	GT	=	GATE			
CHK VLV	=	CHECK VALVE	H	=	HOLLY			
CHNLNK	=	CHAINLINK	MON	=	MONUMENT			
CL	=	CENTERLINE	MTL	=	METAL			
CMU	=	CONCRETE MASONRY UNIT	O	=	OAK			
CONC	=	CONCRETE	PA	=	PALM			
CTL	=	CONTROL	PE	=	PEPPER			
CW	=	COTTON WOOD	P	=	PINE			
CYP	=	CYPRESS	PLST	=	PLASTIC			
DG	=	DECOMPOSED GRANITE	R	=	REDWOOD			
DK	=	TOP OF DECK	RL	=	RIDGE LINE			
E	=	EUCALYPTUS	RW	=	RETAINING WALL			
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ESMT	=	EASEMENT	STP	=	STEP			
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GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 10' SOUTHERLY AND 38' WESTERLY FROM THE NORTHWESTERLY PROPERTY CORNER, ELEVATION = 165.00' AS SHOWN.
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7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
SCOTT & TAMARA WORKMAN
7098 CALLE PORTONE
RANCHO SANTE FE, CA 92091

ARCHITECT:
ATTN: MR. DADO MARQUEZ
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
CASANOVA ST. 4NE OF 8TH AVENUE
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	3/28/23	AL	UPDATED TREE CANOPY
	11/2/22	AL	RELEASED TO CLIENT

SCALE: 1" = 5'
DATE: NOV 2022
JOB NO. 2569-01

SHEET 1
OF 1 SHEETS

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2007077166
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

SCOTT & TAMARA WORKMAN

A.P.N.: 010-195-011

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

PROFESSIONAL LAND SURVEYOR ★ GUY R. GIRAUDO EXP. 12-31-23 ★ No. 8703 ★ STATE OF CALIFORNIA

CONSULTANT:

LANDSET ENGINEERS, INC.
530-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
www.landseteng.com

REVISION	No.

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

TOPOGRAPHIC SURVEY

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: 1/8" = 1'-0"
DRAWN: CAD
JOB NUMBER: 22.17

A-2
SHEET OF

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EXISTING FLOOR AREA

MAIN HOUSE	944 S.F.
GARAGE	334 S.F.
TOTAL	1,278 S.F.

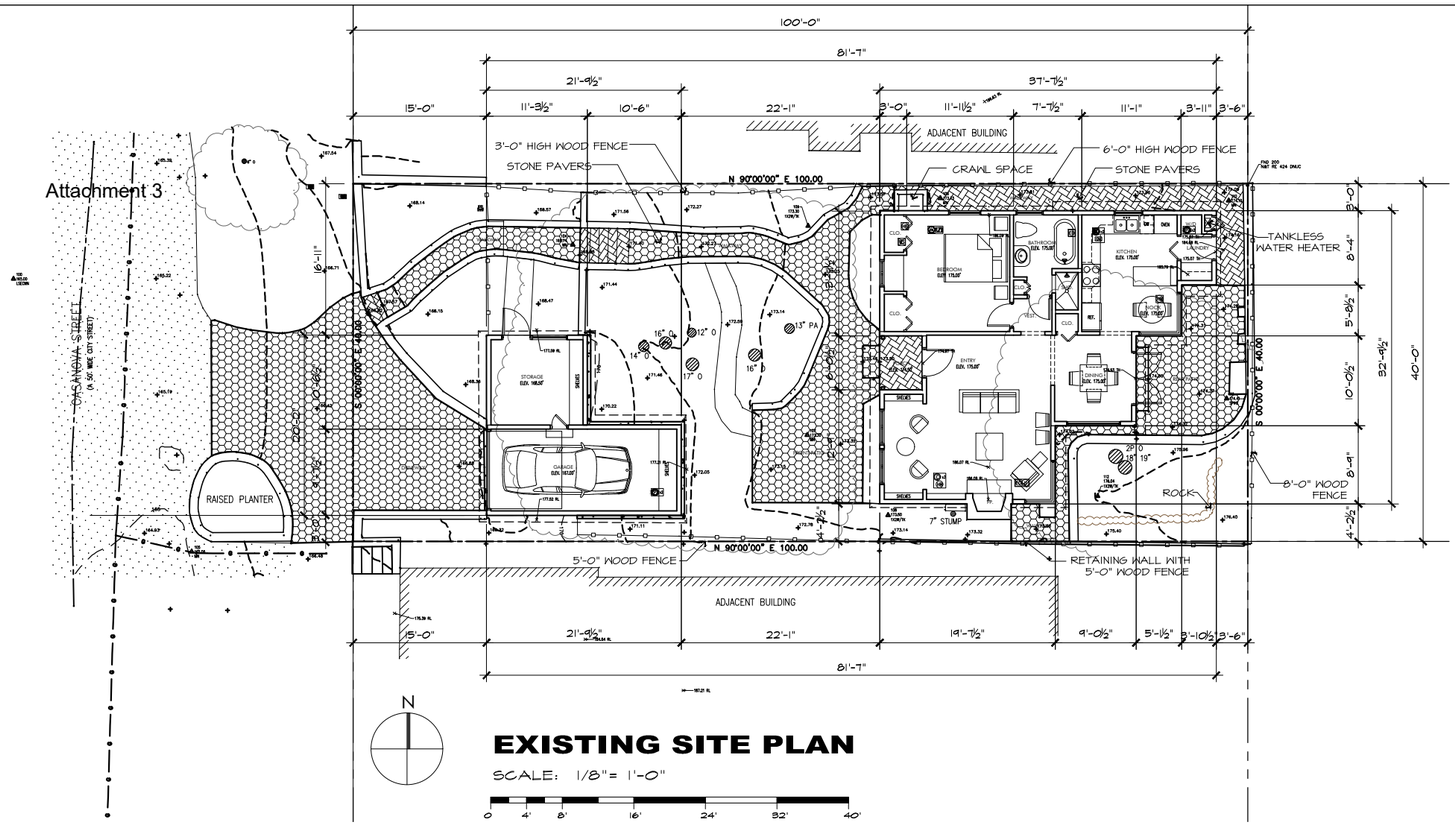
EXISTING SITE COVERAGE

ALLOWED	556.0 S.F.

EXISTING IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	27.0 S.F.
LANDING	10.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	254.0 S.F.

EXISTING PERVIOUS COVERAGE	
FRONT PATIO	132.0 S.F.
REAR PATIO	152.0 S.F.
DRIVEWAY	228.0 S.F.
WALKWAYS	436.0 S.F.
TOTAL IMPERVIOUS COVERAGE	948.0 S.F.

TOTAL EXISTING SITE COVERAGE	1,202.0 S.F.



N

EXISTING SITE PLAN

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

0 4' 8' 16' 24' 32' 40'

PROPOSED FLOOR AREA

MAIN FLOOR	1,040 S.F.
UPPER FLOOR	390 S.F.
GARAGE	334 S.F.
TOTAL	1,764 S.F.

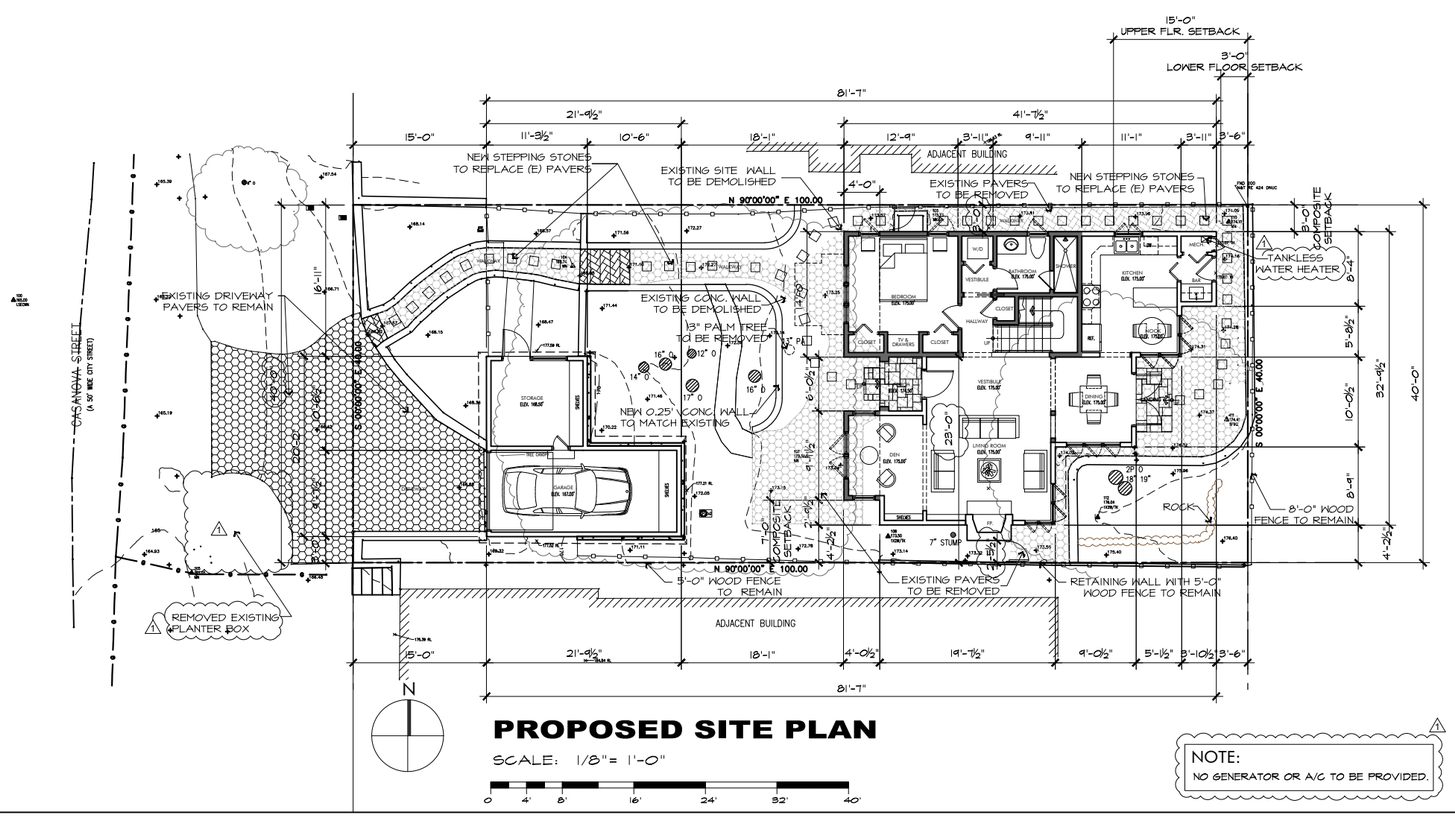
PROPOSED SITE COVERAGE

ALLOWED	556.0 S.F.

PROPOSED IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	33.0 S.F.
LANDING	28.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.

PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	228.0 S.F.
STEPPING STONES	50.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.

TOTAL EXISTING SITE COVERAGE	556.0 S.F.



N

PROPOSED SITE PLAN

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

0 4' 8' 16' 24' 32' 40'

NOTE:
NO GENERATOR OR A/C TO BE PROVIDED.

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING & PROPOSED SITE PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/8"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-3
SHEET OF

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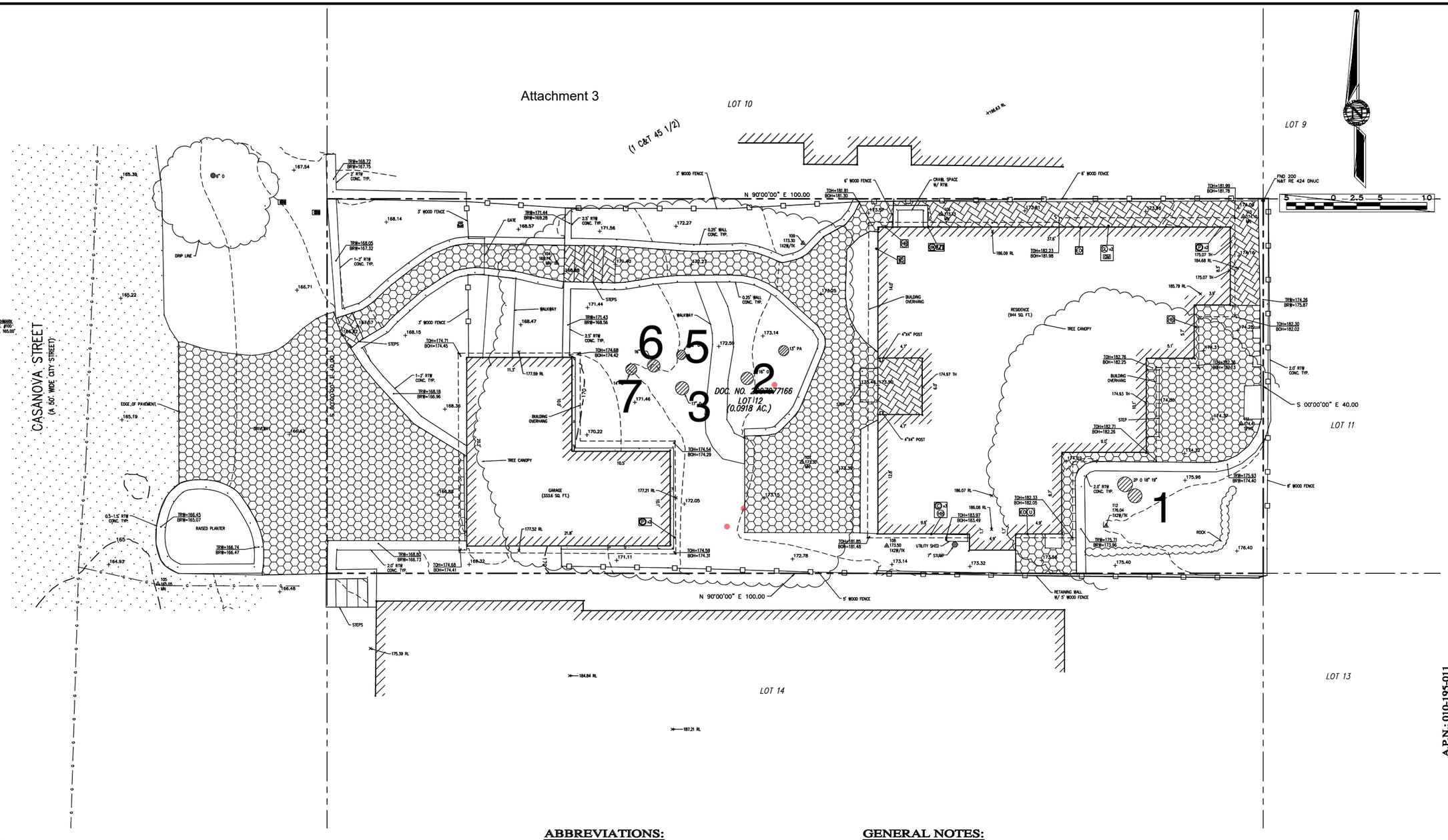

A.P.N.: 010-195-011

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2007077166 OFFICIAL RECORDS OF MONTEREY COUNTY CARMEL-BY-THE-SEA, CALIFORNIA

FOR
SCOTT & TAMARA WORKMAN

PLAN CHECK RESPONSE 9/20/23

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
www.landseteng.com

SCALE: 1" = 5'
DATE: NOV 2022
JOB NO. 2569-01

SHEET 1
OF 1 A-4 SHEETS

No.	DATE	BY	REVISION
	3/28/23	AL	UPDATED TREE CANOPY
	11/2/22	AL	RELEASED TO CLIENT

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
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- GAS LINE
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- PORTLAND CEMENT CONCRETE
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- DOWNSPOUT
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- ELECTRIC METER
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- ELECTRIC MANHOLE
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CHNLNK	=	CHAINLINK	MON	=	MONUMENT			
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RANCHO SANTE FE, CA 92091

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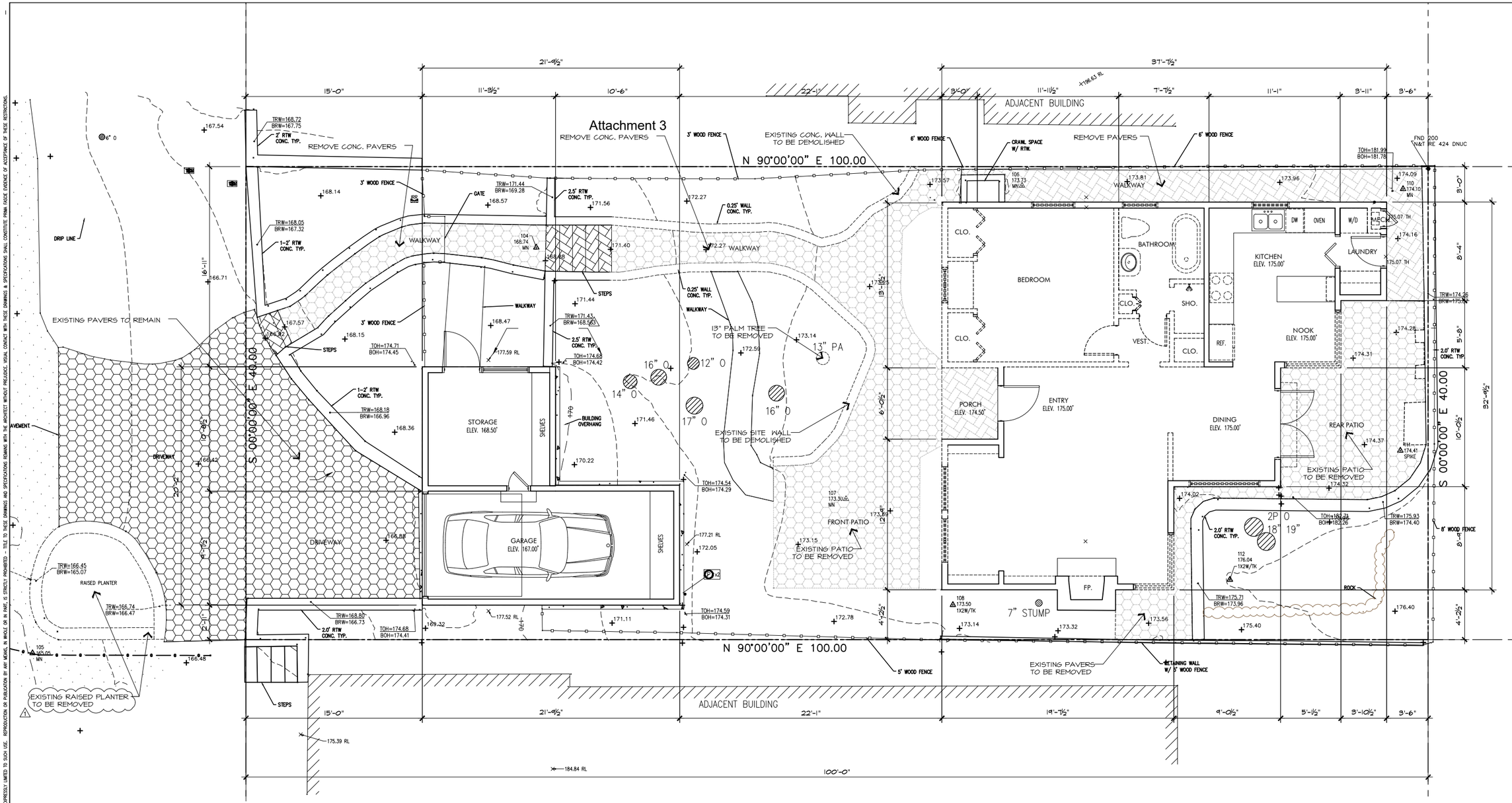
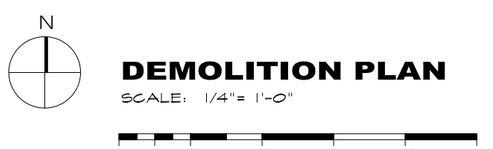
ATTN: MR. DADO MARQUEZ
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
CASANOVA ST. 4NE OF 8TH AVENUE
CARMEL-BY-THE-SEA, CA 93921

PDF

Attachment 3





DEMOLITION PLAN

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

LEGEND

- EXISTING WALLS TO REMAIN
- WALLS TO BE DEMOLISHED
- DOORS TO BE DEMOLISHED
- WINDOWS TO BE DEMOLISHED
- FIXTURES TO BE DEMOLISHED
- SITE MISC. TO BE DEMOLISHED

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

DEMOLITION PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-145-011-000

DATE:	7/10/23
SCALE:	1/4" = 1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-5

SHEET OF

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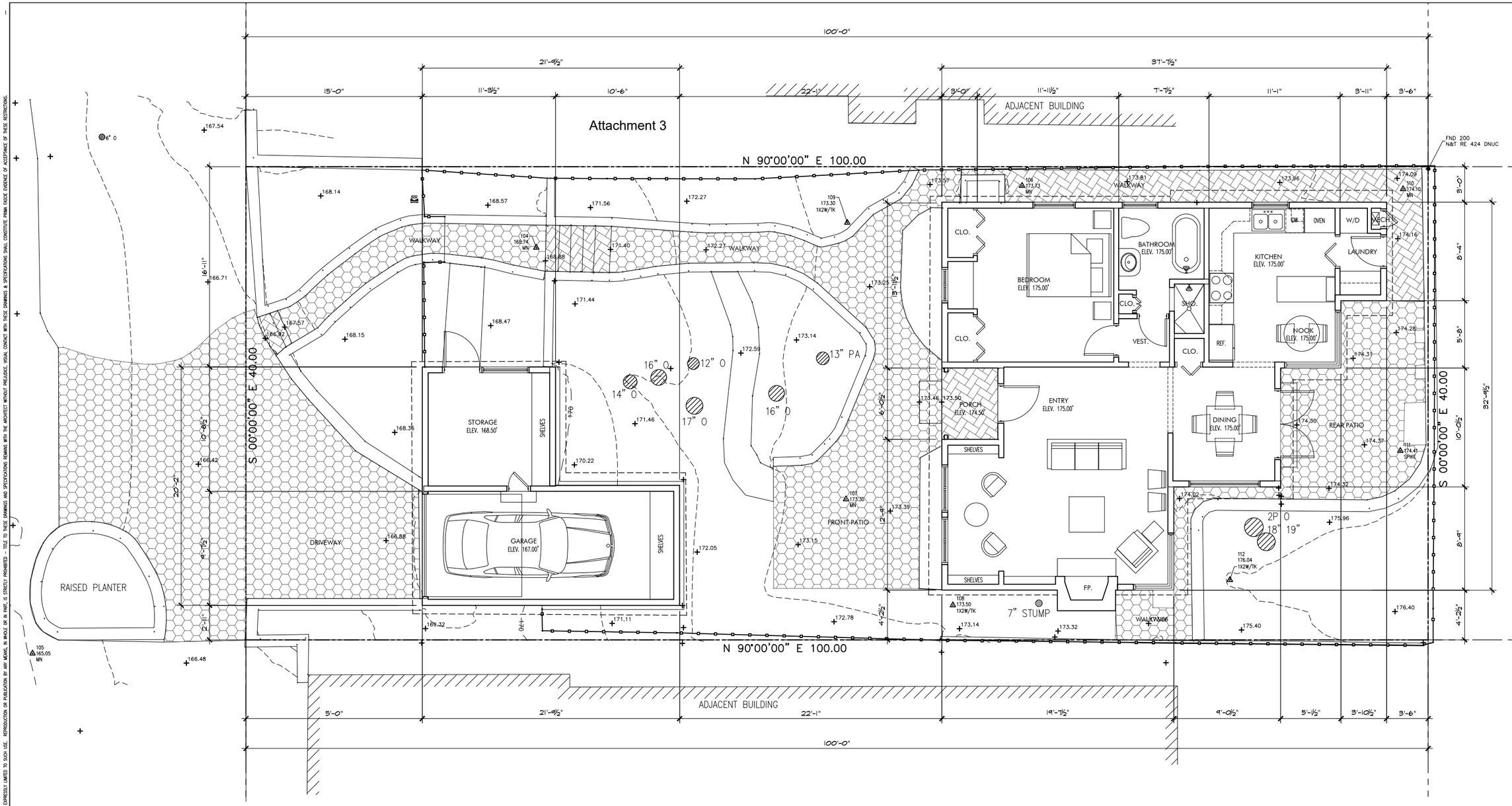

EXISTING SITE COVERAGE

ALLOWED	556.0 S.F.
EXISTING IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	27.0 S.F.
LANDING	10.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	254.0 S.F.
EXISTING PERVIOUS COVERAGE	
FRONT PATIO	132.0 S.F.
REAR PATIO	152.0 S.F.
DRIVEWAY	228.0 S.F.
WALKWAYS	436.0 S.F.
TOTAL IMPERVIOUS COVERAGE	948.0 S.F.
TOTAL EXISTING SITE COVERAGE	1202.0 S.F.

N

EXISTING FLOOR PLAN

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

LOT AREA	4,000 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.

EXISTING FLOOR AREA	
MAIN HOUSE	944 S.F.
GARAGE	334 S.F.
TOTAL	1,278 S.F.

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING FLOOR PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-5a
SHEET OF

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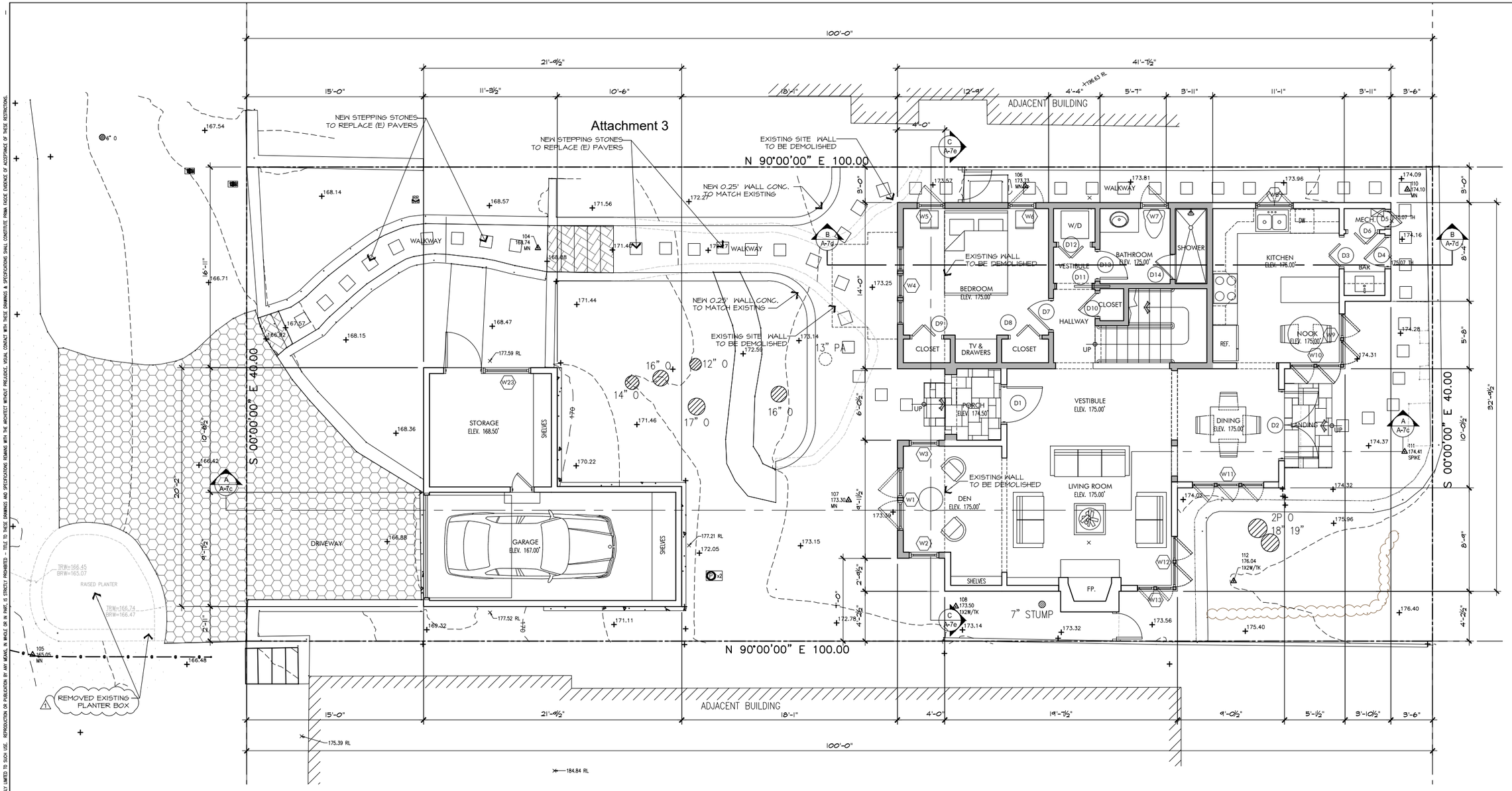
Attachment 3



PROPOSED SITE COVERAGE

ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
ENTRY PORCH	34.0 S.F.
EXTERIOR STEPS	35.0 S.F.
LANDING	20.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	228.0 S.F.
STEPPING STONES	50.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
TOTAL EXISTING SITE COVERAGE	556.0 S.F.

N

PROPOSED MAIN FLOOR PLAN

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

LOT AREA	4,000 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.

PROPOSED FLOOR AREA	
MAIN FLOOR	1,040 S.F.
UPPER FLOOR	390 S.F.
GARAGE	334 S.F.
TOTAL	1,764 S.F.

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

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PROPOSED MAIN FLOOR PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-5b
SHEET OF

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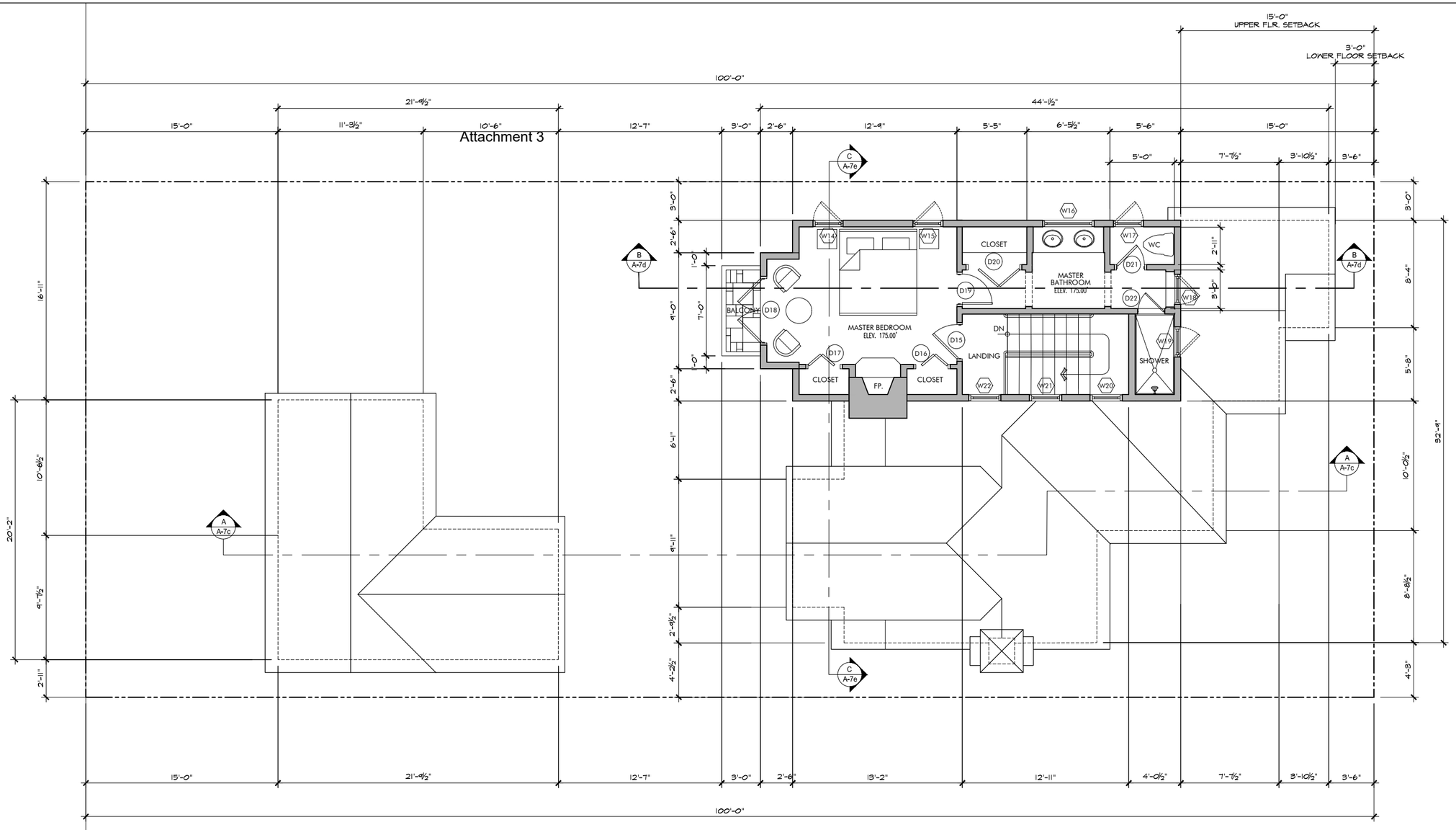

N

PROPOSED UPPER FLOOR PLAN

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

LOT AREA	4,000 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.

PROPOSED FLOOR AREA	
MAIN FLOOR	1,040 S.F.
UPPER FLOOR	390 S.F.
GARAGE	334 S.F.
TOTAL	1,764 S.F.

REVISION	No.

CONSULTANT:

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PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

PROPOSED UPPER FLOOR PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-5c
SHEET OF

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OVERLAP FLOOR AREA
422 S.F.

NON-OVERLAP FLOOR AREA
22 S.F.

ADJACENT BUILDING

+196.63 RL

FND .200
N&T RE .424 DNUC

N 90°00'00" E 100.00

NON-OVERLAP
UPPER FLOOR BALCONY AREA
21 S.F.

WALKWAY

104
169.74
MN

109
173.22
MN

110
174.10
MN

111
174.41
SPIKE

112
176.04
1X2W/TK

107
173.30
MN

108
173.50
1X2W/TK

105
165.05
MN

S 00°00'00" E 40.00

177.59 RL

177.21 RL

177.52 RL

STORAGE
ELEV. 168.50'

GARAGE
ELEV. 167.00'

SHELVES

DRIVEWAY

NON-OVERLAP FLOOR AREA
334 S.F.

16" O

12" O

14" O

17" O

16" O

13" PA

2P O
18" 19"

7" STUMP

BEDROOM
ELEV. 175.00'

W/D

BATHROOM
ELEV. 175.00'

SHOWER

VESTIBULE

CLOSET

HALLWAY

CLOSET

TV & DRAWERS

CLOSET

UP

REF.

KITCHEN
ELEV. 175.00'

LIN.

MECH.

175.07 TH

BAR

175.07 TH

NOOK
ELEV. 175.00'

PORCH
ELEV. 174.50'

VESTIBULE
ELEV. 175.00'

DINING
ELEV. 175.00'

LANDING

UP

DEN
ELEV. 175.00'

LIVING ROOM
ELEV. 175.00'

SHELVES

FP

NON-OVERLAP FLOOR AREA
648 S.F.

N

MAIN FLOOR & UPPER FLOOR PLAN OVERLAY

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

LEGEND	OVERLAP & NON OVERLAP FLOOR AREA		
	OVERLAP MAIN FLOOR & UPPER FLOOR AREA	=	422 SF.
	NON-OVERLAP FLOOR AREA	=	670 SF.
	NON-OVERLAP UPPER FLOOR BALCONY AREA	=	21 SF.
	NON-OVERLAP EXISTING GARAGE & STORAGE AREA	=	334 SF.

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MAIN FLOOR & UPPER FLOOR PLAN OVERLAY

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-5d
SHEET OF

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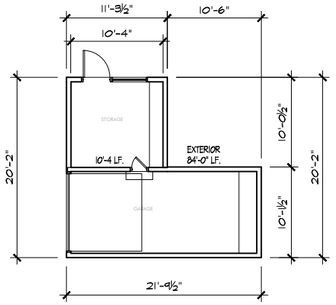
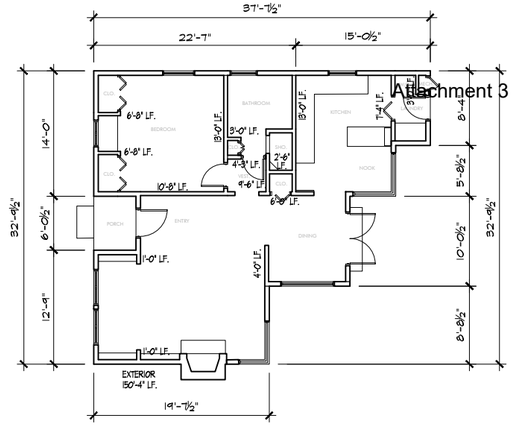
Attachment 3

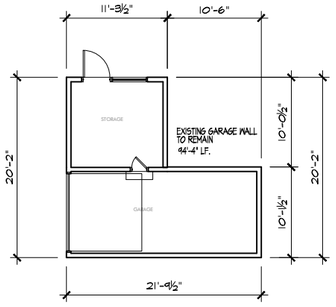


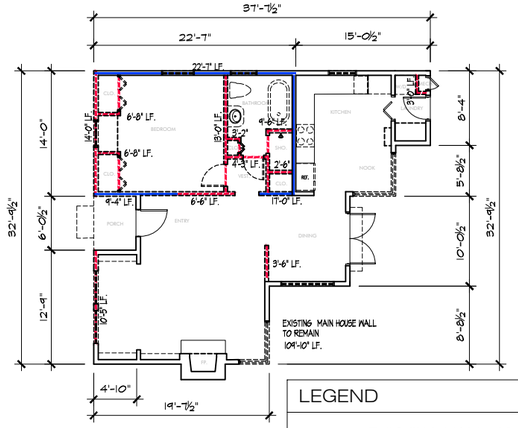


EXISTING FLOOR PLAN

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

EXISTING WALLS		
	LINEAR FEET	PERCENTAGE
GARAGE WALLS	94'-4"	28 %
MAIN HOUSE WALLS	241'-11"	72 %
TOTAL:	336'-3"	100 %



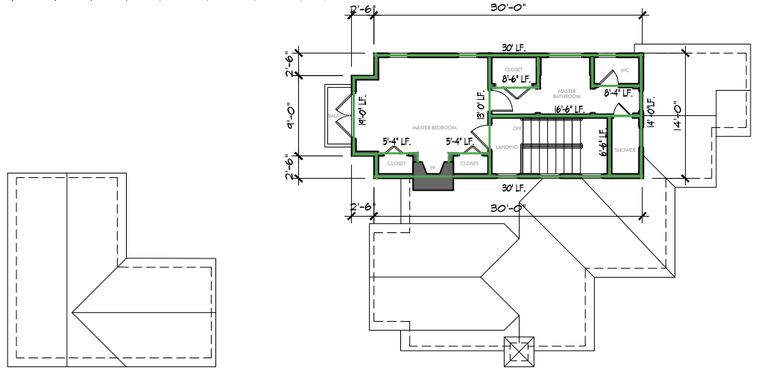


LEGEND	
	EXISTING WALL TO REMAIN
	REMOVED WALL
	REPLACED WALL

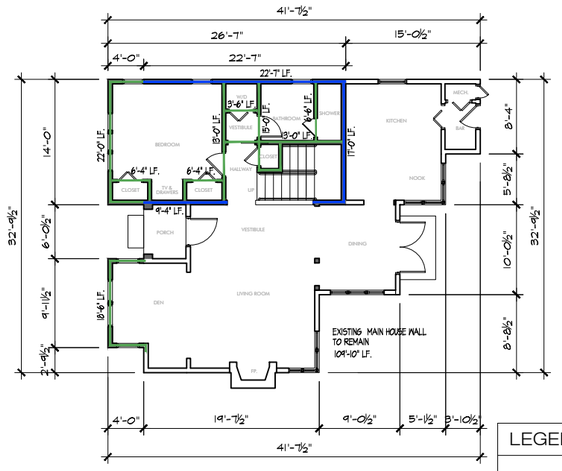
DEMOLITION FLOOR PLAN

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

REMOVED, REPLACED & RETAINED WALLS		
	LINEAR FEET	PERCENTAGE
REMOVED WALLS	83'-2"	25 %
REPLACED WALLS	48'-11"	15 %
RETAINED WALLS	204'-2"	60 %
TOTAL:	336'-3"	100 %



UPPER FLOOR PLAN



MAIN FLOOR PLAN

LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	REPLACED WALL

PROPOSED FLOOR PLAN

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

NEW WALLS		
	LINEAR FEET	PERCENTAGE
UPPER FLOOR WALLS	156'-6"	46 %
LOWER FLOOR WALLS	104'-2"	31 %
REPLACED WALLS	48'-11"	15 %
TOTAL:	309'-7"	92 %

SUMMARY:

EXISTING, REMOVED, REPLACED & NEW LINEAR WALL CALCULATIONS		
	LINEAR FEET	PERCENTAGE
EXISTING WALLS	336'-3"	100 %
REPLACED WALLS	48'-11"	15 %
REMOVED WALLS	83'-2"	25 %
RETAINED WALLS	204'-2"	60 %
NEW WALLS	260'-8"	77 %

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

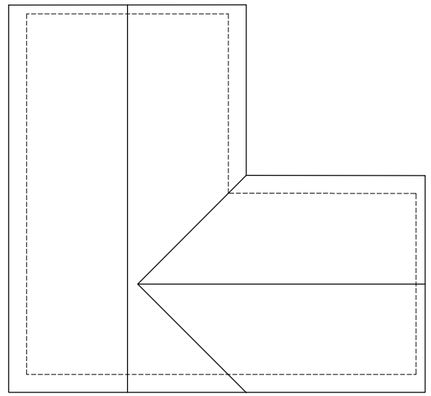
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

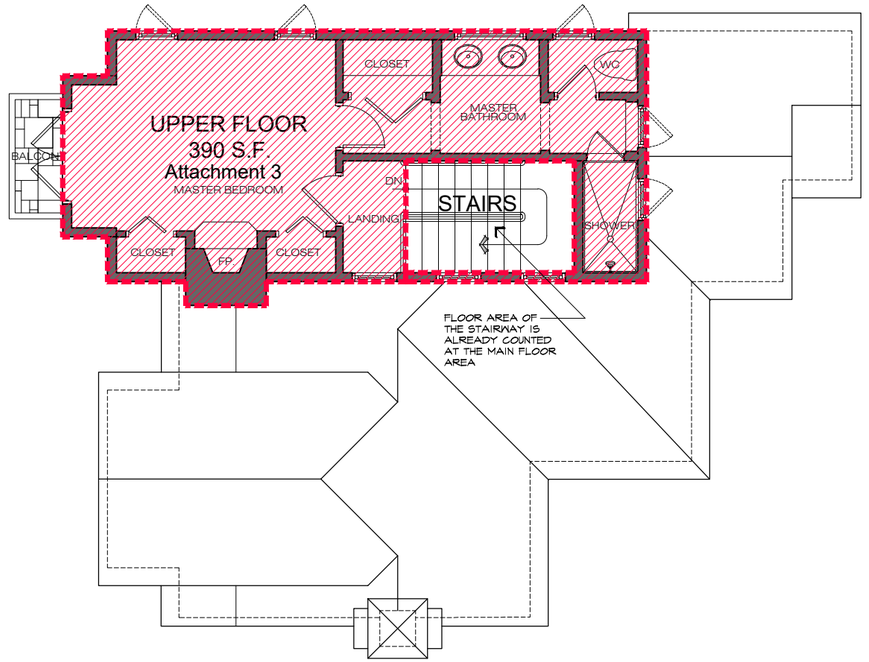
LINEAR WALL CALCULATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	8/23/23
SCALE:	1/8"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-5e
SHEET OF





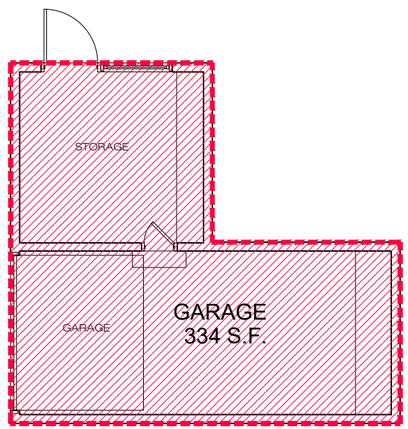
PROPOSED UPPER FLOOR AREA

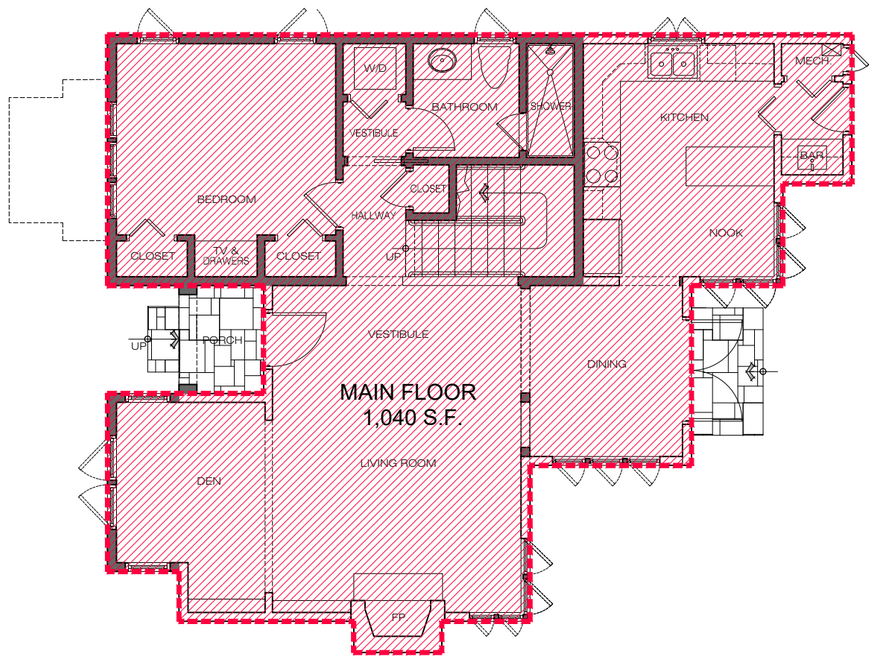
SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

LOT AREA	4,000 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.

PROPOSED FLOOR AREA	
MAIN FLOOR	1,040 S.F.
UPPER FLOOR	390 S.F.
GARAGE	334 S.F.
TOTAL	1,764 S.F.





N

PROPOSED MAIN FLOOR AREA

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
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FLOOR AREA CALCULATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 8/23/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-5f
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J:\22 Jobs\2217 Workman_DD\A-5f.dwg 9-20-23 02:18:05 PM

DOOR SCHEDULE

	DOOR NO.	TYPE	DOOR SIZE WIDTH "W"	DOOR SIZE HEIGHT "H"	ROOM NO.	ROOM NAME	THKNS.	DOOR MAT.	FRAME MAT.	HEAD DETAIL	JAMB DETAIL	THRSHD DETAIL	REMARKS
Main House - Lower Level	D1	A	3'-0"	6'-8"		VESTIBULE	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D2	B	PR - 2'-10"	6'-8"		DINING	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D3	C	PR - 1'-3"	6'-8"		KITCHEN	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D4	D	2'-6"	6'-8"		BAR	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D5	E	1'-8"	6'-8"		MECHANICAL	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D6	J	PR - 1'-3"	6'-8"		MECHANICAL	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR WITH LOUVERS
	D7	F	2'-8"	6'-8"		BEDROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D8	I	PR - 1'-3"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D9	I	PR - 1'-3"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D10	F	2'-0"	6'-8"		CLOSET @ HALLWAY	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D11	H	3'-0"	6'-8"		VESTIBULE	1-3/4"	WOOD	WOOD	-	-	-	NEW POCKET DOOR
	D12	J	PR - 1'-4"	6'-8"		LAUNDRY	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR WITH LOUVERS
	D13	F	2'-4"	6'-8"		BATHROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D14	K	2'-0"	6'-4"		SHOWER	1/4	GLASS	-	-	-	-	NEW TEMPERED GLASS SWING DOOR
Main House - Upper Level	D15	F	2'-8"	6'-8"		MASTER BEDROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D16	I	PR - 1'-3"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D17	I	PR - 1'-3"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D18	L	PR - 2'-6"	6'-8"		MASTER BEDROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW FRENCH DOOR WITH FIXED TRANSOM
	D19	F	2'-4"	6'-8"		MASTER BATHROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D20	G	PR - 2'-0"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D21	F	2'-2"	6'-8"		WATER CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D22	K	2'-0 "	6'-4"		SHOWER	1/4	GLASS	-	-	-	-	NEW TEMPERED GLASS SWING DOOR
Garage			ALL EXISTING DOORS IN THE GARAGE TO REMAIN - REPAIR & REPAINT IF NEEDED.										

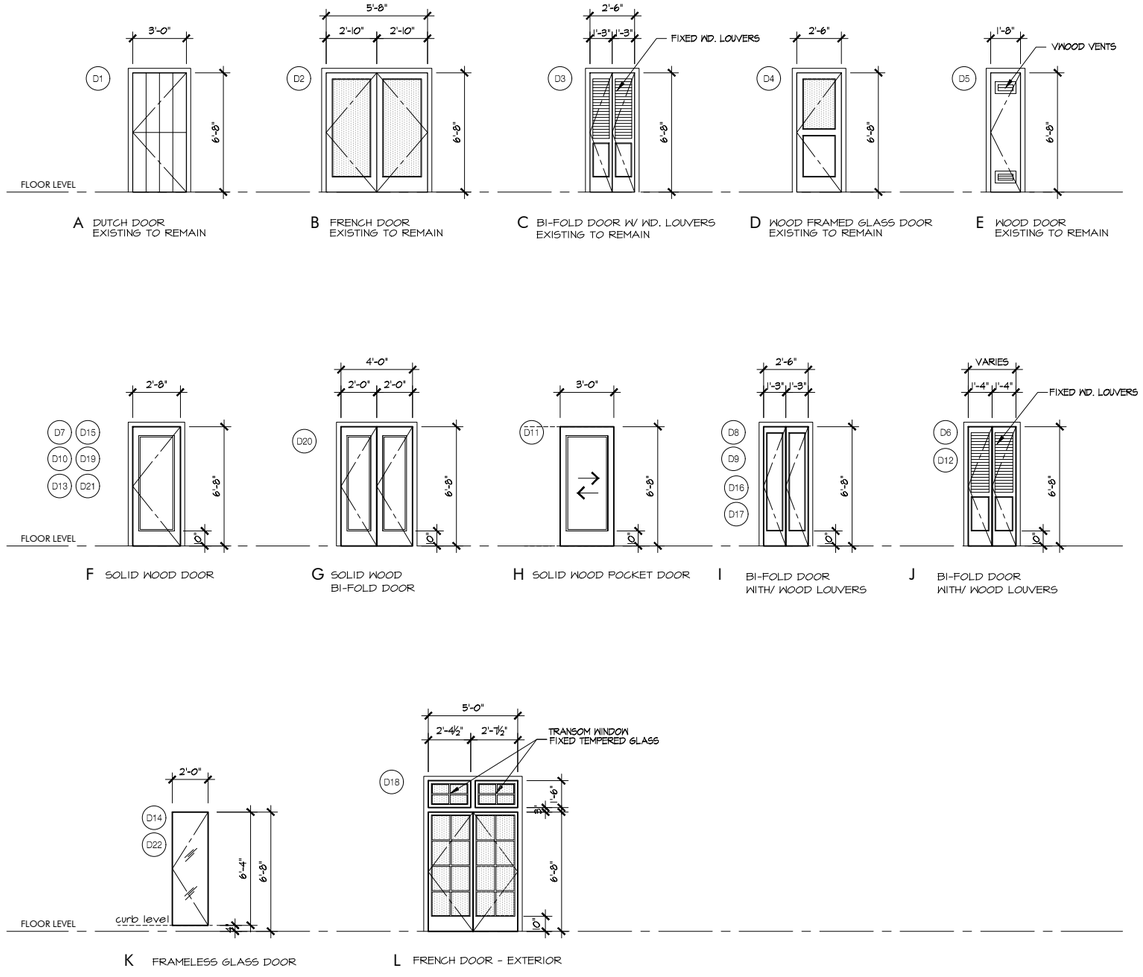
Attachment 3

DOOR NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED, U.O.N.:

1. SHALL BE 2'-0" X 6'-8" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE (2) PAIR- 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ASHLEY NORTON HARDWARE OR BETTER.
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC, SECTION 2407.
11. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS. UNITS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 20 MINUTES.
12. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
13. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
14. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074.

DOOR TYPES



REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

DOOR SCHEDULE

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: AS NOTED
DRAWN: DM
JOB NUMBER: 22.17

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J:\22 Jobs\2217 Workman_DD\A-5g.dwg 9-20-23 02:20:41 PM
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WINDOW SCHEDULE

	WDW. NO.	TYPE	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	STYLE	GLAZING	SAFETY GLAZING	FRAME MATERIAL	HEAD HEIGHT ABOVE F.F.	SILL HEIGHT ABOVE F.F.	LOCATION	REMARKS
Main House - Lower Level	W1	A	5'-3"	7'-3"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD 1	6'-8" @ WINDOW 9'-5" @ TRANSOM	2'-2" @ WINDOW 6'-11" @ TRANSOM	DEN	PAIR OF CASEMENT WINDOW WITH FIXED TRANSOM
	W2	B	2'-6"	4'-6"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-2"	DEN	FIXED WINDOW
	W3	B	2'-6"	4'-6"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-2"	DEN	FIXED WINDOW
	W4	C	6-6"	4'-6"	CASEMENT & FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-2"	BEDROOM	2 CASEMENT & 1 FIXED WINDOW
	W5	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-2"	BEDROOM	CASEMENT WINDOW
	W6	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-2"	BEDROOM	CASEMENT WINDOW
	W7	E	2'-4"	2'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	4'-2"	BATHROOM	CASEMENT WINDOW
	W8	D	3'-2"	3'-2"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-6"	KITCHEN	PAIR OF 1'-7" W x 3'-2" H CASEMENT WINDOW
	W9	H	4'-3"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	NOOK	2-PAIR OF 2'-0" W x 4'-4" H CASEMENT WINDOW
	W10	H	4'-3"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	NOOK	2-PAIR OF 2'-0" W x 4'-4" H CASEMENT WINDOW
	W11	I	6'-0"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	DINING	3-PAIR OF 1'-10" W x 4'-4" H CASEMENT WINDOW
	W12	H	4'-3"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	LIVING ROOM	2-PAIR OF 2'-0" W x 4'-4" H CASEMENT WINDOW
	W13	J	3'-0"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	LIVING ROOM	2-PAIR OF 1'-4 1/2" W x 4'-4" H CASEMENT WINDOW
Main House - Upper Level	W14	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD 1	6'-8"	3'-2"	MASTER BEDROOM	CASEMENT WINDOW
	W15	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-2"	MASTER BEDROOM	CASEMENT WINDOW
	W16	G	4'-0	1'-9"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	8'-4"	7'-0"	MASTER BATHROOM	FIXED WINDOW
	W17	E	2'-4"	2'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	4'-2"	WATER CLOSET	CASEMENT WINDOW
	W18	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-2"	MASTER BATHROOM	CASEMENT WINDOW
	W19	E	2'-4"	2'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	4'-2"	MASTER SHOWER	CASEMENT WINDOW
	W20	F	2'-6"	3'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-8"	STAIRCASE	FIXED WINDOW
	W21	F	2'-6"	3'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-8"	STAIRCASE	FIXED WINDOW
	W22	F	2'-6"	3'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-8"	STAIRCASE	FIXED WINDOW
Garage	W23	K	PR 2'-0"	4'-3"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD 1	6'-5"	2'-2"	STORAGE	CASEMENT WINDOW

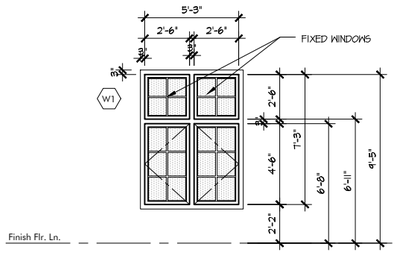
Attachment 3

WINDOW NOTES

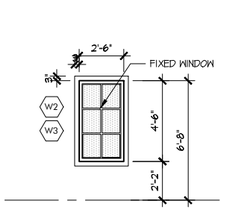
ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, U.O.N.

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24" IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC, SECTION R310.1.
2. PAINT GRADE WOOD WINDOWS U.O.N.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC, SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC, SECTION R308.4.
4. ALL SLOPED GLAZING SHALL COMPLY WITH 2013 CRC, SECTION R308.6 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC, SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC, SECTION 303.1.
8. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION. (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE.
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED. c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE.
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
9. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.

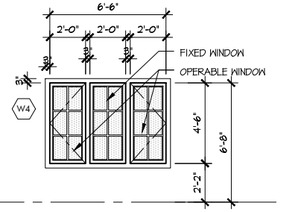
WINDOW TYPES



A WOOD CASEMENT & FIXED TRANSOM WINDOW



B WOOD FIXED WINDOW



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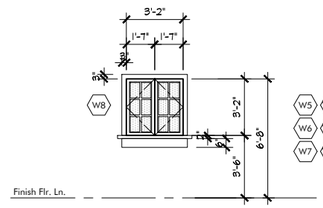

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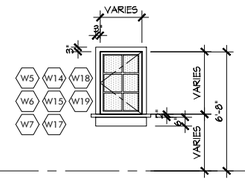

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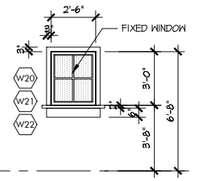

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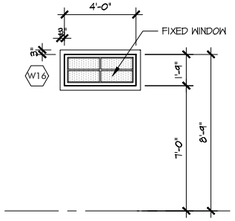

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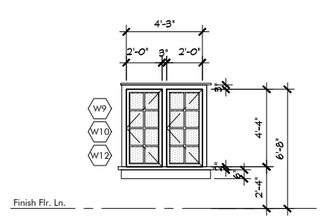

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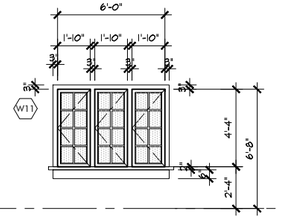

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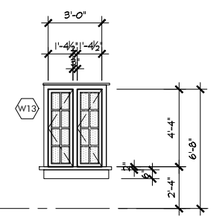
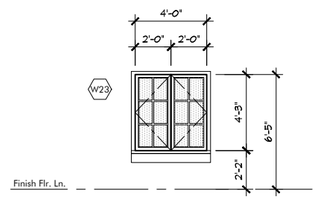


J WOOD CASEMENT WINDOW



K WOOD CASEMENT WINDOW

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

WINDOW SCHEDULE

DATE:	7/10/23
SCALE:	AS NOTED
DRAWN:	DM
JOB NUMBER:	22.17

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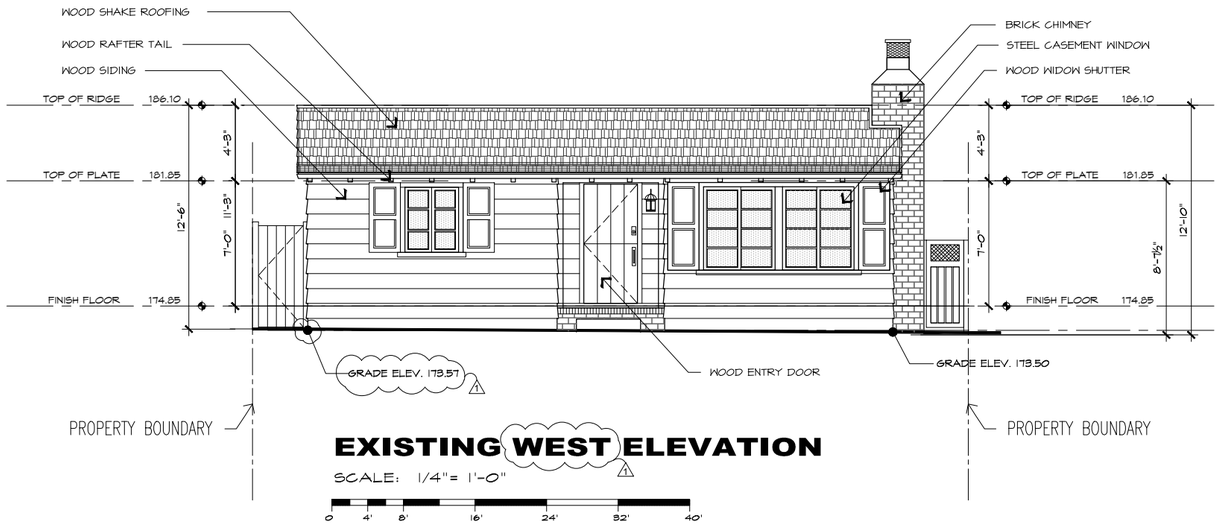
Attachment 3



EXISTING WEST ELEVATION

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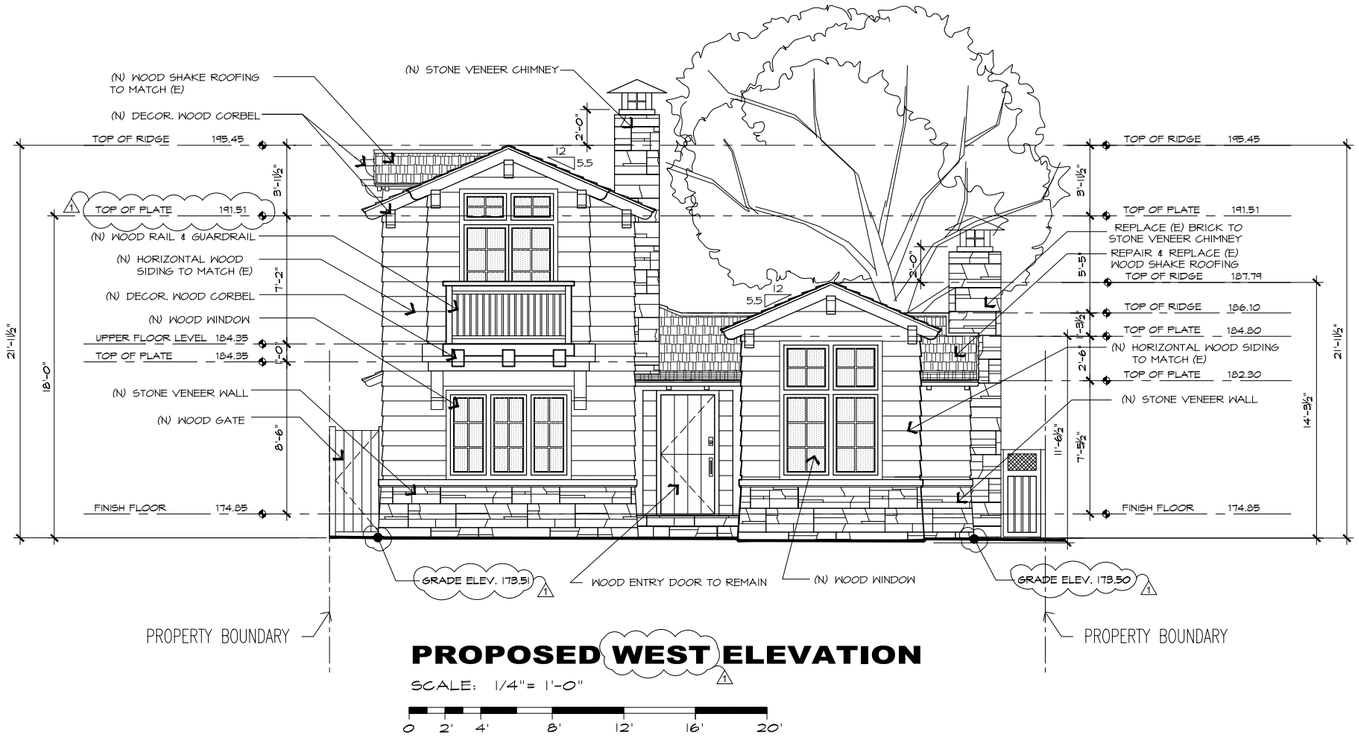

PROPOSED WEST ELEVATION

SCALE: 1/4"= 1'-0"

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING & PROPOSED WEST ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

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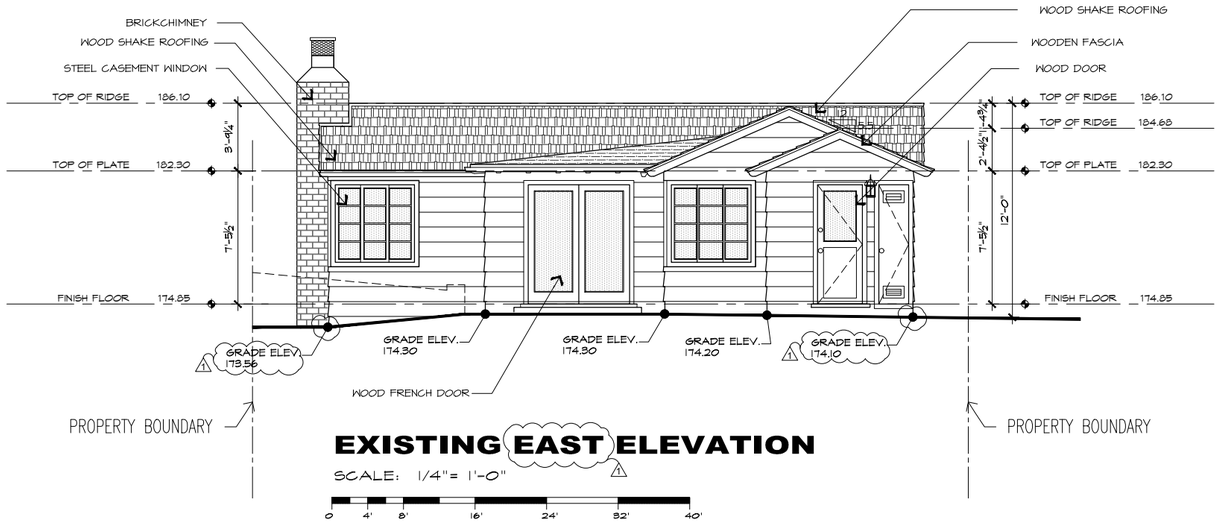

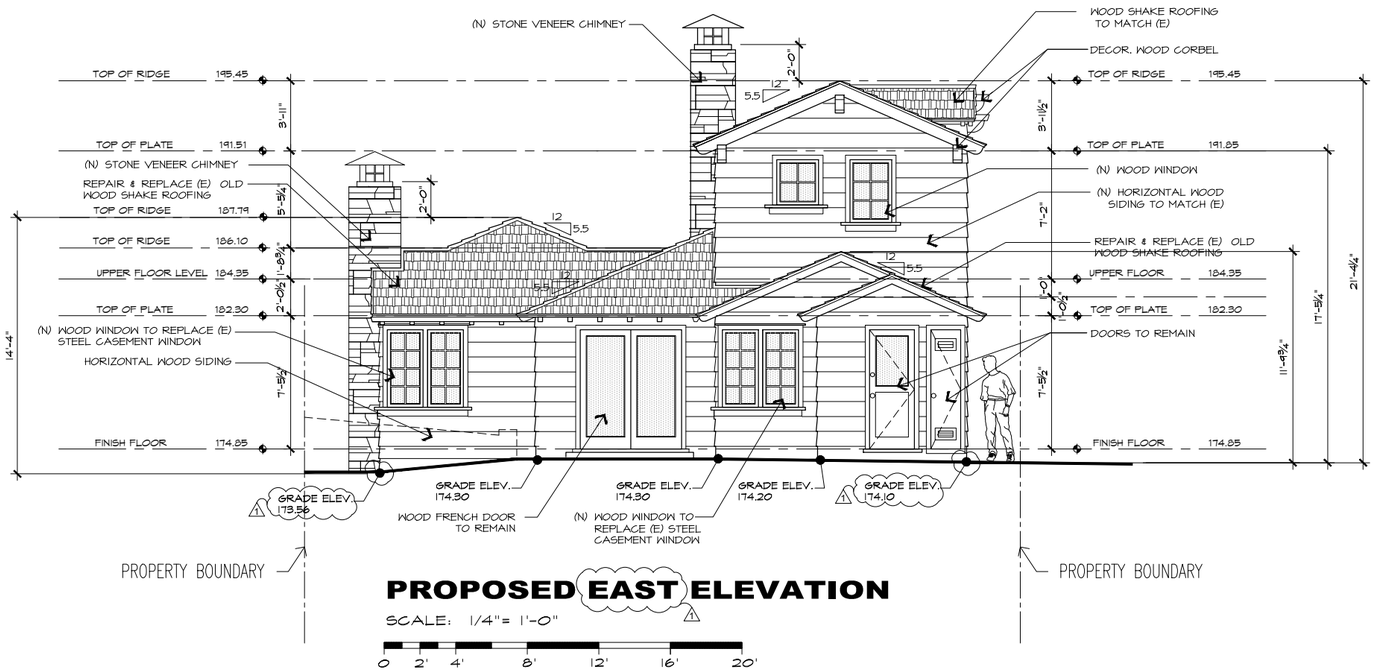

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING & PROPOSED EAST ELEVATIONS OF MAIN HOUSE

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-6b
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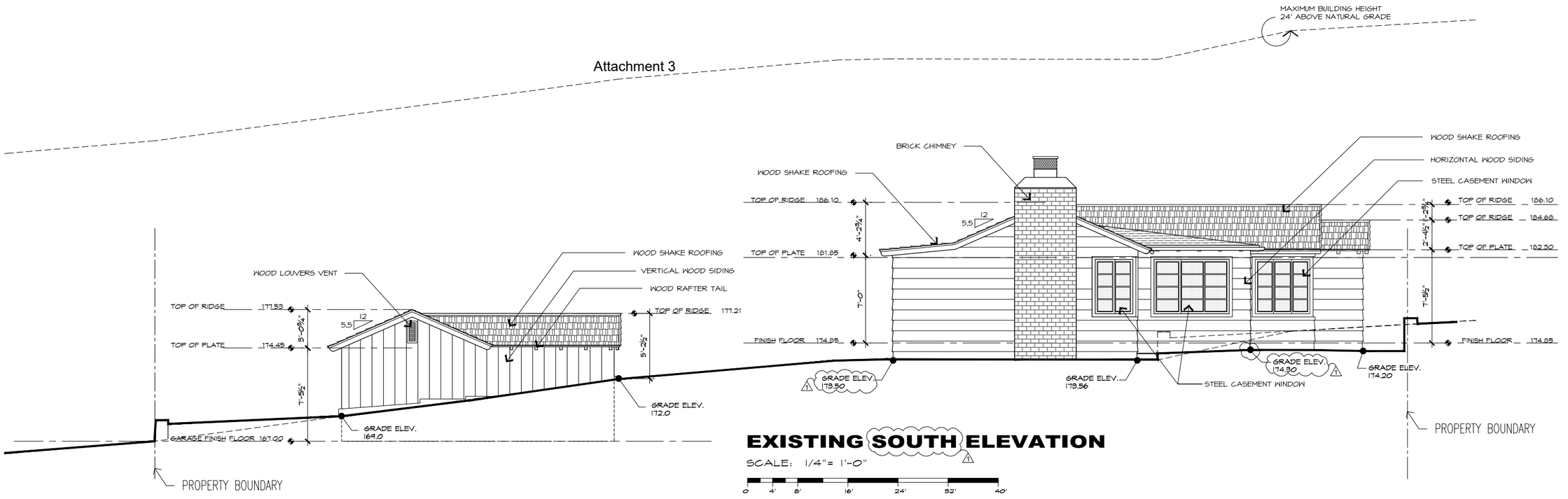
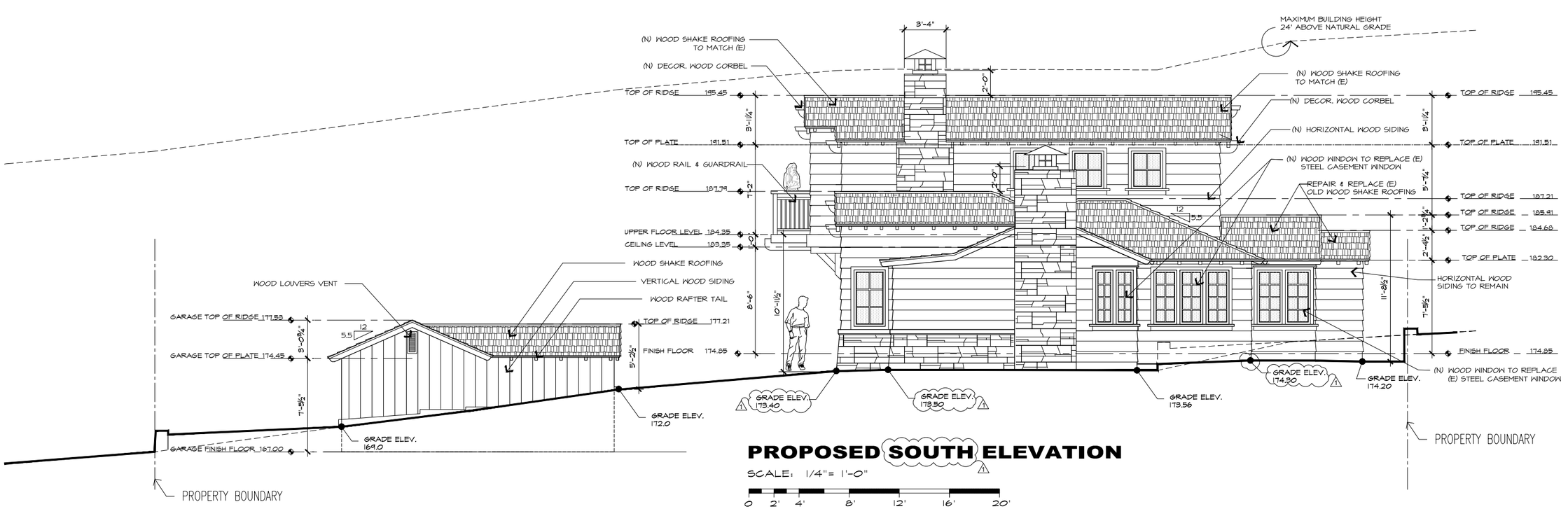
Attachment 3



EXISTING SOUTH ELEVATION

SCALE: 1/4"= 1'-0"

0 4' 8' 16' 24' 32' 40'



PROPOSED SOUTH ELEVATION

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING & PROPOSED SOUTH ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

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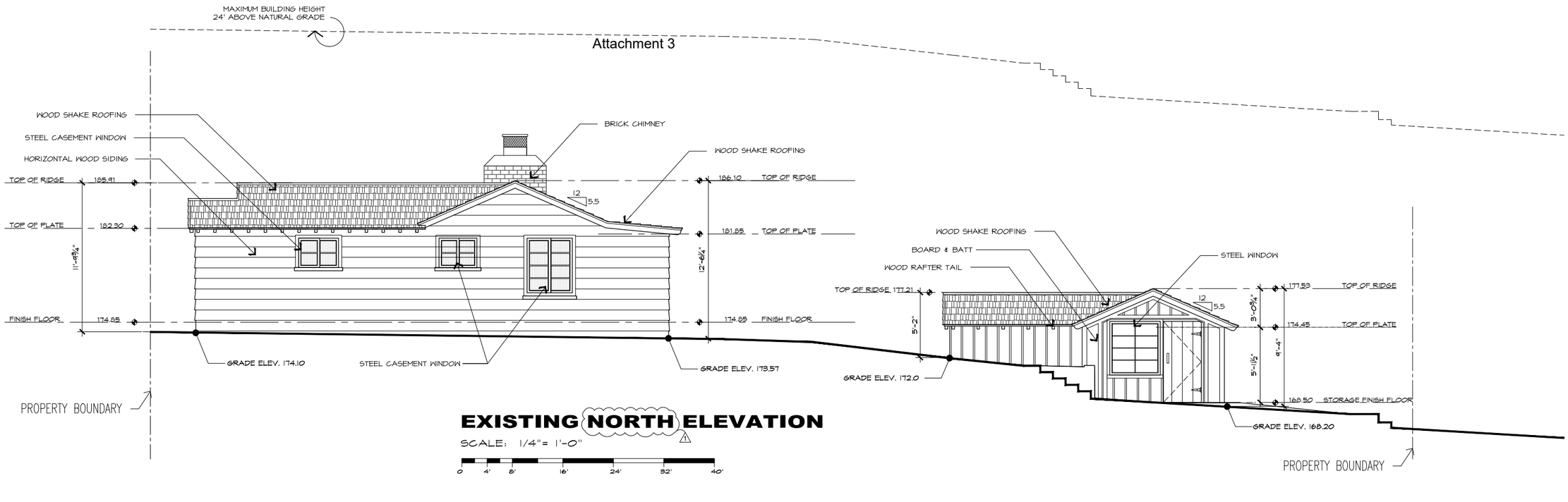
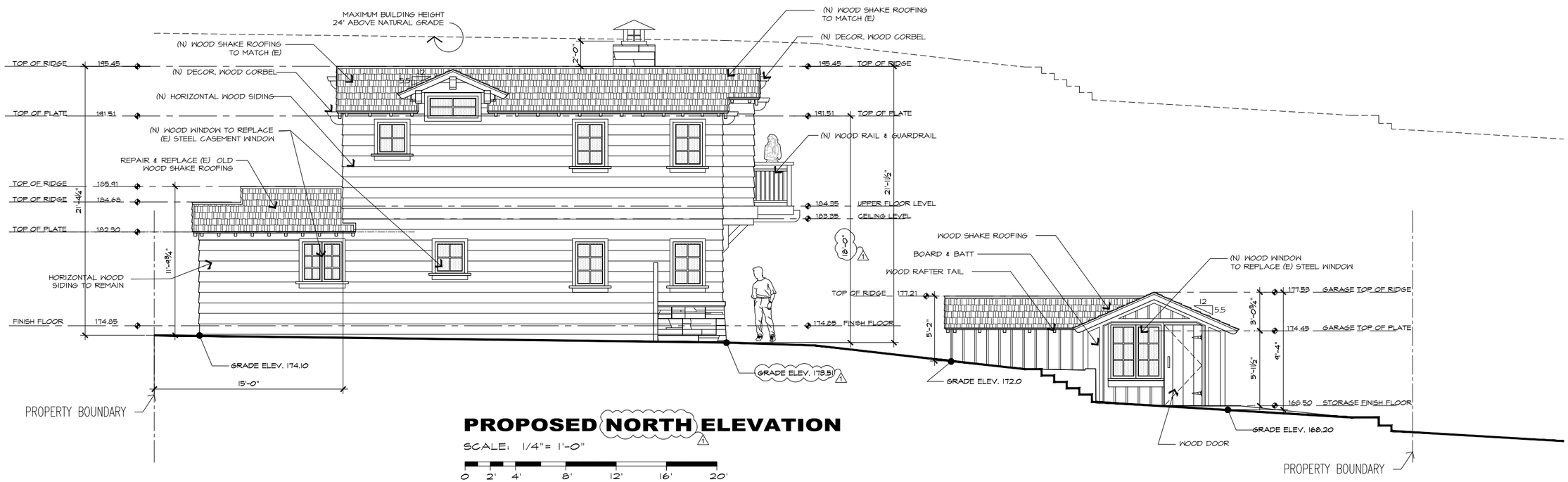
Attachment 3



EXISTING NORTH ELEVATION

SCALE: 1/4"= 1'-0"

0 4' 8' 16' 24' 32' 40'



PROPOSED NORTH ELEVATION

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING & PROPOSED NORTH ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-6d
SHEET OF

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J:\22 Jobs\2217 Workman_DD\A-6d.dwg 9-28-23 02:59:06 PM

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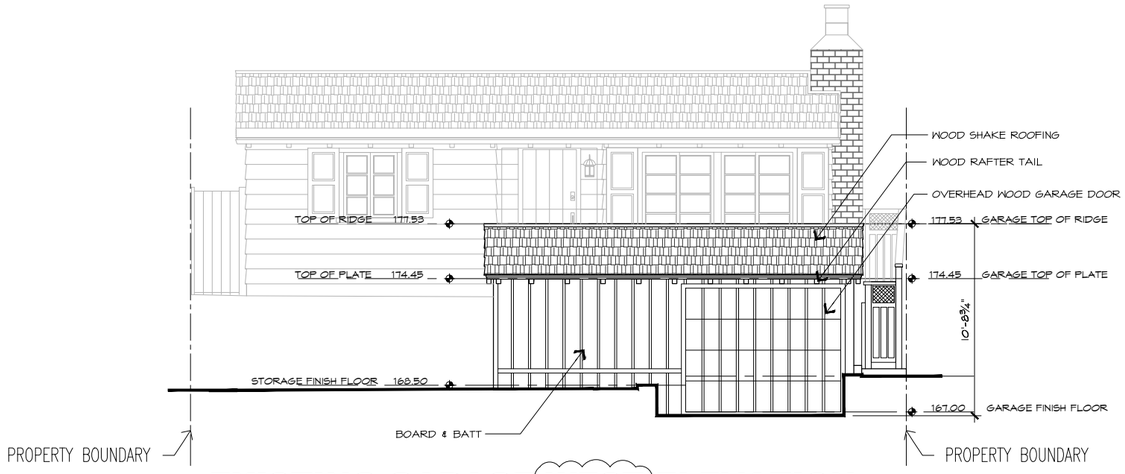
Attachment 3



EXISTING GARAGE WEST ELEVATION 1

SCALE: 1/4"= 1'-0"

0 4' 8' 16' 24' 32' 40'

PROPOSED GARAGE WEST ELEVATION 1

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

PDF

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REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

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ERIC MILLER ARCHITECTS, INC.
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EXISTING & PROPOSED GARAGE WEST ELEVATIONS

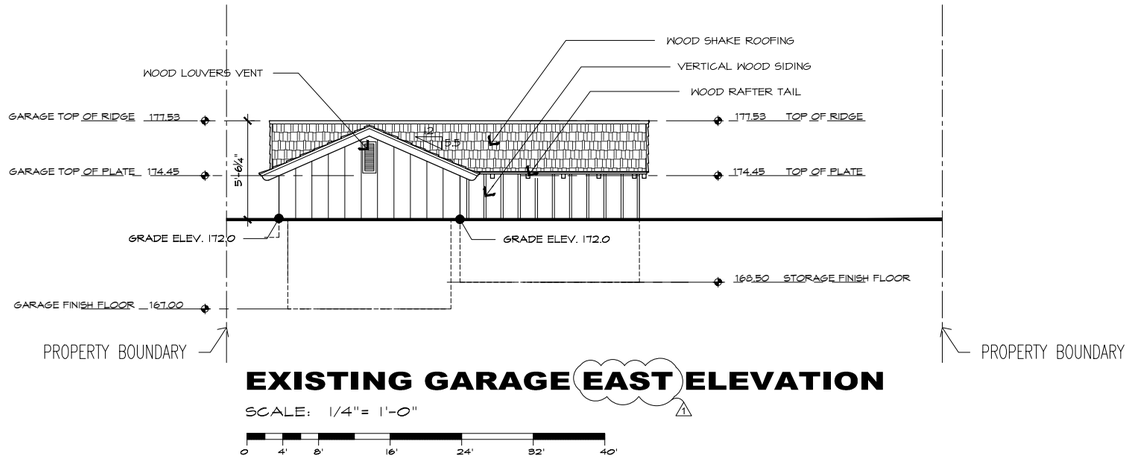
JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-7a

SHEET OF

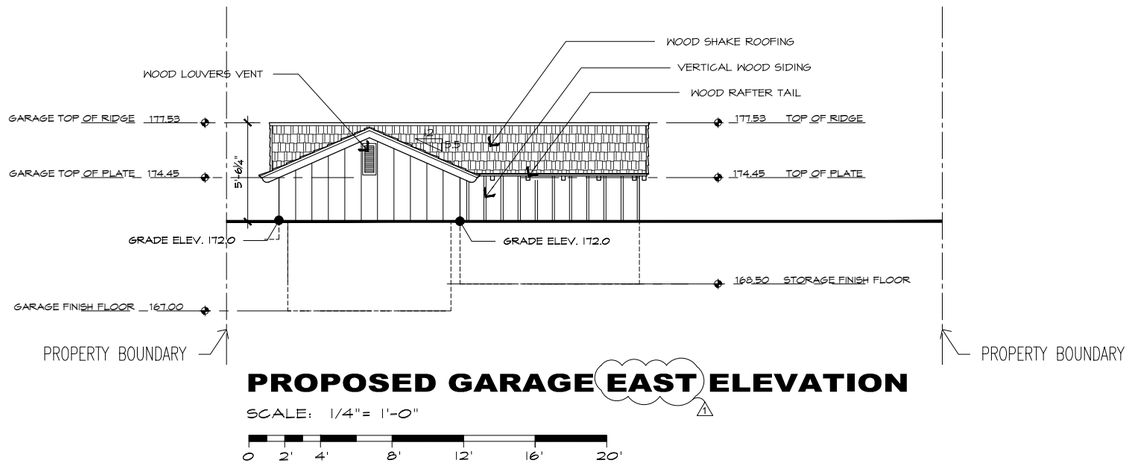
Attachment 3



EXISTING GARAGE EAST ELEVATION

SCALE: 1/4"= 1'-0"

0 4' 8' 16' 24' 32' 40'



PROPOSED GARAGE EAST ELEVATION

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

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EXISTING & PROPOSED GARAGE EAST ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-7b
SHEET OF

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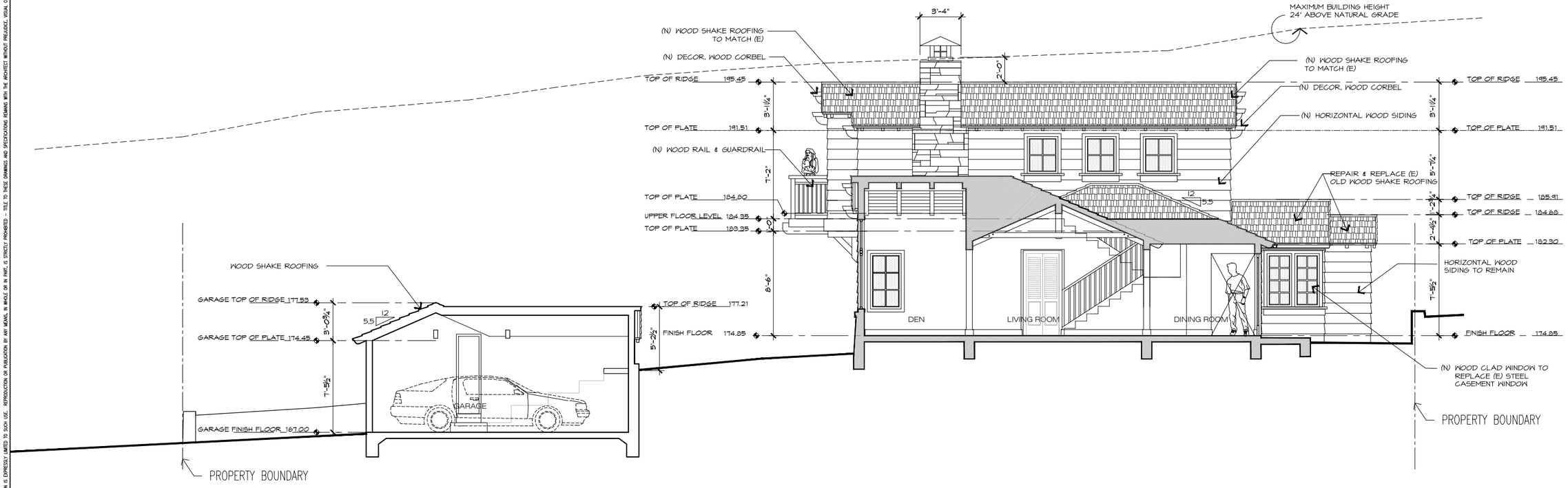

BUILDING SECTION 'A' - 'A'

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

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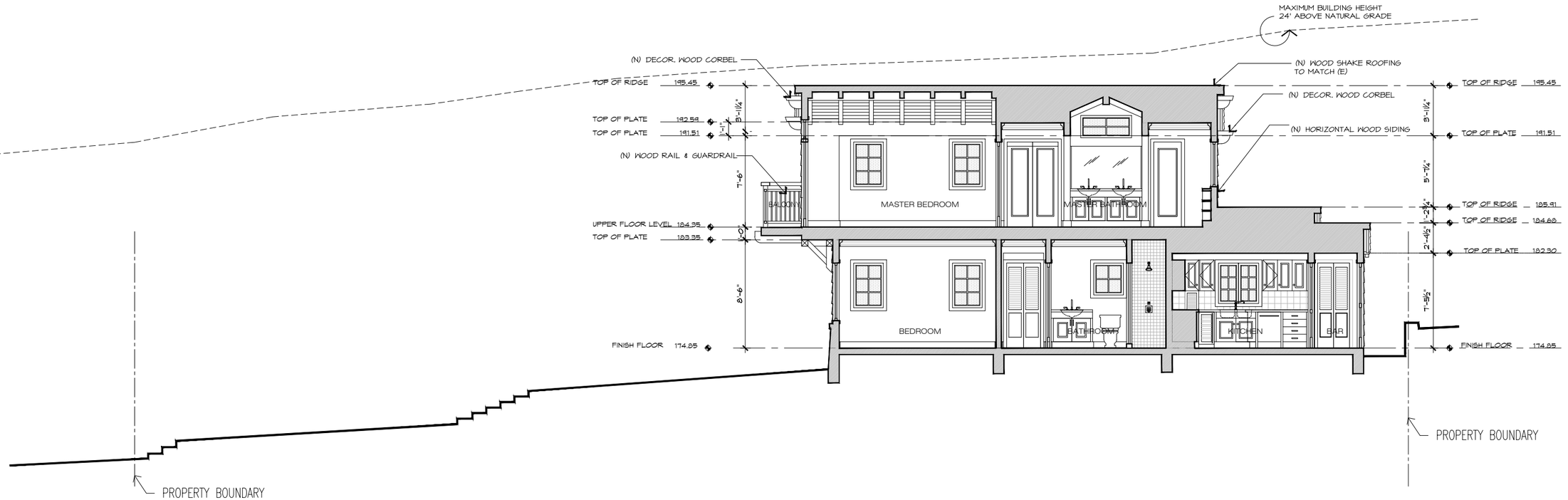
BUILDING SECTION 'A' - 'A'

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-7c
SHEET OF

Attachment 3



BUILDING SECTION 'B' - 'B'

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	⚠

CONSULTANT:

ARCHITECT
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BUILDING SECTION B' - 'B'

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-7d
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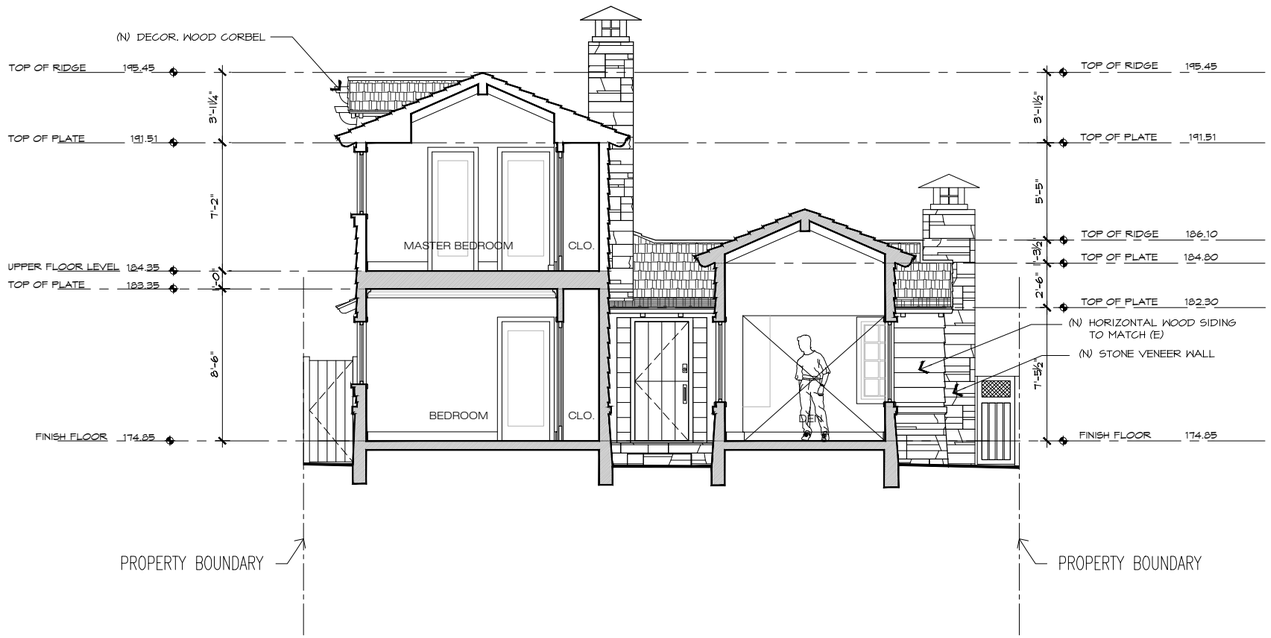

BUILDING SECTION 'C' - 'C'

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

ARCHITECT
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BUILDING SECTION 'C' - 'C'

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-145-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-7e
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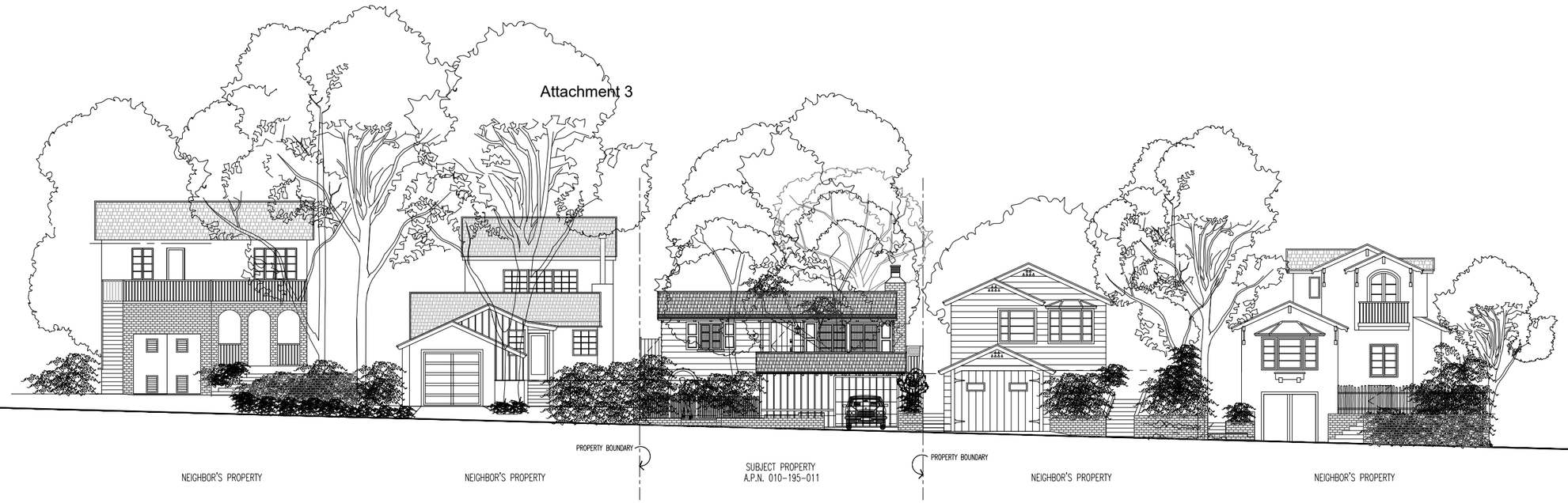

EXISTING STREET ELEVATIONS

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

0 4' 8' 16' 24' 32' 40'

PROPOSED STREET ELEVATIONS

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

0 4' 8' 16' 24' 32' 40'

REVISION	No.

CONSULTANT:

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ERIC MILLER ARCHITECTS, INC.
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STREET ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10/23
SCALE:	1/8"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-8
SHEET OF

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Half-Size on 12x18

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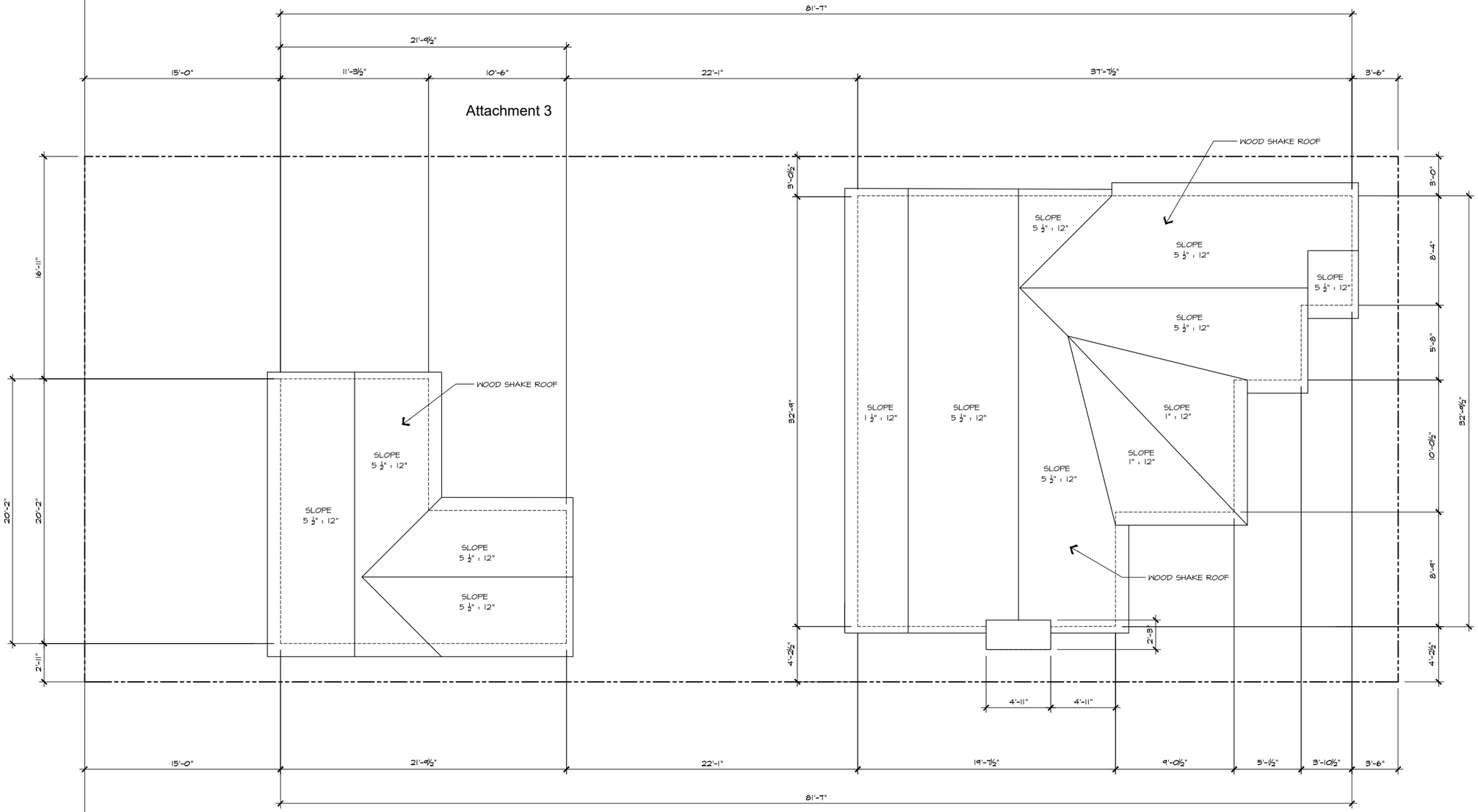
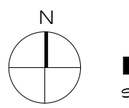
Attachment 3





EXISTING ROOF PLAN

SCALE: 1/4"= 1'-0"

REVISION	No.

CONSULTANT:

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EXISTING ROOF PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10/23
SCALE:	1/4" = 1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-9a

SHEET OF

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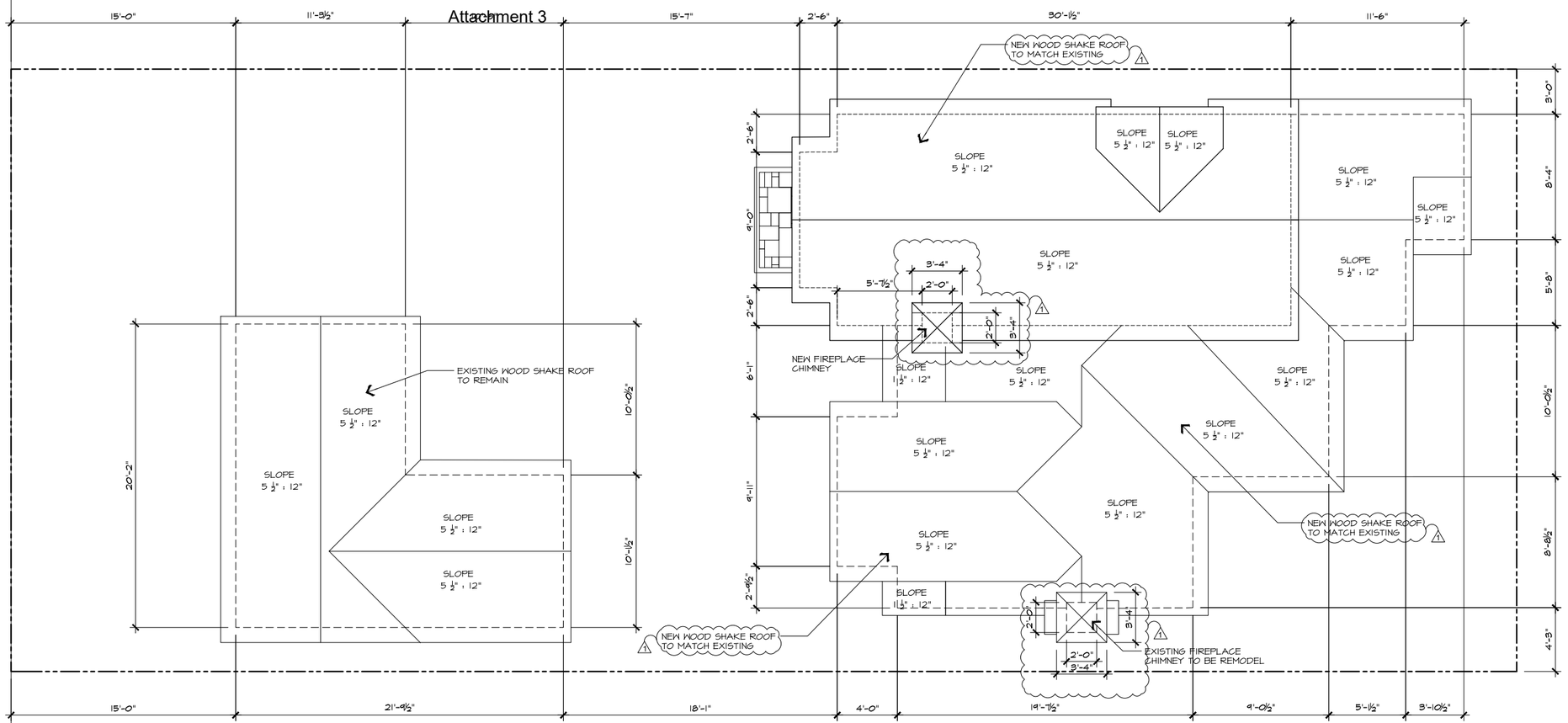

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PROPOSED ROOF PLAN

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

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REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

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ERIC MILLER ARCHITECTS, INC.
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PROPOSED ROOF PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4" = 1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-9b
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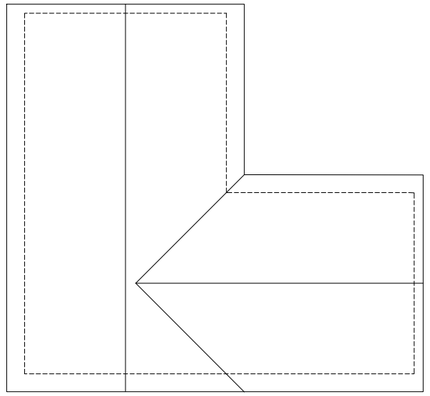
Attachment 3

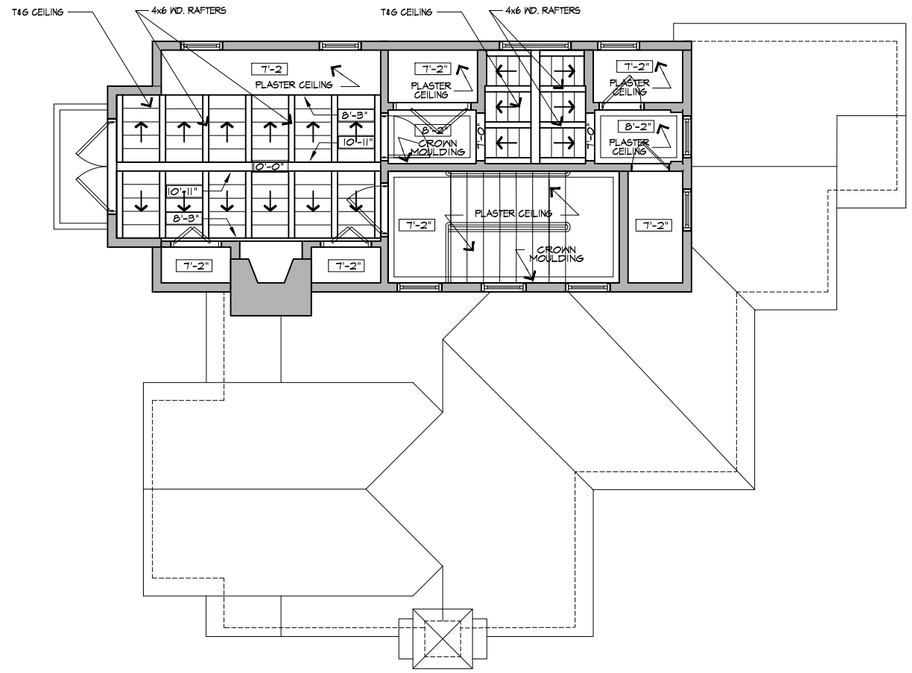
N

UPPER FLOOR REFLECTED CEILING PLAN

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'





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MAIN FLOOR REFLECTED CEILING PLAN

SCALE: 1/4"= 1'-0"

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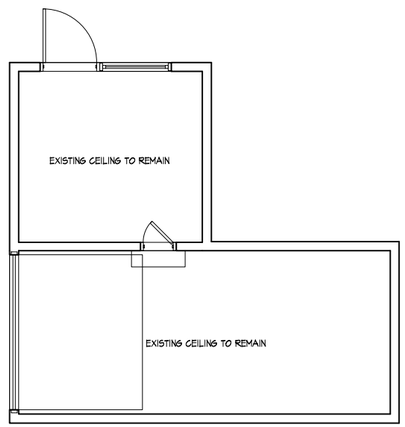

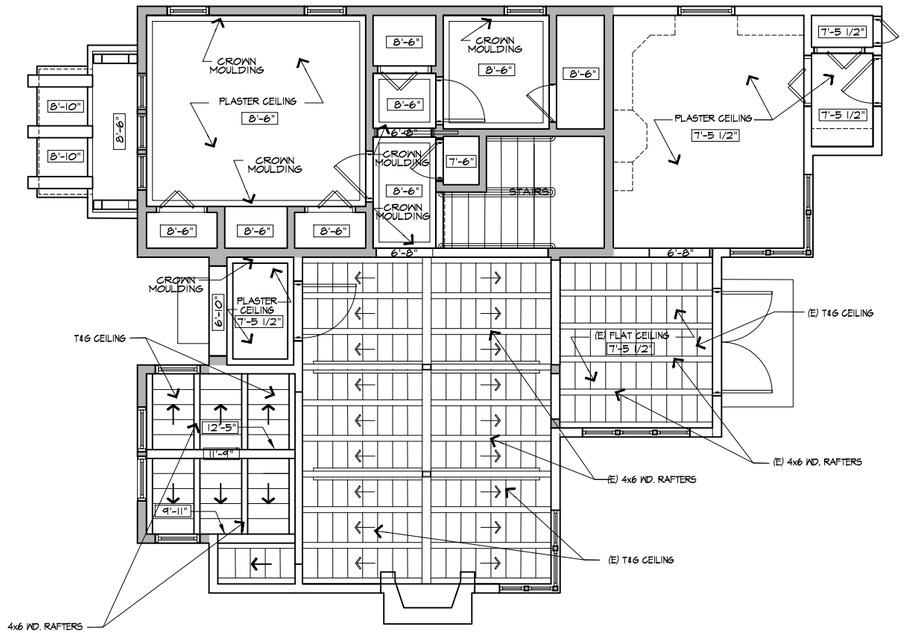

REVISION	No.

CONSULTANT:

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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

REFLECTED CEILING PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4" = 1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-9c

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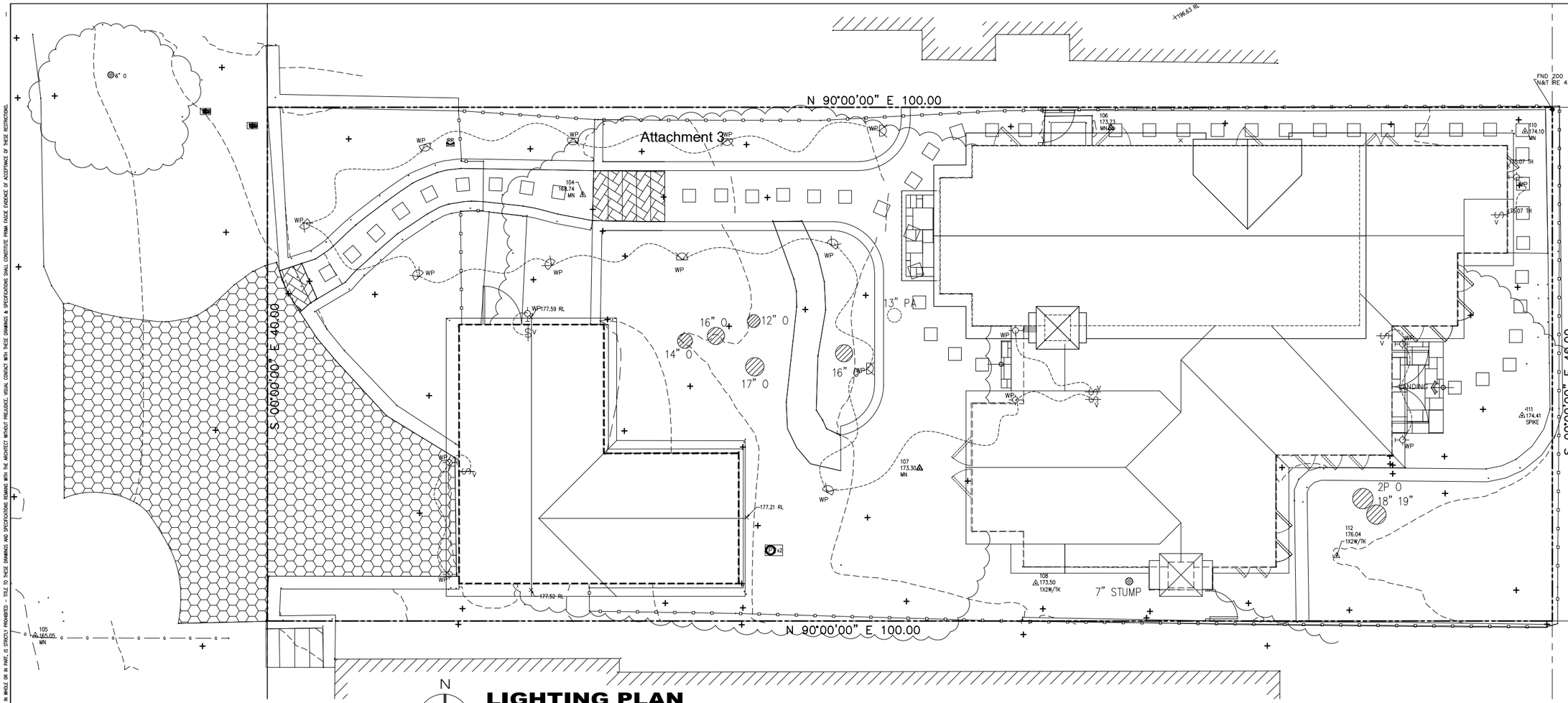
Attachment 3

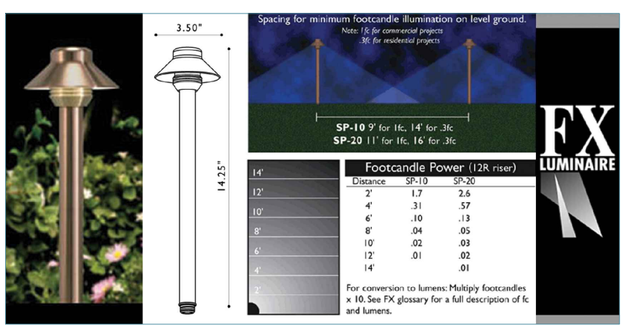


LIGHTING PLAN

PATH LIGHT

NOTE:
LANDSCAPE LIGHTING SHALL BE 10 FEET MIN. APART.
225 LUMENS MAX. - 15 WATT INCANDESCENT EQUIVALENT MAX.

ALL LIGHTS NOT ATTACHED TO THE BUILDING ARE REQUIRED TO ADHERE TO THE LANDSCAPE LIGHTING STANDARD NO MORE THAN 18" ABOVE GROUND.

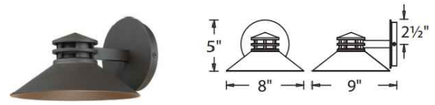


EXTERIOR WALL MOUNT LIGHT

EXTERIOR WALL MOUNT LIGHT FIXTURE SPECIFICATIONS:

SODOR – model: WS-W157
dwelLED™ LED Outdoor

WAC LIGHTING
Responsible Lighting®



ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish	
8"	**WS-W15708**	9W	750	315	**BZ** Bronze	
10"	**WS-W15710**	11.5W	1200	560	**GH** Graphite	

Example: **WS-W15708-GH**

NOTE:
EXTERIOR LIGHTING SHALL BE LIMITED TO 375 LUMENS MAX.
25 WATTS INCANDESCENT EQUIVALENT MAX.

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND.

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed. IP 65. Dark Sky Friendly

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

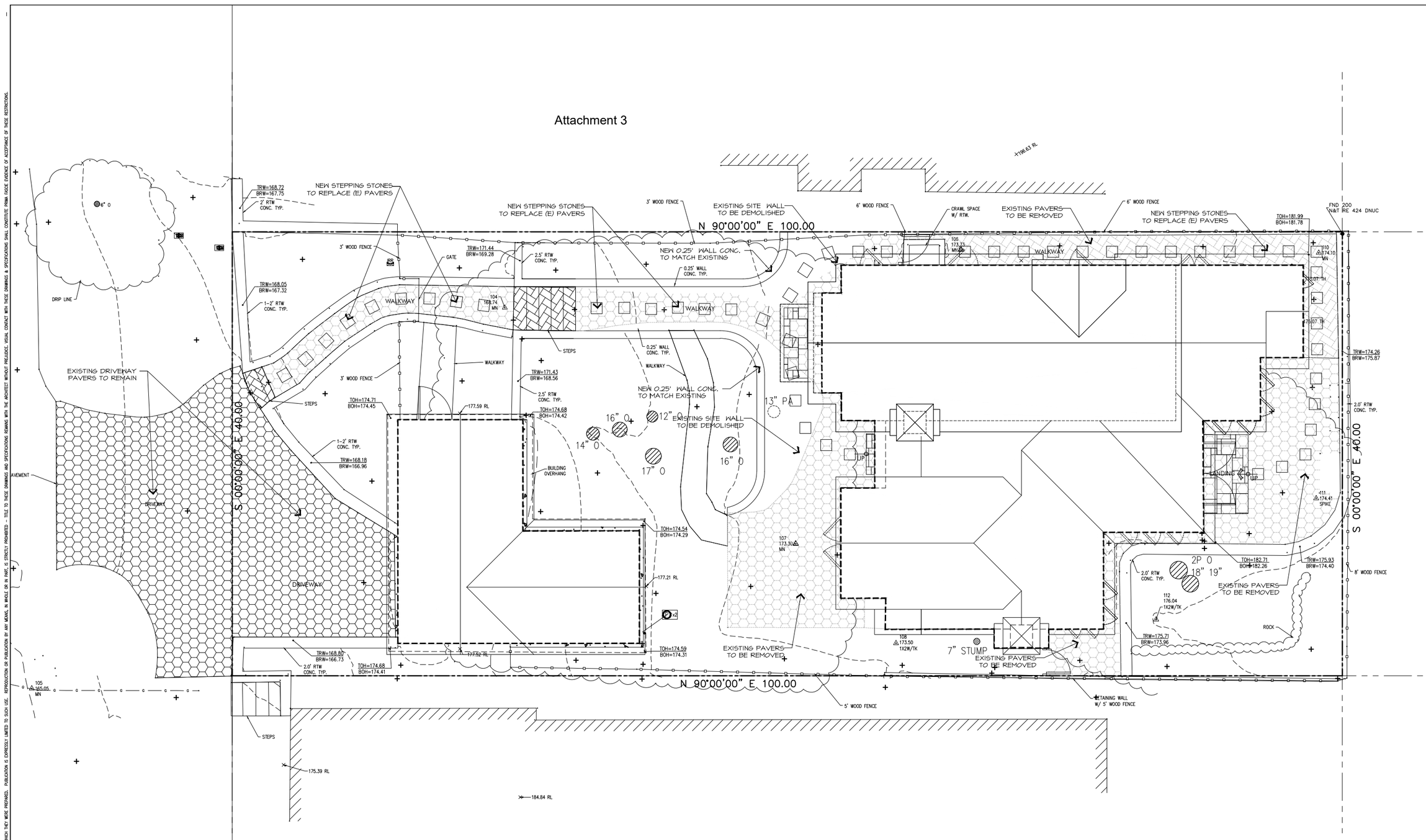
LIGHTING PLAN & DETAILS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-10a
SHEET OF

Attachment 3



N

LANDSCAPE PLAN

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

NOTES:

NO NEW LANDSCAPE IS PROPOSED, EXISTING LANDSCAPE TO REMAIN.

REVISION | No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

LANDSCAPE PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-10b
SHEET OF

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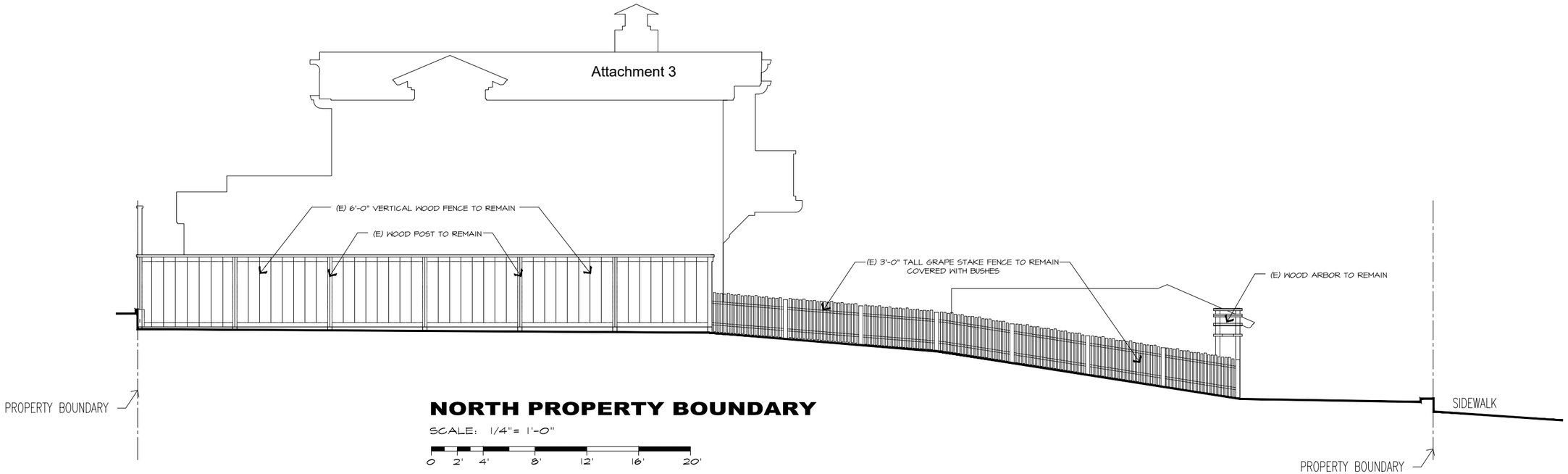
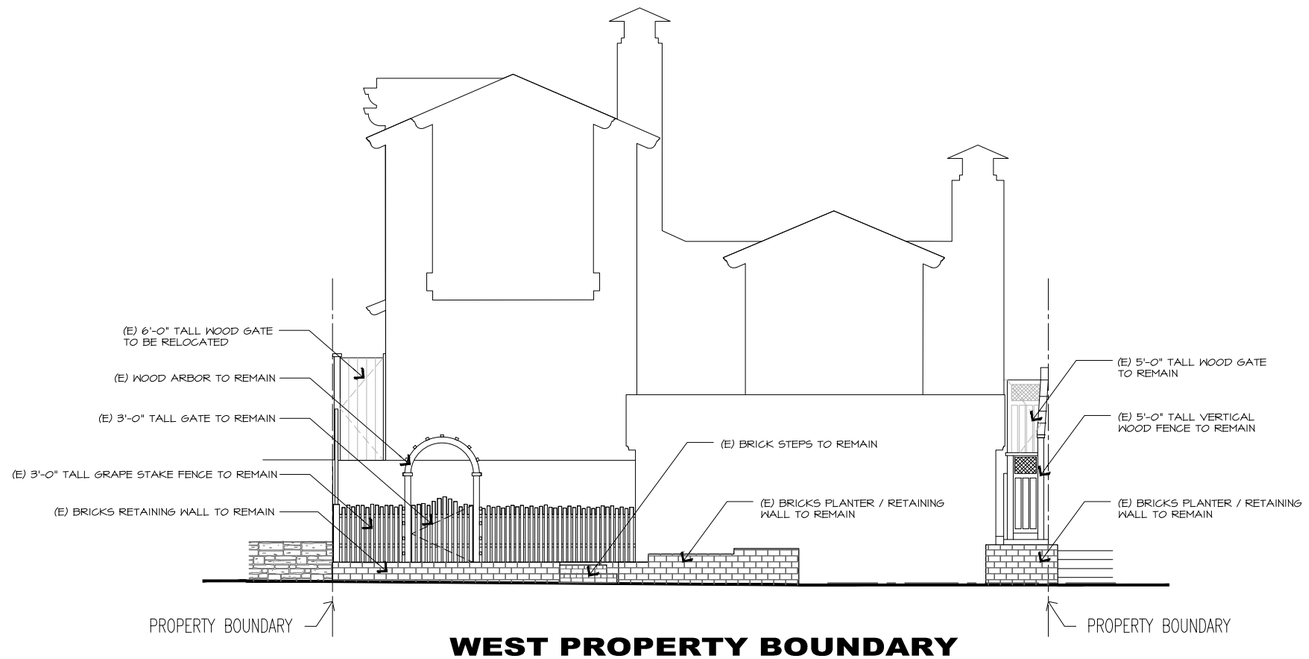


NORTH PROPERTY BOUNDARY

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'



WEST PROPERTY BOUNDARY

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

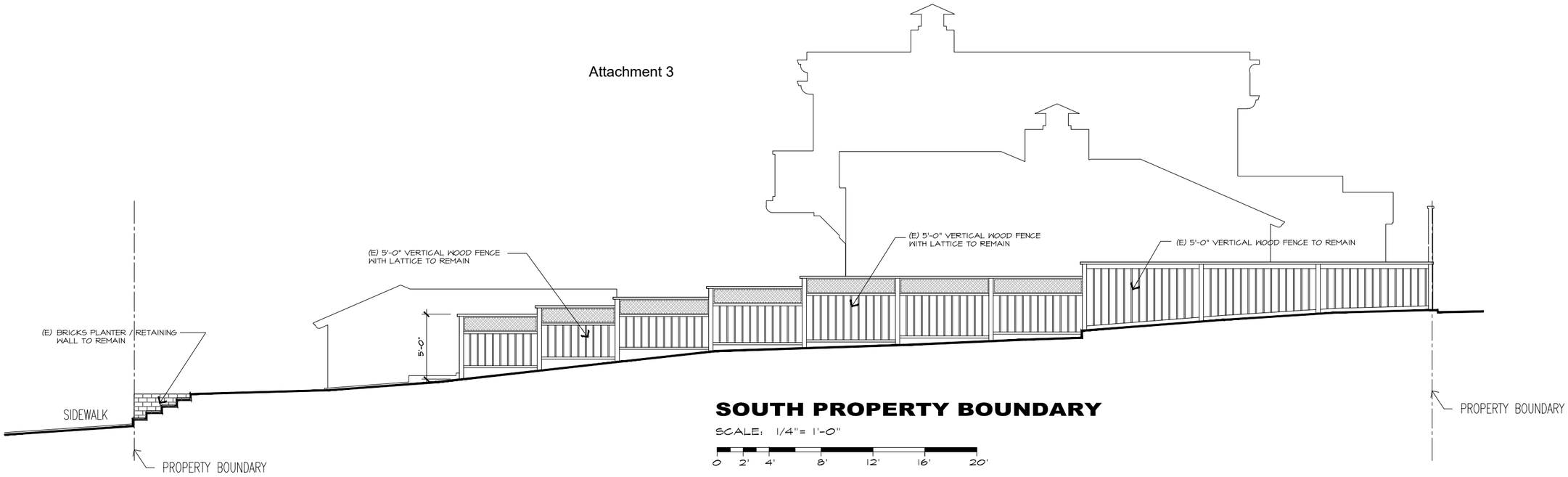
FENCE & GATE ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-10c
SHEET OF

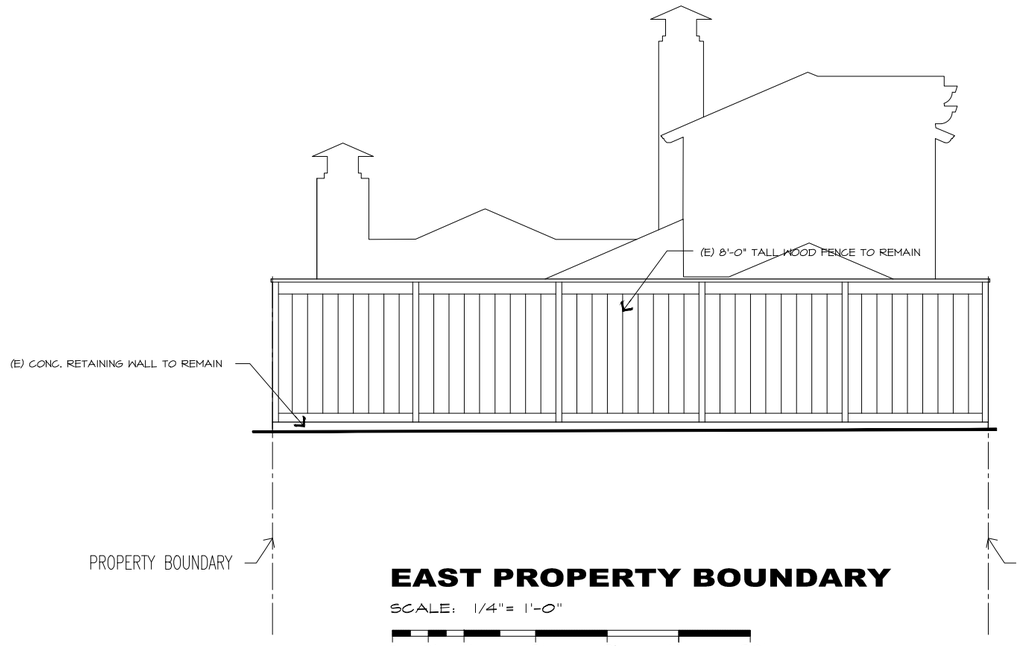
Attachment 3



SOUTH PROPERTY BOUNDARY

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'



EAST PROPERTY BOUNDARY

SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

FENCE & GATE ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-10d
SHEET OF

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PDF

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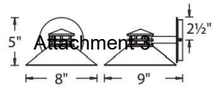
SODOR – model: WS-W157
dwelLED™ LED Outdoor

WAC LIGHTING
Responsible Lighting®



Attachment #3

WS-W15708

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish	
8"	**WS-W15708**	9W	750	315	**BZ** Bronze	
10"	**WS-W15710**	11.5W	1200	560	**GH** Graphite	

Example: **WS-W15708-GH**

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed. IP 65. Dark Sky Friendly

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

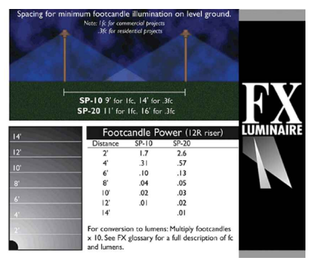
11 -

8 EXTERIOR WALL LIGHT

PATH LIGHT

NOTE:
LANDSCAPE LIGHTING SHALL BE 10 FEET MIN. APART.
225 LUMENS MAX. - 15 WATT INCANDESCENT EQUIVALENT MAX.

ALL LIGHTS NOT ATTACHED TO THE BUILDING ARE REQUIRED TO ADHERE TO THE LANDSCAPE LIGHTING STANDARD NO MORE THAN 18" ABOVE GROUND.



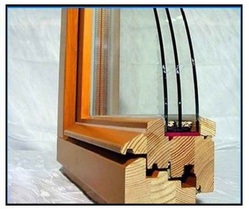
12 -

9 PATH LIGHT

NON-CORROSIVE METAL GUTTER AND DOWNSPOUT
(DARK BROWN, SOLID ALUMINUM)

4 GUTTER & DOWNSPOUT

1 WOOD SHAKE ROOF



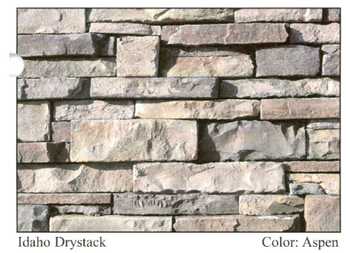
DETAIL

5 WOOD WINDOW

2 WOOD SIDING MATCH (E)

6 PAVERS

IDAHO DRYSTACK Idaho Dryst



Idaho Drystack Color: Aspen

3 STONE VENEER WALL

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

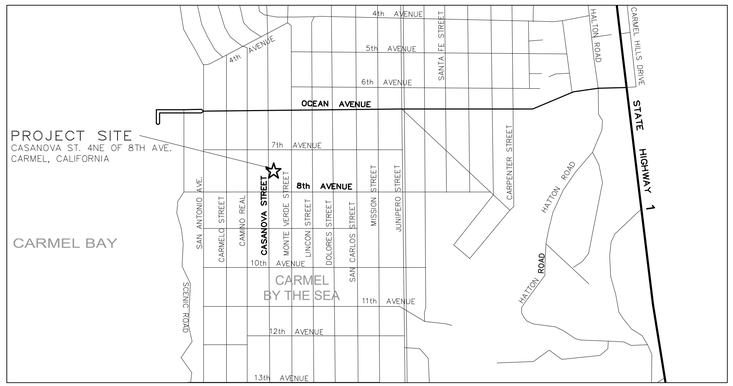
FINISH MATERIALS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

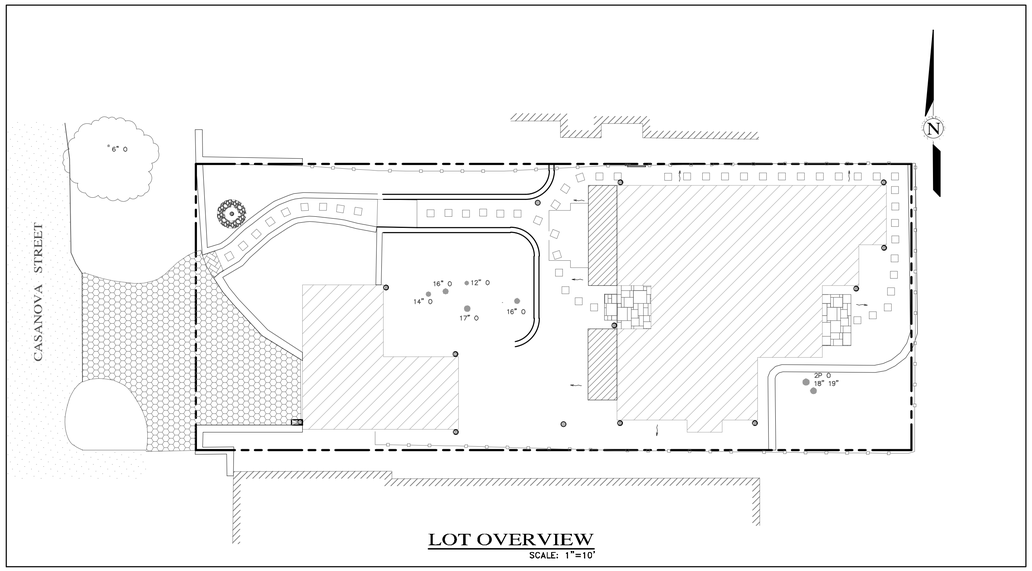
DATE: 7/10/23
SCALE: N.T.S.
DRAWN: DM
JOB NUMBER: 15.26

A-11
SHEET OF

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WORKMAN RESIDENCE
APN: 010-195-011
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=10'

LEGEND:

NEW:

- STORM DRAIN LINE
- RAIN-WATER LEADER
- SURFACE DRAINAGE FLOW DIRECTION
- ROOF DOWNSPOUT/SPLASH BLOCK
- EXISTING MAIN FLOOR HOUSE FOOTPRINT
- MAIN FLOOR HOUSE FOOTPRINT ADDITION
- DRAIN ROCK

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers, inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, inc.	During backfill operations		
Baserock subgrade compaction	LandSet Engineers, inc.	Prior to pavement installation		

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE WORKMAN RESIDENCE A-3 PREPARED BY ERIC MILLER ARCHITECS, DATED 07/10/23, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON MARCH 28, 2023.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/24/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

DRAINAGE NOTES:

1) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

2) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS AND CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO AN INFILTRATION SYSTEM. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE. HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

3) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF AREA DRAIN AND DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.

4) SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.

5) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. JUNCTION BOXES AND INFILTRATION SYSTEM SHALL BE "NDS" PRODUCTS ROUND SPEE-D WITH 4" SOLID LID AND 50 GAL FLO-WELL WITH 4" GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

6) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

7) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.

8) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

9) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF THE CITY OF CARMEL-BY-THE-SEA BUILDING SERVICES.

10) IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE CITY OF CARMEL-BY-THE-SEA PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

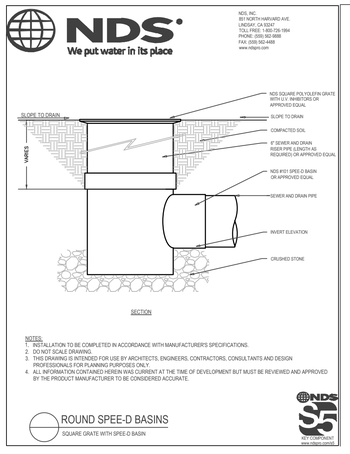
2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

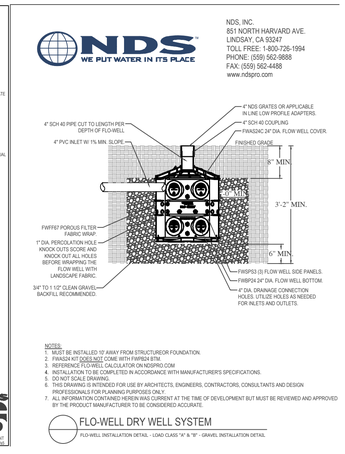
TOTAL LOT AREA = 4,000 SQ.FT.
NEW/REPLACE IMPERVIOUS AREA = 1,403 SQ.FT.
NEW IMPERVIOUS AREA = 96 SQ.FT.

GRADING QUANTITIES:
NO GRADING REQUIRED.

ABBREVIATIONS:

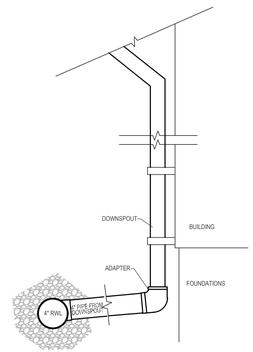
AB	AGGRECATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	(N)	NEW
BLDG	BUILDING	NO.	NUMBER
BRDY	BOUNDARY	NTS	NOT TO SCALE
BOT	BOTTOM	O.C.	ON CENTER
CB	CATCH BASIN	PL P/L ℄	PROPERTY LINE
CL C/L ℄	CENTERLINE	PUE	PUBLIC UTILITIES EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
DI	DRAIN INLET	R RAD	RADIUS
DW	DRIVEWAY	R/W	RIGHT OF WAY
ELEV EL	ELEVATION	R.C.	RELATIVE COMPACTION
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EX (E)	EXISTING	REL	RELATIVE
FC	FACE OF CURB	RET WALL	RETAINING WALL
FD	FACE OF DIKE	S	SLOPE
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SHO	SHOULDER
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FH	FIRE HYDRANT	SS LAT	SANITARY SEWER LATERAL
FC F/C	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FL F/L ℄	FLOW LINE	STA	STATION
FP	FINISHED PAD	S/W	SIDEWALK
FW	FACE OF WALL	TC T/C	TOP OF CURB
GB	GRADE BREAK	TD	TOP OF DIKE
GR	GRATE	TW	TOP OF WALL
HDPE	HIGH DENSITY POLYETHELENE	TYP	TYPICAL
HP	HIGH POINT	UP	UTILITY POLE
LF	LINEAR FEET	W	WATER
LP	LOW POINT	WS	WATER SERVICE
MAX	MAXIMUM		





INDEX TO SHEETS

SHEET C1 COVER SHEET
SHEET C2 EXISTING CONDITIONS/TOPOGRAPHIC MAP - DRAINAGE & UTILITY PLAN
SHEET C3 EROSION & SEDIMENT CONTROL PLAN



ROOF DOWNSPOUT CONNECTION
NOT TO SCALE

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. SCOTT & TAMI WORKMAN
7098 CALLE PORTONE
RANCHO SANTA FE, CA 92091

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECS, INC.
ATTN: MR. LUYEN VU
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH (831)372-0410

SITE LOCATION:
CASANOVA STREET 4NE OF 8TH AVE.
CARMEL BY-THE-SEA, CA 93921

APPROVED BY:
GUY R. GIRAUDO
REGISTERED PROFESSIONAL ENGINEER * CIVIL * STATE OF CALIFORNIA
GUY R. GIRAUDO
No. 55569
Exp. 06-30-25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-3801 Fax (831) 443-3801
www.landsetengineering.com

" COVER SHEET "

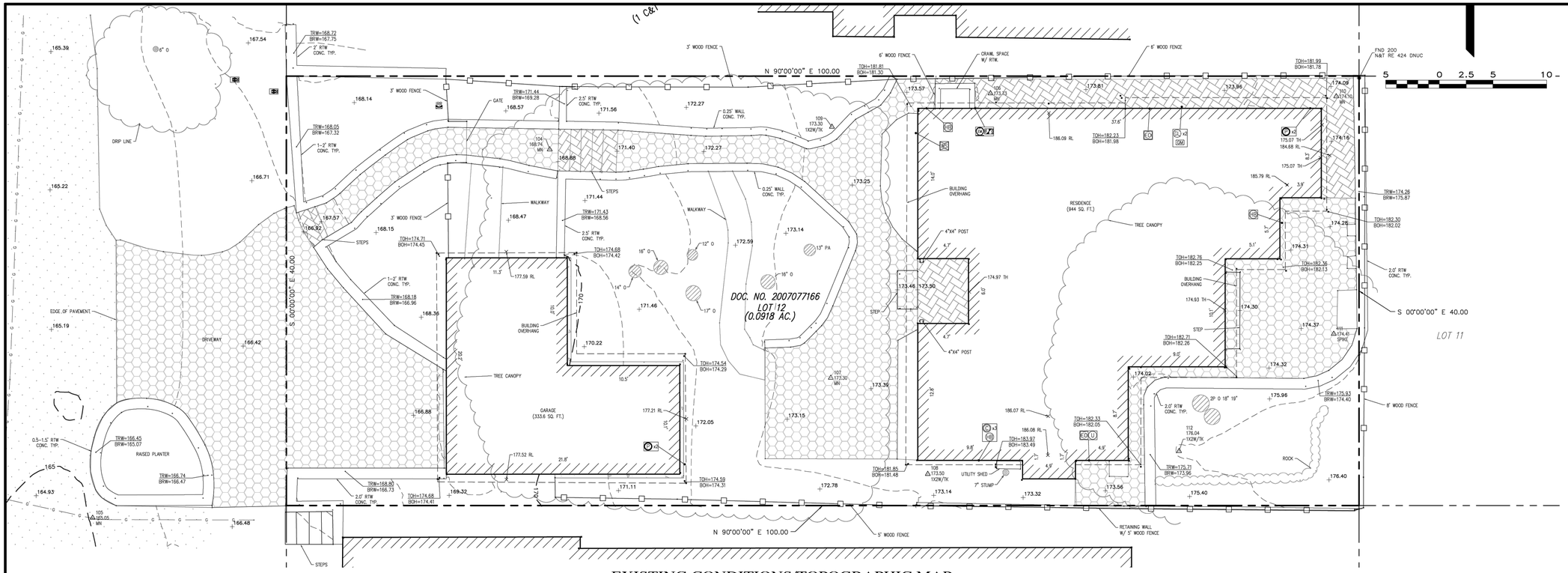
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WORKMAN RESIDENCE
A.P.N.: 010-195-011
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. WORKMAN

SCALE: AS SHOWN
DATE: SEPTEMBER 2023
JOB NO. 2569-02

SHEET C1
OF 3 SHEETS

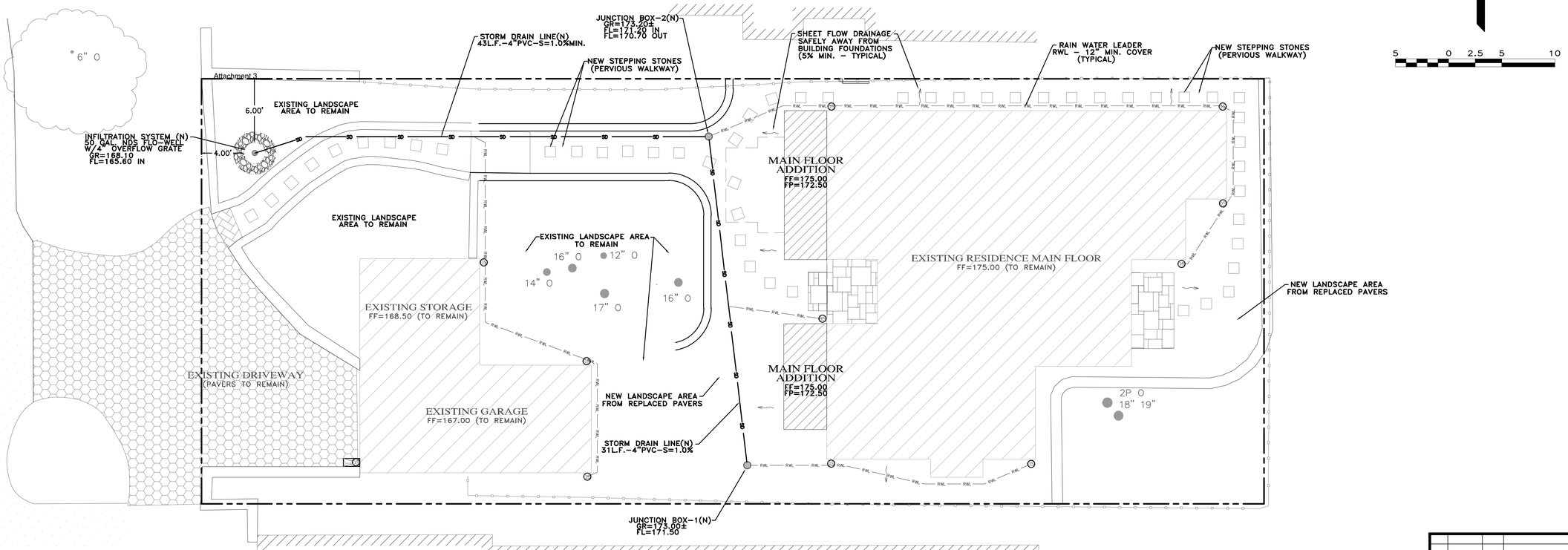
No.	DATE	BY	REVISION
	09/20/23	AMS	RELEASED TO CLIENT

Attachment 3



EXISTING CONDITIONS/TOPOGRAPHIC MAP

SCALE: 1"=5'



DRAINAGE & UTILITY PLAN

SCALE: 1"=5'

" EXISTING CONDITIONS/TOPOGRAPHIC MAP - DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

WORKMAN RESIDENCE

A.P.N.: 010-195-011

CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. WORKMAN

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=5'

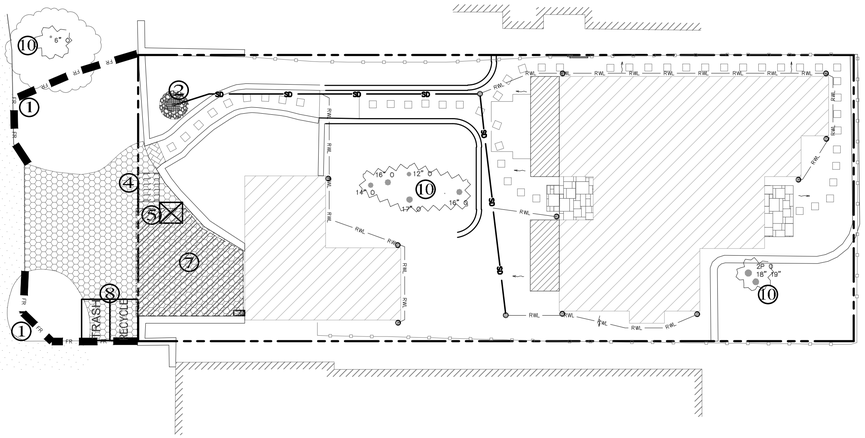
DATE: SEPTEMBER 2023

JOB NO. 2569-02

No.	DATE	BY	REVISION
	09/20/23	AMS	RELEASED TO CLIENT

SHEET C2

OF 3 SHEETS



PLAN
SCALE: 1"=10'

LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ NOT APPLICABLE FOR INFORMATION ONLY — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑤ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

⑥ NOT APPLICABLE FOR INFORMATION ONLY — STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..

⑦ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

⑧ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

⑨ NOT APPLICABLE FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑪ SF — NOT APPLICABLE FOR INFORMATION ONLY — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

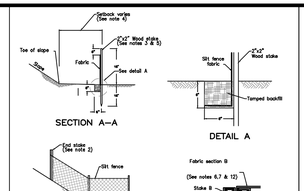
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

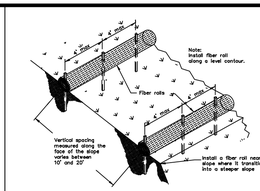
A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

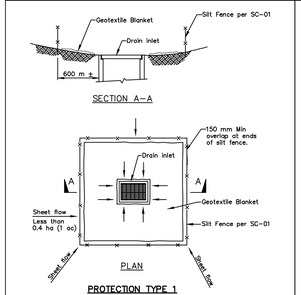
C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



SILT FENCE SE-1
California Stormwater BMP Handbook Construction – CASQA



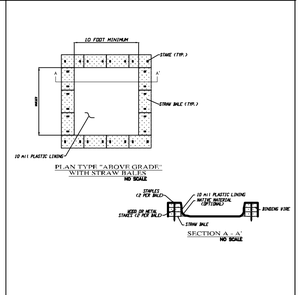
FIBER ROLLS SE-5
California Stormwater BMP Handbook Construction – CASQA



PROTECTION TYPE 1

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

STORM DRAIN INLET PROTECTION SE-10
California Stormwater BMP Handbook Construction – CASQA



CONCRETE WASTE MANAGEMENT WM-8
California Stormwater BMP Handbook Construction – CASQA

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials
- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials
- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management
- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control
- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control
- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK
- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

PAINTING & PAINT REMOVAL

Painting cleanup
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING
- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

Attachment 3

"EROSION & SEDIMENT CONTROL PLAN"
OF
WORKMAN RESIDENCE
A.P.N.: 010-195-011
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. WORKMAN

GRADING, DRAINAGE & EROSION CONTROL PLAN

APPROVED BY:
GUY R. GIRARDO
9/20/23

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
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SHEET C3
OF 3 SHEETS

REGISTERED PROFESSIONAL ENGINEER * VIRGINIA * GUY R. GIRARDO No. 68569 Exp. 06-30-25 * STATE OF CALIFORNIA * CIVIL

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

April 10, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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PLANNING COMMISSION
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TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

Application: **APN:**
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