



# CITY OF CARMEL-BY-THE-SEA

## **APP 24118 (Hofsas House Hotel)** **Appeal of a Planning Commission Approval** San Carlos Street 2 NW of 4th Ave

City Council Meeting

July 9, 2024



# APP 24118 (Hofsas House Hotel)

- January & October 2023 community meetings hosted by the applicant
- May 2023 presentation to the Carmel Chamber of Commerce
- December 2023 Planning Commission conceptual review and feedback
- December 2023 Historic Resources Board determinations for the hotel and the house
- April 10, 2024 Planning Commission approval of the project
  - Design Review, Lot Line Adjustment & Coastal Development Permit (DR 24059)
    - Demolition and reconstruction of a 38-room hotel
  - Use Permit (UP 24060)
    - Hotel operations, including accessory uses
    - Conversion of portions of Donna Hofsas House for hotel accessory uses



# APP 24118 (Hofsas House Hotel)

## The Project

- 38-room hotel



San Carlos Street



# APP 24118 (Hofsas House Hotel)

## April 24, 2024 Appeal of the Use Permit approval (N. Kruse, CPA)

- Failure to adequately assess environmental impacts
- Challenge the use of a categorical exemption for infill development
- May have significant traffic, noise and air quality (asbestos release) impacts
- Asserts unusual circumstances:
  - Surrounded by residential dwellings
  - Truck traffic and associated noise, traffic impacts, and air quality impacts
  - Loss of a historic facade
  - Incomplete plan views, assessment of height
  - Increase in glass on west elevation, increased reflective glare
  - Parking impacts during demolition and construction
  - Traffic and circulation impacts from construction vehicles



# APP 24118 (Hofsas House Hotel)

- The California Environmental Quality Act (CEQA) (see-kwuh) “generally requires state and local government agencies to inform decision-makers and the public about the potential environmental impacts of proposed projects and to reduce those environmental impacts to the extent feasible.
- The Secretary of the Natural Resources Agency has found that **thirty-three** classes (categories/types) of projects do not have a significant effect on the environment, and they are declared to be **categorically exempt** from the requirement to prepare an environmental document.
- **One categorical exemption** was relied upon during the Planning Commission review (Class 32). The project qualifies under **four categorical exemptions** (Classes 2, 3, 31, & 32).



# APP 24118 (Hofsas House Hotel)

## Class 2 Replacement / Reconstruction:

- Projects proposing the **replacement or reconstruction** of existing structures and facilities where the new structure will be located **on the same site** as the structure replaced and will have substantially **the same purpose and capacity** as the structure replaced.

Replacement of existing structures (Hofsas House Hotel) with new structures (Carmel Legacy Hotel) on the same site (APN: 010-124-001, 010-124-001) and with the same purpose (hotel/transient lodging) and capacity (38 rooms).



# APP 24118 (Hofsas House Hotel)

## Class 3 Conversion of Small Structures

- Consists of the conversion of existing small structures from one use to another, where only minor modifications are made to the exterior of the structure.

Limited to the conversion of the historic Donna Hofsas House from a single-family residence to a two-family residence with accessory 'guest only' hotel uses, including a gym/fitness center and business center. No exterior modifications to the structure are proposed.



# APP 24118 (Hofsas House Hotel)

## Class 31 Preservation of Historical Resources

- Consists of projects limited to rehabilitation, restoration, preservation, or conservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Limited to the interior remodeling of the historic Donna Hofsas House.





# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development Projects

- Consists of projects characterized as in-fill development meeting the conditions described in subcategories (a) through (e).
  - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**
  - (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
  - (c) The project site has no value as habitat for endangered, rare, or threatened species.
  - (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**
  - (e) The site can be adequately served by all required utilities and public services.
- Focusing on subcategory (a) and (d) which have been raised in the appeal.
- Subcategory (b), (c), and (e) are not disputed.



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (a):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- **General Plan Designation:** Commercial/Residential
- Visitor accommodations are allowed.



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (a):

- Applicable General Plan policies, **Land Use Element:**
  - **P1-5 Preserve the development pattern** established in the commercial area with a central core area of ground floor retail and service activities surrounded by a **less intensive buffer area of residential, motels, offices, and other uses.**
  - **P1-17 Prohibit the creation** of any additional motel units within the City.
  - **P1-59 Preserve the existing land use pattern** in the commercial district with retail uses limited to the core area at ground level surrounded by a **buffer area of residential uses, motels, and offices** that provide a transition to the residential district. Ensure that land use and design standards for these two areas remain coordinated.



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (a):

- Applicable General Plan policies, **Noise Element** (public comment):
  - P9-8 Apply the **noise and land use compatibility standards** as shown in Table 9.2: Land Use Compatibility for Community Noise Environments to all new residential, commercial, and mixed-use proposals, including condominium conversions.
  - P9-9 **Require acoustical reports** and evaluation of noise mitigation measures for projects that would substantially increase noise.



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (a):

- Applicable General Plan policies, **Noise Element** (public comment):
  - P9-10 Develop **standard noise mitigation measures** that can be incorporated into new developments.
  - P9-11 The standard noise mitigation measures shall not preclude creative solutions addressing unique situations when there are conflicts between noise levels and land use.
  - P9-12 Protect **residential areas from excessive noise from traffic**, especially trucks and buses.



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (a):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- **Zoning Designation:** Residential and Limited Commercial (RC)
  - Appropriate location for permanent and transient residential uses.
  - A transition and buffer district between the CC/SC and R-1/R-4 Districts.
  - April 10, 2024 Planning Commission staff report (Attachment 7) details the project's consistency with zoning regulations.



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (d):

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (d):

### Traffic (post-construction)

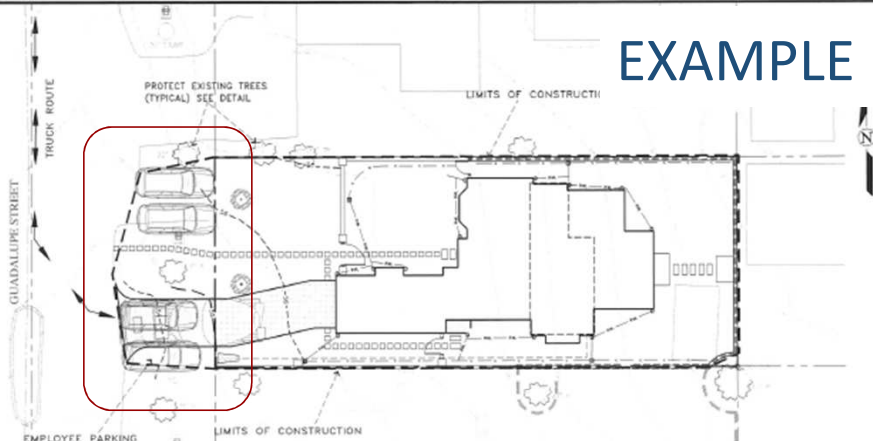
- Hexagon Transportation Consultants, Inc VMT and Parking Assessment
- Screening threshold for small projects generating fewer than 110 trips per day
- Less than significant transportation impact

### Traffic (construction)

- Construction Management Plan required (standard condition of all development projects)
- Construction staging, truck haul route, traffic control measures for material deliveries, contractor parking, project scheduling, construction hours, building materials storage, erosion control, construction best management practices.



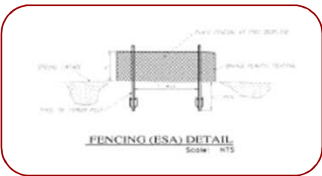
# EXAMPLE FOR REFERENCE ONLY



Employee Parking

Construction Fencing Detail

PLAN  
SCALE: 1"=10'



Staging  
Truck Haul Route  
Material Deliveries

WORKER QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:  
SEE EX-01  
4 EY FILL

**CONSTRUCTION STAGING**  
DESIGNER SHALL PROVIDE WORKING AND STORAGE AREAS FOR EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STORAGE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR PROTECTION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON GUADALUPE STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY AND MATERIAL STORAGE IS MINIMAL. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

**HULL ROUTE**  
THE HULL ROUTE TO THE SITE IS HIGHWAY 1 TO CARPENTER STREET, TO WEST AVENUE, TO GUADALUPE STREET. TRUCKS SHALL EXIT IN THE SAME MANNER. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN CURB OR ON-CURB (MATERIAL) ON GUADALUPE STREET. CONTRACTOR TO ENSURE THAT TRUCK RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

**MATERIAL DELIVERIES**  
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HULL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LAKE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HULL ROUTE AND SURROUNDING STREETS.

**EMPLOYEE PARKING**  
LIMITED EMPLOYEE PARKING ON SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CAMPUS TO JOB SITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG GUADALUPE STREET, EXCEPT AS PARKING LANE PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PARKED OR GRAVEL.

**LIMITS OF CONSTRUCTION** ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BOUNDARIES AS SHOWN. EXISTING DRIVEWAY, TRAIL, AND/OR TRAILS LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	2	1
GRADING & SOIL REMOVAL (EXPORT)	30	4
DEMOLITION MATERIALS (EXPORT)	2	2
TOTALS	34	7

TRUCK TRIP GENERATION NOTES:  
1. TRUCK TRIPS FOR THE GRADINGSOIL REMOVAL IS BASED UPON 1000 CUBIC YARDS PER TRUCK LOAD WITH AN AVERAGE OF 3 TRUCK LOADS PER DAY.  
2. THERE ARE 300 CY OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.  
3. SHEDDING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.  
4. THE AVERAGE OF SHEDDING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUM YARDS.

NUMBER OF EMPLOYEES/DAYS: 10

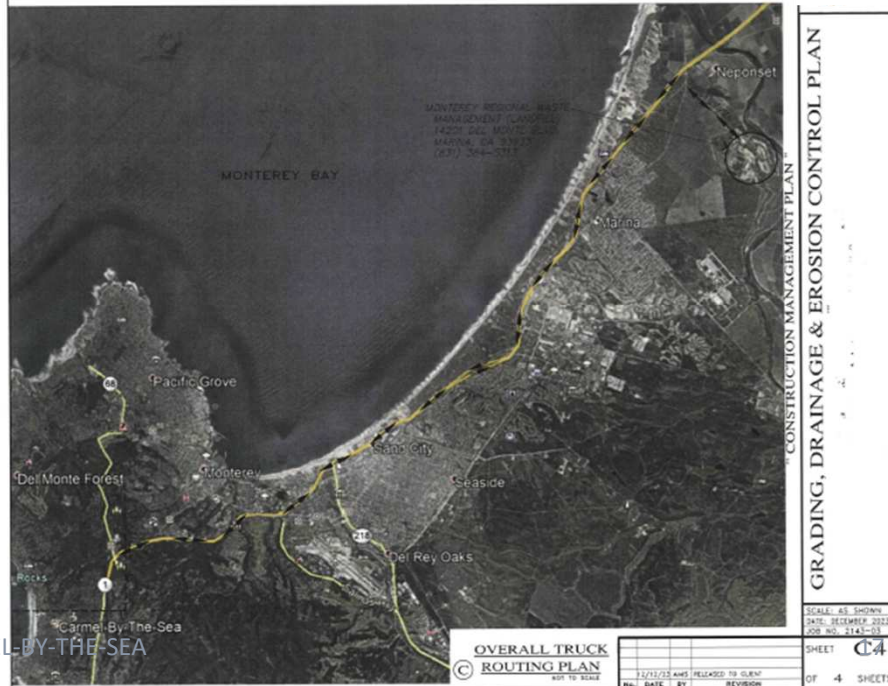
HOURS OF OPERATION/DAYS: 8

PROJECT SCHEDULING INDICATED START DATE IS JANUARY 2024. WORKING DAYS TO COMPLETE GRADING/MATERIAL REMOVAL: 8:00 A.M. - 4:00 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Truck Trips  
Employees  
Hours  
Schedule



NEIGHBORHOOD TRUCK ROUTING PLAN



CONSTRUCTION MANAGEMENT PLAN

SCALE: AS SHOWN  
DATE: DECEMBER 2023  
JOB NO.: 2142-03

OVERALL TRUCK ROUTING PLAN  
NOT TO SCALE

DATE	12/13/23	AMHS	RELEASED TO CLIENT
REV.			
DATE			
BY			
REVISION			

SHEET C4  
OF 4 SHEETS

CONSTRUCTION STAGING PLAN  
SCALE: 1"=20'

CITY OF CARMEL-BY-THE-SEA



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (d):

### Noise

- P9-4 Ensure that construction activities are managed to minimize overall noise impacts on surrounding land uses.
  - Limits on hours of construction (CMC 15.08.180)
  - 8 am to 6:30 pm Monday - Saturday
- CMC 8.56, Class B Noise
  - Noise created or generated within or adjacent to residential property which is necessary and normally associated with property maintenance and construction.
  - Class B noise is prohibited between 6:30 pm and 8 am the following day.



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (d):

### Air quality

- Monterey Bay Air Resources District (MBARD)
- Regulatory authority over stationary sources of air emissions
- CEQA Air Quality Guidelines (2008)
  - Emissions from construction activities represent temporary impacts that are typically short in duration.
  - Screening threshold is grading and excavation of more than 2.2 acres per day.

Project site is less than 1 acre and disturbed by previous grading activities.



# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (d):

### Air quality (asbestos)

- Monterey Bay Air Resources District (MBARD)
- Regulatory authority over uncontrolled emissions of asbestos.
  - Third-party inspection and survey for hazardous materials prior to commencing work.
  - Removal under controlled conditions by contractors with specialized asbestos training.
  - Proper disposal techniques.

National Emissions Standard for Hazardous Air Pollutants (NESHAP), Monterey Bay Air Resources District (MBARD) Rule 424 & 439, California Occupational Safety and Health Administration (Cal-OSHA).

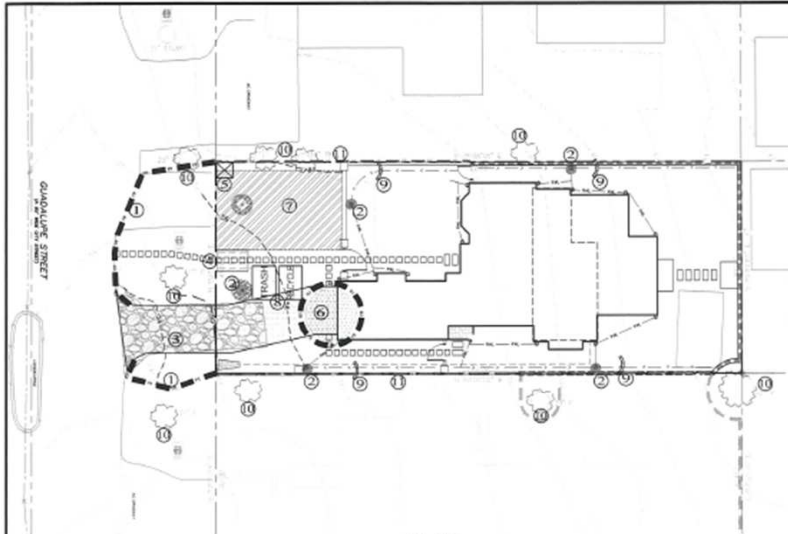


# APP 24118 (Hofsas House Hotel)

## Class 32 Infill Development, Subcategory (d):

### Water quality

- CMC 17.43 (Water Quality Protection Ordinance)
- National Pollutant Discharge Elimination System (NPDES) Phase II Permit
- CMC 17.43.030, erosion and drainage control plan
  - Included with a construction management plan



PLAN  
SCALE: 1"=10'

**LEGEND:**

- 1) **FIBER ROLLS:** THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE AS THEY CAN BE USED ALONG EXPOSED AREAS AND TO DELINEATE PROTECTED STAGING AREAS. FIBER ROLLS MUST BE INSTALLED WITH THE SOIL AND STAYED TO PROTECT STAGING AREAS. THE EXPOSED SOIL SHALL BE COVERED WITH FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPWARD. SAFETY RIBS AND REMAIN ACCESSIBLE TO VEHICLES AND PEDESTRIANS.
- 2) **STABILIZED CONSTRUCTION ACCESS:** INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF ANY WORK OPERATIONS. USE STALL, INSPECT EXTENSIVE DAILY, AND ADD ADDITIONAL STABILIZER AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLES TRAFFIC FROM CROSSING INTO STABILIZED ACCESS.
- 3) **CONCRETE WASHOUT:** WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN. STORM DRAIN MUST BE PROTECTED FROM WASHOUT WITH WASHOUT BARRIERS BEHIND THE WASHOUT. CAPACITY ALLOW WASHOUT MATERIAL TO DRAIN TO STORM DRAIN.
- 4) **SAFETY/GENERIC WASTE MANAGEMENT:** PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE COVERED WITH A SECONDARY CONTAMINANT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50 FEET FROM ALL OPERATIONAL STORM DRAIN INTAKE HEADS. MAINTENANCE SHALL BE PROVIDED AND MAINTAINED AS NECESSARY.
- 5) **STOCKPILE MANAGEMENT:** SOIL STOCKPILES MUST BE COVERED OR STABILIZED (E.G. WITH SOIL BRICKS) IMMEDIATELY. THEY ARE NOT SCHEDULED TO BE USED WITHIN 10 DAYS AFTER SOIL STOCKPILES SHALL BE COVERED WITH SOIL BRICKS. ALL STOCKPILES SHALL BE COVERED WITH FIBER ROLLS OR SILT FENCE STOCKPILES OF 1/2" DRAINAGE MAT. ADD FIBER ROLLS TO STOCKPILES OF 1/2" DRAINAGE MAT. ADD FIBER ROLLS TO STOCKPILES OF 1/2" DRAINAGE MAT. ADD FIBER ROLLS TO STOCKPILES OF 1/2" DRAINAGE MAT.
- 6) **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 OPERATIONAL EQUIPMENT PARKING/STORAGE. STAGED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITH SECONDARY CONTAMINANT STRUCTURES ON A STORM DRAIN. EQUIPMENT FUELING AND MAINTENANCE SHALL ONLY BE PERMITTED AT THE DESIGNATED SECONDARY CONTAMINANT PROTECTIVE STRUCTURE. ALL FUELING OR MAINTENANCE ACTIVITIES ARE SUBJECT TO SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 7) **WASTE MANAGEMENT:** SOLID WASTES WILL BE LINED DIRECTLY ONTO TRUCKS FOR REMOVAL TO AN APPROVED WASTE TREATMENT AND DISPOSAL FACILITY. ALL TRUCKS WILL BE STORED IN WASHOUT BARRIERS IN THE GENERAL STAGING AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND TRUCKS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL WASTE SHALL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE WEETS OR STAGING SYSTEMS.
- 8) **GRAVEL BAGS OR SAND BAGS:** SAND BAGS SHALL CONSIST OF WOOD POLYPROPYLENE PULVERIZED OF POLYESTER FABRIC AND USE WEIGHT OF 40 LBS. SAND BAGS SHALL BE A MINIMUM OF 12" LONG x 12" WIDE x 3" THICK. BAGS WITH 12" x 12" CLOSURE SHOULD BE USED TO COVER STORM DRAIN INTAKE HEADS AND TO COVER EXPOSED AREAS. THE BAGS SHALL BE AT LEAST 10 FEET FROM THE DRAIN TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY AND MAKE REPAIRS IMMEDIATELY.
- 9) **FIBER PROTECTION:** FIBER PROTECTION SHALL CONSIST OF GRAVING PILES WITH FIBER AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORK OPERATIONS (USE STALL). INSTALL FENCING ALONG ONE LINE OF FIBER AND WITHIN FENCING LINE AND SURROUNDING TO OTHER PROTECTED AREAS. FIBER PILES SHALL BE AT LEAST 10 FEET FROM STAGING AND OTHER EXPOSED AREAS.
- 10) **SILT FENCE:** SILT FENCE SHALL CONSIST OF WOODEN ESTERLINE FENCING WITH A MINIMUM WIDTH OF 4 INCHES. WOOD STAKES SHALL BE CONFORMAL QUALITY LUMBER, SPACED A MINIMUM OF 10 FEET AND SPACED EQUALLY TO THE DRAIN. SILT FENCE SHALL BE A MINIMUM OF 12" LONG x 12" WIDE x 3" THICK. BAGS WITH 12" x 12" CLOSURE SHOULD BE USED TO COVER STORM DRAIN INTAKE HEADS AND TO COVER EXPOSED AREAS. THE BAGS SHALL BE AT LEAST 10 FEET FROM THE DRAIN 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 THE 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 OBTAINED OR FILTERED BY BERM, 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 COLLECTED 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 CONNELL 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 SEEDS WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING TACKERS, OR THE USE OF JUTE NETTING, AS DETEMED 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 DEVICES SHALL BE INCORPORATED TO CAPTURE SEDIMENT UNTIL AFTER THE NEARLY EXPOSED AREAS ARE REVEGETATED. SEPTICALLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS COLLECTED PROMPTLY. ALL EROSION AND/OR SLOPE OF THE NEARLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITS 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 NEARLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDS WITH THE FOLLOWING EROSION CONTROL: SEED: BROWNS CARNATUS (CALIFORNIA BROW), VALEPA MICROSARTIS (MOUNTAIN FESCUE), ELIVUS SLAUCUS (SLICE WHEAT), POLICORN BRACHYPERION (MEADOW BARLEY), FESTUCA PURRA/WOLATE SLUG AND A MIXTURE OF LOCALLY NATIVE WILDLANDS (WATER BARLEY), FESTUCA PURRA/WOLATE SLUG AND A MIXTURE OF LOCALLY NATIVE WILDLANDS (WATER BARLEY), FESTUCA PURRA/WOLATE SLUG AND A MIXTURE OF LOCALLY NATIVE WILDLANDS (WATER BARLEY).
- 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 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 BEGIN WORK.

TABLE 1706-6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTRACTOR DURING TASK LISTED	PERSONNEL DURING TASK LISTED
1. Verify number, type, location, tonnage, size and capacity to estimate the design bearing capacity.	---	X
2. Verify excavations are extended to proper depth and have reached proper strata.	---	X
3. Perform classification and testing of compacted materials.	---	X
4. Verify use of proper materials, quantities and methods of placement and compaction.	X	---
5. Prior to placement of compacted fill, observe technique and verify use of the best approved practice.	---	X

**CONSTRUCTION INSPECTION REQUIREMENTS**

- 1) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITIES OF CARMEL-BY-THE-SEA AND SAN JUAN BAPTIST TO OBTAIN NECESSARY PERMITS AND TO OBTAIN THE PROJECT'S EROSION CONTROL PLAN APPROVED BY THE CITIES.
- 2) DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG WITH DAILY-ENVIRONMENTAL RECORDS TO UPDATE COMPANION THAT RECORDS INSPECTOR DRAINAGE DEVICE INSTALLATION RECORDS THE MAINTENANCE AND PERFORMANCE OF BMP'S INSTALLED, AS WELL AS TO VERIFY THAT ALL POLLUTANTS OF EROSION ARE NOT EXCLUDED FROM THE SITE.
- 3) PRIOR TO BEGIN OPERATIONS, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH THE CITIES OF CARMEL-BY-THE-SEA AND SAN JUAN BAPTIST TO OBTAIN NECESSARY PERMITS AND TO OBTAIN THE PROJECT'S EROSION CONTROL PLAN APPROVED BY THE CITIES.
- 4) PRIOR TO BEGIN OPERATIONS, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH THE CITIES OF CARMEL-BY-THE-SEA AND SAN JUAN BAPTIST TO OBTAIN NECESSARY PERMITS AND TO OBTAIN THE PROJECT'S EROSION CONTROL PLAN APPROVED BY THE CITIES.

**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**

- 1) Store and handle only approved materials.
- 2) Store and handle only approved materials.
- 3) Store and handle only approved materials.
- 4) Store and handle only approved materials.
- 5) Store and handle only approved materials.

**EQUIPMENT & FUEL CONTROL**

- 1) Inspect and maintain all equipment.
- 2) Inspect and maintain all equipment.
- 3) Inspect and maintain all equipment.
- 4) Inspect and maintain all equipment.
- 5) Inspect and maintain all equipment.

**PAVING/GRASS & SOIL EXPOSURE**

- 1) Pave and grass areas as soon as possible.
- 2) Pave and grass areas as soon as possible.
- 3) Pave and grass areas as soon as possible.
- 4) Pave and grass areas as soon as possible.
- 5) Pave and grass areas as soon as possible.

**PAINTING & PAINT REMOVAL**

- 1) Paint and paint removal activities shall be conducted in a designated area.
- 2) Paint and paint removal activities shall be conducted in a designated area.
- 3) Paint and paint removal activities shall be conducted in a designated area.
- 4) Paint and paint removal activities shall be conducted in a designated area.
- 5) Paint and paint removal activities shall be conducted in a designated area.

**LANDSCAPE MATERIALS**

- 1) Use approved landscape materials.
- 2) Use approved landscape materials.
- 3) Use approved landscape materials.
- 4) Use approved landscape materials.
- 5) Use approved landscape materials.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

EROSION & SEDIMENT CONTROL PLAN

APPROVED BY:



C. L. JONES

CITY OF CARMEL-BY-THE-SEA

SCALE: AS SHOWN  
 DATE: DECEMBER 2021  
 JOB NO: 2143-05

SHEET **C3**

OF 4 SHEETS





# APP 24118 (Hofsas House Hotel)

## Exceptions to the Categorical Exemptions

- Location
- Cumulative Impact
- **Significant Effect**
- Scenic Highways
- Hazardous Waste Sites
- Historical Resources

Significant Effect is the only exception contested.



# APP 24118 (Hofsas House Hotel)

## Exceptions to the Exemptions

- Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment **due to unusual circumstances**.
  - Appeal: Proximity of residential dwellings subjected to construction activities
    - Hotel is located in a zoning district where they are allowed and are deemed an acceptable transitional use between the commercial core and residential neighborhoods.
    - There are two other hotels located adjacent to the project further demonstrating that a hotel in this location adjacent to residential neighborhoods is not unusual.
    - The CMC allows nonconforming hotels in the R-1 to be reconstructed (within certain parameters) demonstrating that proximity of hotels to residential neighborhoods is not an unusual circumstance.





# APP 24118 (Hofsas House Hotel)

- Construction is inconvenient and disruptive
- Construction management plans aim to minimize the disruption to the greatest extent possible
- Construction hours are strictly regulated
- A lack of parking throughout the village is challenging for any construction project
- Traffic control plans are part of all construction projects



## City of Carmel-By-The-Sea

### TRAFFIC CONTROL PLAN – 2018 HANDOUT

#### **Objective:**

The objective of a Traffic Control Plan (TCP) is to permit a contractor, utility, or developer to work within the public right-of-way in a safe, efficient, and effective manner while maintaining a safe, uniform flow of vehicle traffic. Additionally, a TCP ensures safe provisions for bicyclists and pedestrians to bypass the construction Work Zone.

TCPs shall be submitted to the Community Planning and Building Department at Carmel City Hall on Monte Verde, between Ocean and 7<sup>th</sup> Avenue, at least 48 hours prior to obstructing any travel to allow for Public Works review and approval and for notifications to the Carmel Police and Fire Departments.

#### **A TCP must be submitted to the City for approval in the following circumstances:**

1. Obstructing one or more travel lanes along any arterial street: Carpenter Street, Junipero Street, Ocean Avenue, Rio Road, and San Carlos Street (south of Ocean).
2. Obstructing one or more travel lanes along the truck and bus routes (including portions of 2<sup>nd</sup> Avenue, 8<sup>th</sup> Avenue, Carpenter Street, Junipero Street, and San Carlos Street (south of Ocean).
3. Obstructing one or more travel lanes along any of the following collector streets: 4<sup>th</sup> Avenue (west of Dolores), 8<sup>th</sup> Avenue, Camino Del Monte Avenue, Mountain View Avenue, San Antonio (Ocean to Santa Lucia), Santa Lucia (east of Dolores), and Scenic Drive.
4. Obstruction of one travel lane in a residential area for more than eight (8) hours.
5. Obstruction of one travel lane in the business district for more than four (4) hours.
6. All proposed road closures.

**Note:** As an alternative to obstructing traffic, parking spaces can be purchased on a day-by-day basis by contacting the Executive Assistant at City Hall at phone number (831) 620-2000.

#### **Traffic Control Plan Preparation Requirements:**

Every TCP submitted for City review and approval must conform to the following guidelines:

1. TCP shall reflect actual job site conditions.
2. TCPs shall be prepared to scale on 24" x 36" or 11" x 17" sheets.
3. Use legible lettering.
4. Provide a legend for symbols used.
5. Provide a north arrow.



# APP 24118 (Hofsas House Hotel)

## Recommendation

- Adopt Resolution 2024-061 (Attachment 1) denying an appeal, determining that the Carmel Legacy Hotel Project is exempt from the California Environmental Quality Act (“CEQA”) and upholding the Planning Commission’s April 10th, 2024, approval of Design Review application DR 24059, Use Permit application UP 24060, associated Lot Line Adjustment and Coastal Development Permit for the Carmel Legacy Hotel Project which entails the demolition of the existing 38-room Hofsas House Hotel and the construction of the proposed new 38-room Carmel Legacy Hotel located on San Carlos Street 2 northwest of 4th Avenue. APN: 010-124-001-000, 010-124-014-000.



# APP 24118 (Hofsas House Hotel)

Questions?



# APP 24118 (Hofsas House Hotel)

## Video

<https://vimeo.com/932710674?share=copy>



# APP 24118 (Hofsas House Hotel)

## Exceptions to the Exemptions

- Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place over time is significant.



# APP 24118 (Hofsas House Hotel)

## Exceptions to the Exemptions

- Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.



**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 an assemblage 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 cascade 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 still 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:	
	
<b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0418 ■ FAX (831) 372-7848 ■ WEB: <a href="http://www.ericmiller.com">www.ericmiller.com</a>	
ARCHITECT:	
<b>R-1 OBJECTIVES</b> LEGACY HOTEL CARMEL 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0418 ■ FAX (831) 372-7848 ■ WEB: <a href="http://www.ericmiller.com">www.ericmiller.com</a>	
DATE:	3/9/2024
SCALE:	1/4" = 1'-0"
DRAWN:	CS
JOB NO.:	2214
<b>A-19C</b>	
SHEET OF	



# Special Use Permit Findings

- 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.





# Minor Accessory Uses

## Restaurant

- 50 seats
- Level 4 above the lobby

## Cafe/Bakery

- 300 SF
- 7 am to 5 pm daily
- Level 2 adjacent to the lobby

## Gym/Fitness Center

- 500 SF
- 6 am to 9 pm daily
- Donna Hofsas House

## Business Center

- 350 SF
- 24 hours a day/7 days a week
- Donna Hofsas House

## Spa & Hair Salon

- 700 SF
- By appointment only
- Level 2, Building 5

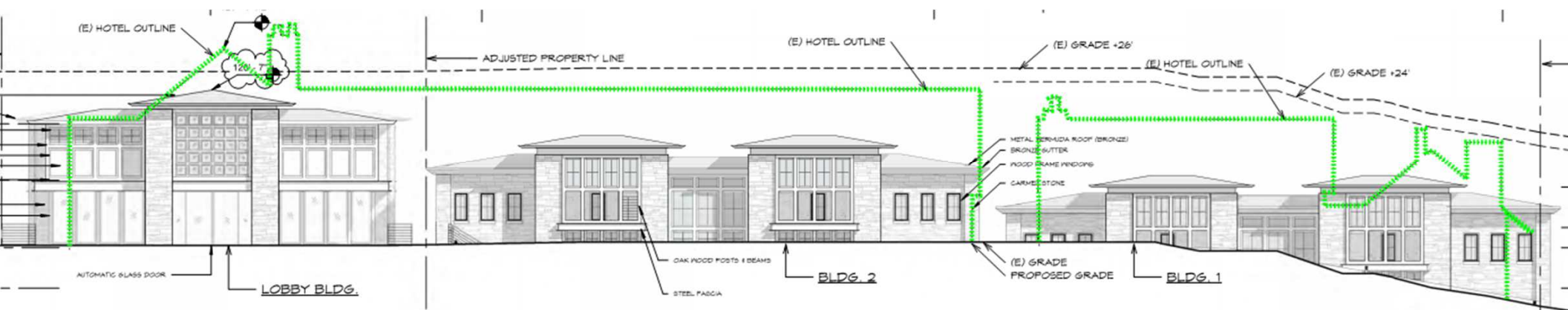
COA #9: The Director shall have the authority to approve minor modifications to the accessory uses. Any modification that, in the opinion of the Director, has the potential to negatively impact surrounding uses shall be referred to the Planning Commission for review.



# APP 24118 (Hofsas House Hotel)

## The Project

- 38-room hotel





# APP 24118 (Hofsas House Hotel)

## The Project

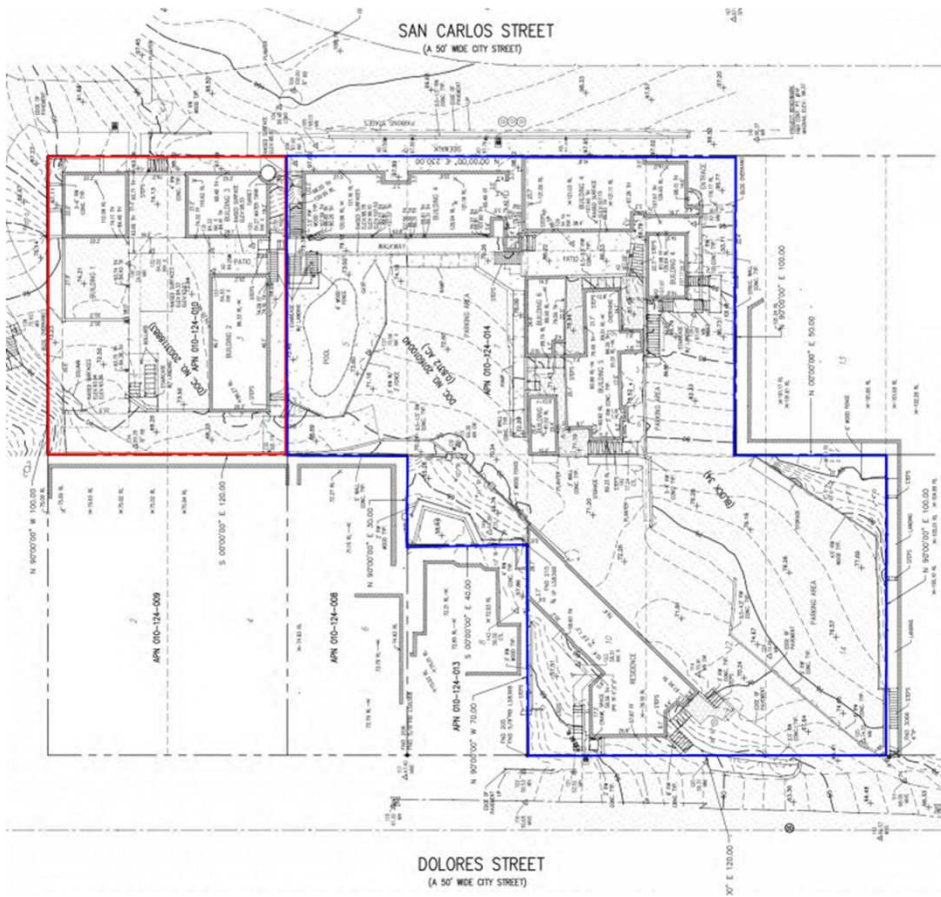
- 38-room hotel



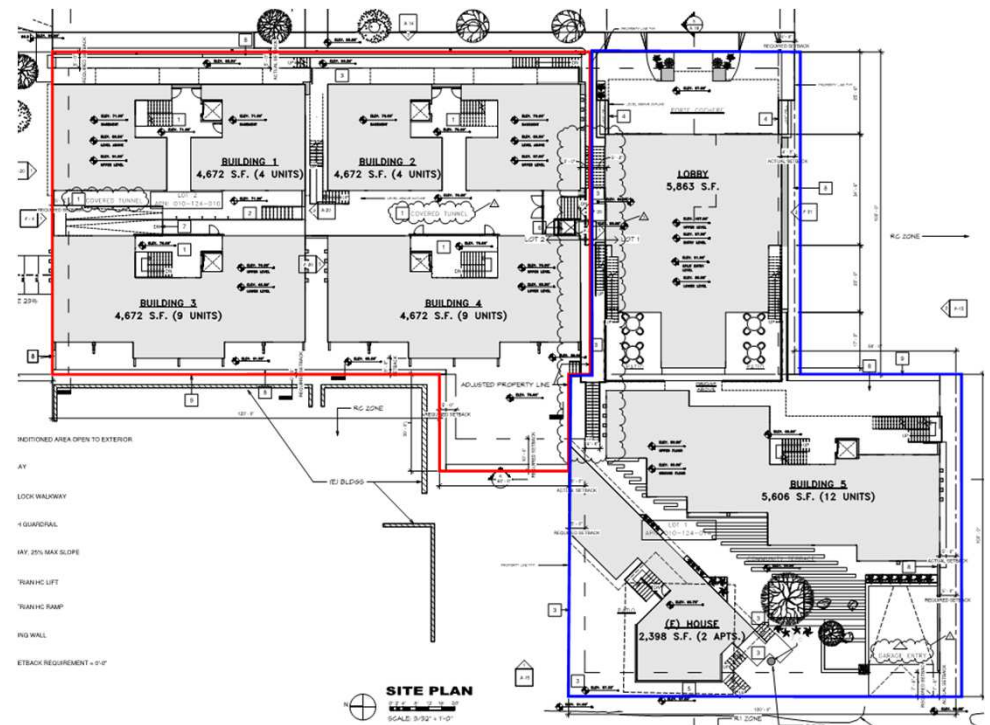
Dolores Street



# Lot Line Adjustment



CARMEL-BY-THE-SEA







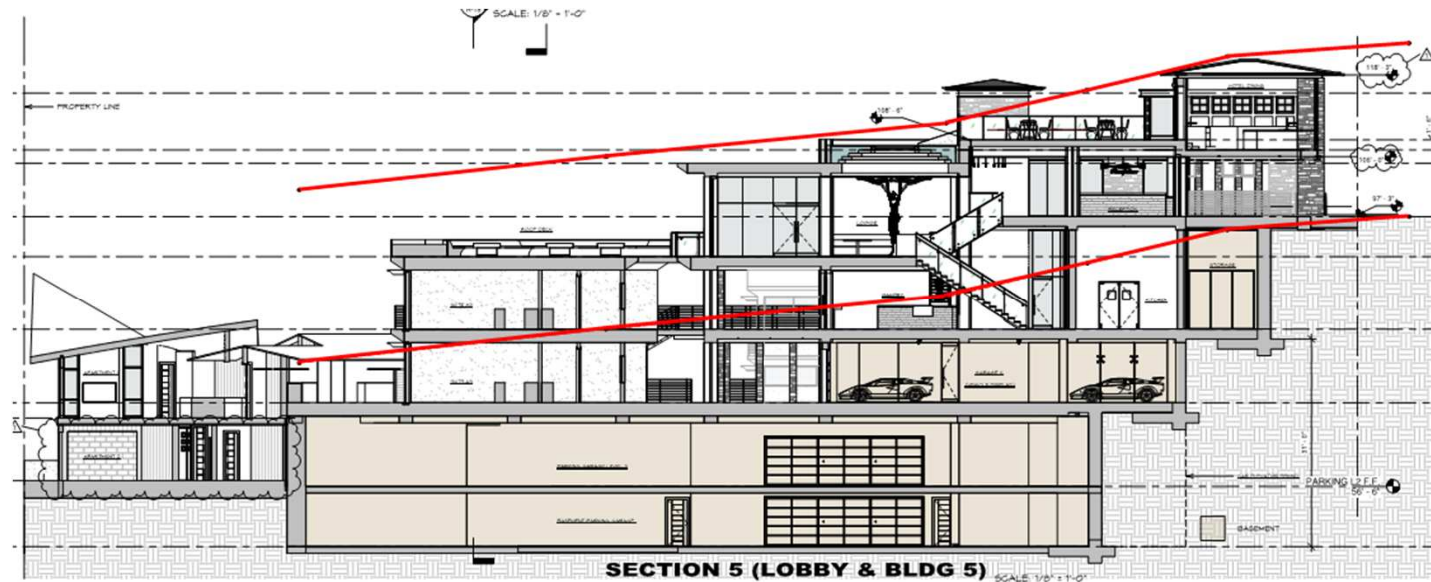
# Building Height

Maximum 24 feet, if facing, abutting, or adjoining the R-1 District.

Special design features can exceed maximum building height.

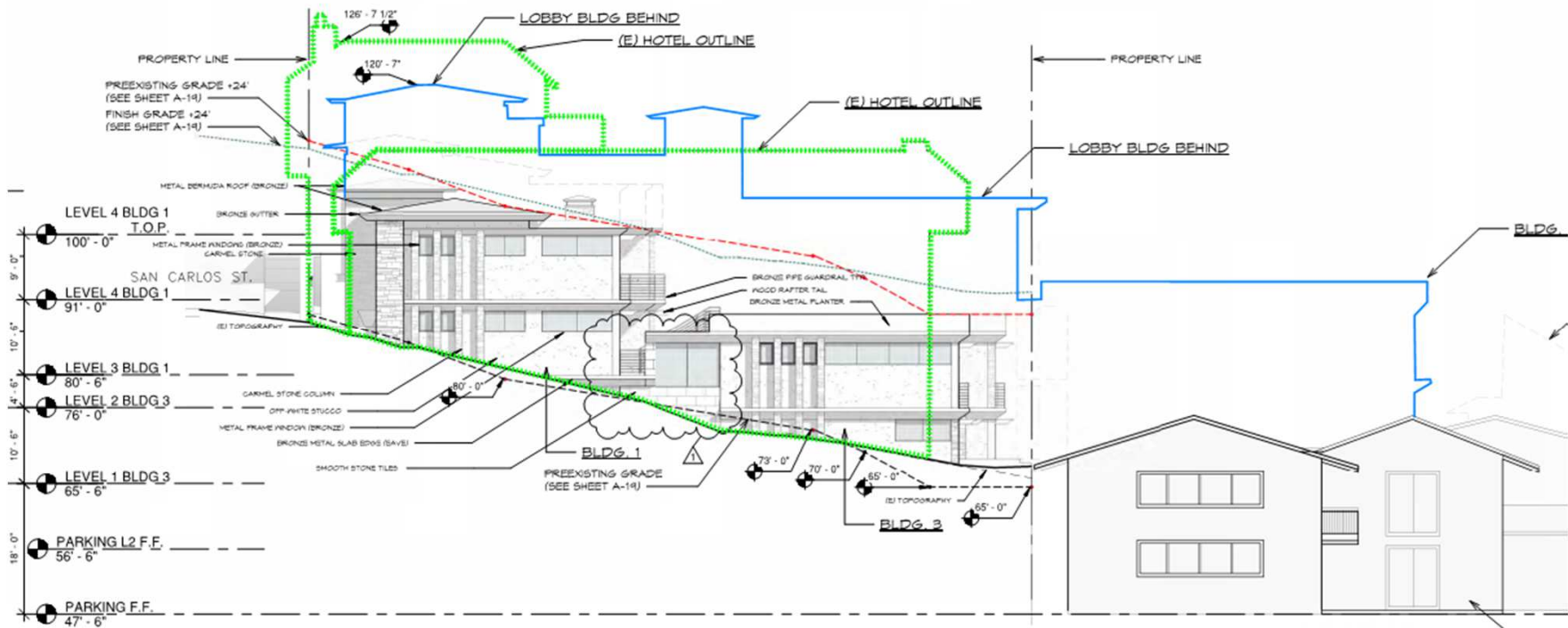
Height measured from average grade for this project.

Requires compliance with R-1 design objectives.





# Building Height



① PROPOSED NORTH ELEVATION (3RD AVE.)