



December 19, 2018

Ms. Catherine Tarone, Assistant Planner  
City of Carmel-by-the-Sea  
P.O. Box CC  
Carmel-by-the-Sea, California 93921

**Subject: Casanova Restaurant (APN: 010-132-002 and 010-132-013)**

Dear Catherine:

This letter supersedes the Monterey Peninsula Water Management District's (MPWMD or District) letter dated November 19, 2018. Dave Stoldt, the District's General Manager, and I met with Walter Georis on December 3, 2018, to discuss the historical seat count. The District concurs with Mr. Georis' new proposal for the north Casanova space. This information is set forth on the second page of this letter.

**Background:** Casanova subsumed the former Clam Box Restaurant in 1997. The Clam Box was located adjacent and south of Casanova on APN 010-132-002. In March 1985, the District began requiring a Water Permit for any increase in Water Use Capacity or Change of Use. This is the date MPWMD uses to determine a Site's "baseline." For unknown reasons, the District did not issue a Water Permit when the two restaurants combined, and the seating was not documented (which would be the normal process). District staff has reviewed the files for both properties and has made the following conclusions:

Casanova Restaurant

1. Based on the Casanova Restaurant plans dated June 7, 1984, there were 36 seats inside the building and 42 seats in the east deck area.
2. The June 7, 1984, plans do not indicate seating on the north main entrance to Casanova. This may have been an oversight. Prior to the District's regulation of Exterior Restaurant Seats in 2015, there is evidence of seasonal seating for up to 20 to the north of Casanova Restaurant adjacent to its entrance (source: Yelp and TripAdvisor photos). These seats are in addition to the 42 seats in the east deck area.
3. The District finds that the historical baseline for the Casanova restaurant prior to the incorporation of the Clam Box Restaurant was 36 Interior Restaurant Seats and 42 Exterior Restaurant Seats located on the east patio deck. There may have been up to 20 Exterior Restaurant Seats on the north patio that the District will recognize, subject to confirmation of their legality by the City of Carmel.

Clam Box Restaurant

1. The Clam Box Building Application (BA) 83-19 identified seating of “seventy-eight (78) persons inside the main restaurant, twenty-eight (28) persons in the lounge, and twenty-one (21) persons in the outdoor patio.”
2. The June 1983 application was to add “a glass roof and partial enclosure” of the outdoor patio. Finding 3 states, “The walls will not be entirely enclosed...” The outdoor patio would not be considered Interior Restaurant Seats for the purpose of establishing the 1985 baseline.
3. The District finds that the historic baseline for the former Clam Box Restaurant was 106 Interior Restaurant Seats.

Current Proposal

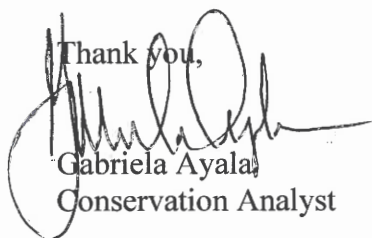
Walter Georis and Gaston Georis are proposing to revert the buildings to two restaurants. The following is the current proposal most recently communicated by City staff:

1. For the former Clam Box location (APN 010-132-002), the applicant is currently proposing 100 Interior Restaurant Seats and 26 Exterior Restaurant Seats.
2. For the Casanova Restaurant location (APN 010-132-013), the applicant is proposing 42 Interior Restaurant Seats (including Interior Restaurant Seats in the private dining room south of the east patio) 45 Exterior Restaurant Seats in the east patio area, and 20 Exterior Restaurant Seats on the front (north) exterior patio.

The District agrees that the current proposal outlined above is acceptable and that there will be no increase in Water Use Capacity. A Water Permit will be required, although no additional water is needed.

If you have further questions, please contact me at 658-5601.

Thank you,

  
Gabriela Ayala  
Conservation Analyst