

Public Comment re: Ulrika Plaza (aka "The Pit")
August 9, 2023 hearing

August 3, 2023

Planning Commission, Staff & the Public,

I very much appreciate this opportunity to comment in support of the most recent plans for the extraordinarily important project known as Ulrika Plaza ("The Pit"). My observations below are offered from the perspective of five generations in Carmel-by-the-Sea, of which I am the third generation. As you know, this project is particularly important due to its location, size and high visibility near the Post Office and shopping, and the fact that the site has remained simply a "pit" for so long.

The current plans appear to be consistent with the architectural elements that make Carmel so special. This consistency and the visually attractive design are vitally important for current and future residents and tourists alike. These considerations clearly are tied to the economy and culture of this area.

Accordingly, it is my strong hope and request that the current plans for Ulrika Plaza be approved. I believe that this is the goal and concern of the vast majority of residents and of visitors to this special area.

Thank you.

Kelly Francis, Resident
Carmel-by-the-Sea

Fwd: Comments on new 5th & Dolores Plans

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Tue, Aug 1, 2023 at 8:37 AM

From: **Nancy Twomey** <[REDACTED]>
Date: Sat, Jun 10, 2023 at 11:38 AM
Subject: Comments on new 5th & Dolores Plans
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>, Katherine Wallace <kwallace@ci.carmel.ca.us>
Cc: <contact@esperanzacarmel.com>, Nancy Twomey <[REDACTED]>

Share with others as helpful to review & approval.

In reviewing the posted docs...

1. I struggle to visualize the planned courtyard areas throughout...and would like to better understand this aspect.
2. There looks to be very little attention to any/all landscaping/trees/foliage in what I'm seeing. If this could get more attention to the final implementation - this too would be appreciated. (and please no palm trees.....)

If I'm missing something that is there...please point me in the right direction.

Overall - I am generally very pleased with this major project approach.

Thank you

--
Nancy Ann Twomey
Carmel-by-the-Sea Resident
[REDACTED]
[REDACTED]

Fwd: Eureka. . . . Not!!! Pitiful yes!!!

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 10:34 AM

From: Jason [REDACTED]
Date: Thu, Aug 3, 2023 at 9:47 AM
Subject: Eureka. . . . Not!!! Pitiful yes!!!
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

Dear City Clerk –

Could you please confirm by email when/that my communication was sent to those to whom it is addressed. Thank you. JDW

Dear members of the City Council, Planning Commission members, members Design Tradition, and City staff.

As someone who has lived in and around Carmel-by-the Sea for over 70 years, and who cares deeply about preserving its charm and character, let me be blunt. My opinion on the latest iteration of development plans for “The Pit.” It’s pitiful!

As is . . . if built it will become known as . . .

Hofsas House on steroids! The new “beast on Dolores” . . . the “MONSTROSITY”! A quintessential architectural nonsequitor! The fortress from San Jose! More than double the size of anything else on that block of Dolores! Not human scale . . . it’s *monster scale*. Another Carmel Plaza we which we do not need or want. Exactly the opposite of what the Design Traditions is seeking. Let’s see this project in scale models next to scale models and transparent overlays of all adjacent buildings. Whomever designed this has no clue about what defines the character and charm of Carmel-by-the Sea. The developers need to hire another architect. . . or better **w**

hat is needed is a nationwide competition for this site’s development by designers with no current financial interest connected to the development. Invite all comers, with a significant cash reward going to the winner, as voted on by Carmel citizens. Advertise the competition in national professional journals, including Architectural Digest.

Back in the 1970’s, speculation developers began building homes and downtown structures which ran to their lot lines in all four directions, some with second floors overhanging the lot lines. Carmel’s *big box era*. In response, the City developed significant new design guidelines, which thankfully, stopped such practices in their tracks. This current submission reminds one of those days, BEFORE the update back in the 70’s!

Lastly, why rush this through right BEFORE Design Traditions finishes its new downtown development guidelines??? If this submission is built, it will forever hang like a millstone around the necks of all who allow its construction.

J D Wachs

Carmel Valley

Sent from [Mail](#) for Windows

Fwd: Final "Pit" approval

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Tue, Aug 1, 2023 at 8:37 AM

From: **Francyne Laney** <[REDACTED]>
Date: Mon, Jul 31, 2023 at 8:56 PM
Subject: Final "Pit" approval
To: <bswanson@ci.carmel.ca.us>

Re The Pit: Although my personal style leans toward the contemporary, I have to honor the efforts these people have made to accommodate the traditionalists and the Trads seem to approve of their results. Therefore, I would encourage the Council to approve these plans after lo these many years.

Please pass this note on to the Council.
Frankie Laney

Fwd: Form submission from: Contact us

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 10:37 AM

From: **Nancy White** <info@ci.carmel.ca.us>
Date: Wed, Aug 2, 2023 at 3:34 PM
Subject: Form submission from: Contact us
To: <cityclerk@ci.carmel.ca.us>



08/02/2023 - 3:34pm

City of Carmel »

WEBFORM SUBMISSION

Submitted by anonymous user: [REDACTED]

Your name:
Nancy White

Your e-mail:
[REDACTED]

Message:

I would like to lend my support to the new Ulrika Plaza design for property @ 5th and Dolores. Would love to see this project begin and finish.

Thanks.
Nancy White

CONTEXT INFORMATION

Profile contacted:
[City Clerk](#)

[View results](#)[Download results](#)

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Fwd: Form submission from: Contact us

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Fri, Aug 4, 2023 at 8:53 AM

From: **Diane Korellis** <info@ci.carmel.ca.us>
Date: Fri, Aug 4, 2023 at 7:53 AM
Subject: Form submission from: Contact us
To: <cityclerk@ci.carmel.ca.us>



08/04/2023 - 7:53am

City of Carmel »

WEBFORM SUBMISSION

Submitted by anonymous user: [REDACTED]

Your name:
Diane Korellis

Your e-mail:
[REDACTED]

Message:

My husband, John, and I would like to express our support of the current Ulrika Plaza design.

Thanks,

Diane Korellis

CONTEXT INFORMATION

Profile contacted:
[City Clerk](#)

[View results](#)[Download results](#)

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Fwd: Support for new Ulrika Plaza Design

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 9:06 AM

From: **Margaret Osborn** <[REDACTED]>
Date: Wed, Aug 2, 2023 at 10:12 PM
Subject: Support for new Ulrika Plaza Design
To: <cityclerk@ci.carmel.ca.us>

City Clerk:

I have reviewed the online plans and the video and I support the Ulrika Plaza design!

-Margaret and Paul Osborn

Fwd: The Pit/our opinion

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Mon, Jul 31, 2023 at 8:54 AM

----- Forwarded message -----

From: **Carolyn White DDS** <[REDACTED]>
Date: Sat, Jul 29, 2023 at 4:14 PM
Subject: The Pit/our opinion
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>

Hello Marnie,

We would like to express our positive feedback about the "Tudor and Mediterranean style" buildings for Mr. Pastor's new project. The designs are great for downtown Carmel. This style will blend in nicely and we highly encourage a "Yes" vote from the building planners.

Thank you,
Carolyn and Chris White
residents

Fwd: Ulrica Plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 3:14 PM

From: **Kathy Cole** <[REDACTED]>
Date: Wed, Aug 2, 2023 at 2:04 PM
Subject: Ulrica Plaza
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

We are full time residents of Carmel, Torres4sw9. We absolutely support the approval of the Esperanza project. It will preserve the Carmel look, provide much needed housing and add retail opportunities. The effort put into appeasing the Carmel planning commission on the part of Esperanza has been professional, accommodating and motivated and it's time to get this done.

Kathy and Henry Benner

Kathy Cole-Benner

President

BioSearch Recruiting

[REDACTED]

[REDACTED]

[REDACTED]

Fwd: Ulrika Plaza Approval

1 message

Nova Romero <nromero@ci.carmel.ca.us>
To: Evan Kort <ekort@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 8:56 AM



Nova Romero, MMC
City Clerk
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2016
nromero@cbts.us

----- Forwarded message -----

From: **'E-Mail Alert.' via cityclerk** <cityclerk@ci.carmel.ca.us>
Date: Thu, Aug 3, 2023 at 6:38 PM
Subject: Ulrika Plaza Approval
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

I was delighted to review the proposed design. It is very consistent with the feeling of Carmel, attractive, interesting and creative. I believe it would be a wonderful complement to our downtown area and clearly serve growth objectives of the city. Please lets get this long awaited project approved without further delay.

Warren & Lillian Neidenberg

Fwd: Ulrika Plaza....

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 10:36 AM

From: **'Betty Van Wagenen' via cityclerk** <cityclerk@ci.carmel.ca.us>
Date: Thu, Aug 3, 2023 at 10:22 AM
Subject: Ulrika Plaza...
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

.....let's get this done! Plan is great and "the pit" is not!

Thanks much!

Betty Van Wagenen
[REDACTED] Third & Carpenter
[REDACTED]

Fwd: Ulrika plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 2:51 PM

From: Sherry Williams [REDACTED]
Date: August 2, 2023 at 1:17:59 PM PDT
To: bswanson@ci.carmel.ca.us
Subject: Ulrika plaza

Hello Brandon. I wish for u to know that I support the latest and most current design for this project and I hope that it can b approved soon and that building can begin. I believe that The latest design fits with our charming and quaint community. TY

Sent from my iPhone

Fwd: Ulrika plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 3:12 PM

From: **Sherry Williams** [REDACTED]
Date: Wed, Aug 2, 2023 at 1:10 PM
Subject: Ulrika plaza
To: <cityclerk@ci.carmel.ca.us>

I am in support of the current and latest design for our ugly pit. Plz note to all concerned that we need this approved so that building can begin. It's time and the design fits with our charming and quaint community. TY

Sent from my iPhone

Fwd: Ulrika Plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 9:18 AM

From: Susan Bjerre [REDACTED]
Date: Wed, Aug 2, 2023 at 5:35 PM
Subject: Ulrika Plaza
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

Hello,

I'm writing in support of the most recent design for Ulrika Plaza at Dolores and 5th. I think they've designed a project that will be a lovely addition to our village—nicely scaled, an interesting mix of shapes and materials, components that are in keeping with the existing architecture of Carmel-by-the-Sea. It's not just better than a hole in the ground, it is really quite appealing.

I have only two suggestions:

I'd like to see more solar panels to generate electricity.

I hope the street trees chosen will reach greater height than what is shown on the mock up video.

Thanks for taking citizens' views into account.

All the best,

Susan Bjerre
Crespi Ave. [REDACTED] Mountain View
Ombra Mai Fu
[REDACTED]
Carmel-by-the-Sea, CA 93921
[REDACTED]

Fwd: Ulrika Plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 10:38 AM

From: '**Diane Hanger**' via cityclerk <cityclerk@ci.carmel.ca.us>
Date: Wed, Aug 2, 2023 at 2:38 PM
Subject: Ulrika Plaza
To: <cityclerk@ci.carmel.ca.us>

I support the current Ulrika Plaza design and hope the owners will at long last be able to proceed. It is a lovely design and respects the look and architectural history of the Village.

Diane Lewis Hanger
Carmel-born

Fwd: Ulrika Plaza

Nova Romero <nromero@ci.carmel.ca.us>
To: Evan Kort <ekort@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 11:22 AM



Nova Romero, MMC
City Clerk
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2016
nromero@cbts.us

----- Forwarded message -----

From: **Kate English** <[REDACTED]>
Date: Fri, Aug 4, 2023 at 11:05 AM
Subject: Ulrika Plaza
To: <cityclerk@ci.carmel.ca.us>

Good morning,

As a homeowner and resident of Carmel by the Sea, I would like to encourage the city government to support the latest plans for "the Pit" that have been submitted by Patrice Pastor's organization. I think it will be a benefit for locals and visitors alike, provided needed housing and beautifying what has been a blight for too long.

Thank you,
Kate English

Fwd: Ulrika

Nova Romero <nromero@ci.carmel.ca.us>
To: Evan Kort <ekort@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 12:01 PM



Nova Romero, MMC
City Clerk
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2016
nromero@cbts.us

----- Forwarded message -----

From: **Garth Bearman** <[REDACTED]>
Date: Fri, Aug 4, 2023 at 10:37 AM
Subject: Ulrika
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

I wish to write in my complete support for this wonderful project which will be such a wonderful addition to this beautiful town,

Garth Bearman

Garth Bearman

M: [REDACTED] | [REDACTED]

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Fwd: UlrikaPlazaDesign

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 9:20 AM

From: 'MICHAEL DRAPER' via cityclerk <cityclerk@ci.carmel.ca.us>
Date: Wed, Aug 2, 2023 at 3:59 PM
Subject: UlrikaPlazaDesign
To: <cityclerk@ci.carmel.ca.us>

I like this plan! Please approve it!
Michael Draper
Sent from my iPhone

Fwd:

Nova Romero <nromero@ci.carmel.ca.us>
To: Evan Kort <ekort@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 11:22 AM



Nova Romero, MMC
City Clerk
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2016
nromero@cbts.us

----- Forwarded message -----

From: **diana bearman** <[REDACTED]>
Date: Fri, Aug 4, 2023 at 11:07 AM
Subject:
To: <cityclerk@ci.carmel.ca.us>

I wish to support the stunning plans for the Ulrika project on Delores Street. I have been coming from England for 60 years to Carmel because of its wonderful historically unique architecture. It is why I see hordes of visitors every day going to see the Hansel and Gretel House from all over the world!

This development is perfect in every way!

Diana Bearman

Please add to 8/9th Planning Commission Packet on 5th & Dolores/Ulrka Plaza

Nancy Twomey <[REDACTED]>
To: Brandon Swanson <bswanson@ci.carmel.ca.us>, Evan Kort <ekort@ci.carmel.ca.us>
Cc: Nancy Twomey <[REDACTED]>

Thu, Aug 3, 2023 at 10:00 PM

Subject " Let's Do It " Supporting Ulfika Plaza designs.

Brandon, Evan and Planning Commissioners.

Pastor and his team have definitely listened to our community.
This newest version of their plans reflects these inputs.
It's past due to get this significant project approved and built for all of us to enjoy.

Thanks much for all you do on our behalf.

--

Nancy Ann Twomey
Carmel Resident
[REDACTED]

Re: Ulrika Plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 3:12 PM

From: [REDACTED]
Date: Wed, Aug 2, 2023 at 12:59 PM
Subject: Ulrika Plaza
To: <cityclerk@ci.carmel.ca.us>

I want to express my concern about this project in regards to the height of the buildings and the appearance on the plans and video that show what seems to be a THIRD story. My business is directly across the street from the project and I look and the newly put up flags all day long. The flags appear to be much higher than the two story buildings on Lincoln Street. I am opposed to any Third story. As a long time resident and current business owner in Carmel, I am very opposed to any changes to our 'two stories only' height standard. I am opposed to any third story on this project!

Dee Borsella

Ruffle Me To Sleep

whimsical loungewear

[REDACTED] Dolores Street [REDACTED] 5th Ave

Carmel by the Sea

[REDACTED]

Re: We support the Esperanza Carmel project

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 12:23 PM

From: **Victoria Logan** <[REDACTED]>
Date: Tue, Aug 1, 2023 at 5:27 PM
Subject: We support the Esperanza Carmel project
To: <cityclerk@ci.carmel.ca.us>

Please approve this project, the Pitt has been a blight on our city.
Carmel residents: Thomas J. Logan
And Victoria Verga Logan
San Carlos St., [REDACTED] 13th
Carmel, CA 93921

Ulrika Plaza

To: ekort@ci.carmel.ca.us

Fri, Aug 4, 2023 at 12:06 PM

Dear Mr. Kort,

After reading the current article in the 8/4/23 issue of the Pine Cone, I want to reach out to express my opinion.

My name is Dee Borsella and I am the current owner of the business located directly across the street from the Ulrika project, I have lived and breathed this project's existence since 2017 in all its forms, I have also been in contact with the Esperanza team over these many months, and I have been a Carmel resident since 1970. So I hope you will take these comments as from someone who is well informed.

Over the years, I have seen many changes in Carmel, from having the Carmel Creamery turn into a clothing store, to having Clint Eastwood become mayor so he could build the Eastwood building on San Carlos Street. All these things became unimportant over time....but I fear that the Ulricka Plaza will not just fade away in time, but will set a president for the future in REGARDS TO THE HEIGHT AND NUMBER OF STORIES OF A BUILDING.

I am opposed to the appearance of the height showing three stories.

Even though the heights are claimed to be within code, and the same as the first approved plans which had only two stories, the video that they claim represents the intended outcome, I see three stories. I refer to the video created by Ulrika plaza. On the .50 mark, it clearly shows three stories. (see attached snap shop)

I would like to refer to an email I received from Karyl of Carmel Preservation Group stating that she represents most residents. What proof is there of that, because a lot of residents I talk to are concerned about this height and third story issue.

Hi Dee—I am sympathetic to your points, but I also know that most residents want this design approved, and I am here to represent the majority of residents. I also have great appreciation of Mr. Pastor for what he has done for this community, e.g. upgrading LeAuberge and Carmel Bay Hotels with integrity and respect for their historic (and formerly poor) state.

Add to that the fact that the Ulrika Design is within regulations, so there is no substantial recourse for fighting this design. If we were at square one and this was the first submission, it would be worth consideration. At this point, it is late in the game. As you know, the concern for all of us has been the facade, and Esperanza Carmel/Pastor listened. You and others can bring up the height issue at the meeting, and your location across the street will hold weight. I, in good conscience, cannot ask them to go back to the drawing board one more time. I wish you well, Karyl!

What I get from this is that as long as the facade is what you want, it doesn't matter what other concerns there are? And 'let's just put something there cause we are tired of looking at a hole'.

Yes, Mr. Pastor has done quite a lot in this community, and I understand his frustrations and wanting to get all his projects done....BUT in taking this step to say 'O.K.' to something that is not totally what Carmel is truly about, is dangerous to the future. What's next, changing the name from Carmel to PASTORVILLE.

I am old now and probably won't be around to see the long term effects of any of these projects, but I have been a Carmel village advocate far too long to stop just yet. I hope you give these comments some consideration. I am opposed to a three story building.

Thanks you for your time,
Dee Borsella

--

Ruffle Me To Sleep

whimsical loungewear

Dolores Street [REDACTED] 5th Ave

Carmel by the Sea

[REDACTED]



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7635K