

To: Carmel City Council
Re: JB Pastor Project

Thank you for reviewing my comment, which is specific to P1-27 of the Carmel-by-the-Sea Land Use and Community Character Element Plan. (Link retrieved from: https://ci.carmel.ca.us/sites/main/files/file-attachments/land_use.pdf?1510257768)

« P1-27 Continue to ensure that development, whether commercial or residential, does not diminish the village character by excessively blocking important public or private views »

Using the story poles and the online renderings from the Esperanza website (link below), I have ascertained that approximately 75% of the view and more importantly the light from my bedroom's picture window will be taken away by a JB Pastor Project wall that will rise to above my current view from Stone House Terrace, where I live. My view might not be deemed « important » by Esperanza and its architects but it is very important to me. I rely on the afternoon sun, especially in winter, to provide warmth for my bedroom; and, objectively, placing a wall a few feet out from my window and terrace will create a dungeon-like environment in a space where I spend many hours a day, as I use it as my bedroom and my office. Additionally, I would never use a terrace facing a wall. I don't own my unit, but I want to point out that the value of my apartment unit will be greatly diminished should this project, in its current form, be built.

I find it hard to understand why this project was designed to intentionally block an existing view. This doesn't seem in keeping with Carmel's ethos of neighborliness. Certainly, a long-existing property should be given priority consideration by the city over a project that has not yet been built, even if the new project's owner has threatened to walk away from two projects, if a quid pro quo is not provided by the city. (Carmel Pine Cone, Aug 4-10, 2023. Retrieved from: <http://pineconearchive.fileburstcdn.com/230804PC.pdf>)

Below please see a screenshot of a photo of my building and bedroom window (left) and a rendering from the Esperanza website that shows a man (my view) looking into a wall, with just a sliver of space where he (I) might see the sky if I crane my head. If lucky, according to this rendering, I might get half an hour a day of indirect sunshine.

The pole story also shows that the new building will create a solid wall effect from just south of the 7D main building to the south edge of the property, eliminating most of my direct views, including a partial ocean view, from my bedroom window.

While I appreciate that Mr. Pastor is seeking to provide more residential units in a city that needs them and that he has attempted to do his due diligence and yet has been systematically

frustrated in gaining approval for various projects, I also believe Mr. Pastor should consider the impact of his building plans on his neighbors, especially in light of city land-use policy.

Please see below two photos and a rendering from Esperanza Carmel. Below snap retrieved from: <https://carmel.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=11186&ItemID=5635>

Thank you for your time and thoughtful consideration of this comment.

Claire Fay



