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**Fwd: try this**

2 messages

**Brandon Swanson** <bswanson@ci.carmel.ca.us>

Fri, Mar 28, 2025 at 11:56 AM

To: Anna Ginette &lt;aginette@ci.carmel.ca.us&gt;, Evan Kort &lt;ekort@ci.carmel.ca.us&gt;, Shelby Gorman &lt;sgorman@ci.carmel.ca.us&gt;

For the PC, if you didn't get this yet

Take care,

-Brandon

**Brandon Swanson** [he, him, his]  
**Assistant City Administrator**  
**Acting Director, Community Planning and Building**  
City of Carmel-by-the-Sea  
(831) 620-2024



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

From: **diana bearman** <dianabearman@gmail.com>

Date: Fri, Mar 28, 2025 at 11:45 AM

Subject: Fwd: try this

To: &lt;bswanson@cbts.us&gt;, Brandon Swanson &lt;bswanson@ci.carmel.ca.us&gt;

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

From: **Karyl Hall** <preservecarmel@gmail.com>

Date: Fri, 28 Mar 2025 at 11:37

Subject: Re: try this

To: Diana Bearman &lt;dianabearman@gmail.com&gt;

**RE: Proposed J.B. Pastor Project**

Dear Chair LePage & Planning Commissioners

As a long-term Carmel resident, I am writing to offer my full support for the proposed J.B. Pastor Project and ask that you approve this project without further delay. We all know we need more housing and here we have 8 new apartments ready to go. All for long-term rental rather than re-sale or short-let as many others would seek.

Having reviewed the plans and the images of the proposed project I think they have designed something perfect for the town. They really appear to be practicing what they preach here as once finished it will look like it has always belonged in Carmel. I am so pleased that we have a developer who is not looking to build something modern which would ruin our wonderful towns charm.

I can see from the various articles about the project there have been questions over the size of the project. But don't really understand as this design is below the 30 foot guideline and the massing is far less than all the surrounding buildings and indeed the vast majority of downtown Carmel. It will provide

wonderful new walkways and public space for everyone to enjoy. And much nicer than the ugly car park at the moment.

I can understand why the neighbor to the rear would have concerns about the development affecting their view but find it hypocritical that this neighbors family can build their building lot line to lot line, yet they don't think their neighbor should be allowed to do the same. In fact, much less as they have redesigned the project around this neighbor, as well the wall which I really don't understand why it was considered historic in first place versus other actual buildings in the town.

I appreciate this developer is not originally from Carmel, but seems to spend a lot of time here. Clearly, he cares about the town or else why would he so patiently persist with the projects he has in town. We have already seen the improvements they have made elsewhere in Carmel, so let's encourage them to keep up this good work. I don't think we will ever get another developer so passionate about our town, so why don't we encourage this.

Yours sincerely

Diana Bearman

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**Shelby Gorman** <sgorman@ci.carmel.ca.us>

Fri, Mar 28, 2025 at 11:57 AM

To: Brandon Swanson <bswanson@ci.carmel.ca.us>

Cc: Anna Ginette <aginette@ci.carmel.ca.us>, Evan Kort <ekort@ci.carmel.ca.us>

Thank you, Brandon. I had not received this. It will be included in the upcoming agenda and distributed to the Commission.

Thank you!

[Quoted text hidden]

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## JB Pastor Building (DR 23-140) Too Big by Law

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Ian Martin <ian@ianmartinphotography.com>

Wed, Apr 2, 2025 at 10:15 PM

To: mlepage@ci.carmel.ca.us, eallen@ci.carmel.ca.us, skarapetkov@ci.carmel.ca.us, mel@illumination.studio, slocke@ci.carmel.ca.us, "mahlborn@ci.carmel.ca.us" <mahlborn@ci.carmel.ca.us>

Cc: Evan Kort <ekort@ci.carmel.ca.us>

Dear Chair LePage and Members of the Planning Commission,

I reviewed the February 27, 2025 submittal for the JB Pastor Building (DR 23-140) and noted with concern that these plans do not reflect key feedback provided by the planning commission during the July 10, 2024 meeting. In this email, I'll focus on the matter of size.

The plans depict a building that is still too large to be built in Carmel-by-the-Sea under the municipal code which caps the size of any structure at 10,000 square feet of floor area. This building, as currently proposed, is 12,971 square feet, which is even slightly larger than it was when you reviewed it last time.\*

Since the parts of the proposed building are all connected together, it is a single structure, as defined by law, one that is 2,971 square feet too large.

Here are the relevant code sections:

### **17.70.020 Definitions.**

#### *Structure.*

*A stable assembly of parts. The term "structure" includes, but is not limited to, any building, deck, garage, carport, arbor, fence, wall, stairway, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.*

### **17.14.140. Floor Area Ratio. C.**

*No single structure shall contain more than 10,000 square feet of floor area. Interaccessibility between adjacent structures on one or more building sites by any means that allows passage between structures without first exiting to an open space area shall not be allowed if the resulting floor area contained within the combined structures would exceed 10,000 square feet of area.*

In the code section above, the second sentence reinforces the first. There is no word like "but" or "however" between the two. 10,000 square feet is a hard cap with no exceptions. Any confusion about that is resolved by referring to the General Plan:

### **Land Use & Community Character Element, page 1-7.**

#### **Scale**

*Underlying much of Carmel's design character is a respect for scale. Scale can be defined as a relationship of size among two or more objects. In Carmel, the scale tends to be small and related to human size. The City itself is compact, its lots are small, and its streets are narrow. The character established by existing small homes and cottages reinforces this intimate size relationship. All of these contribute to a human scale and a pedestrian-friendly, built environment.*

The proposed JB Pastor Building is too big under the law and needs to be reduced in size.

Sincerely,

Ian Martin

\*The June 10, 2024 submittal has 12,807 square feet of floor area.