



**SPECIAL RELEASE of SELECT Survey Topics** – These findings are time critical for the City Council Wednesday August 30 Strategic Priorities Planning Special Meeting [HERE](#). The other survey findings are also important to work already committed, underway or being considered on our City’s agenda. Watch this space as our complete survey findings are rolled out by mid-September. *Thanks to all for your participation.*

**Survey Approach & Findings**

- 18.6% of CRA Membership participation (132 of 710 email contacts responded)
- Emailed to membership July 29<sup>th</sup> & Survey closed August 20<sup>th</sup>
- Neutral introduction provided to each of the 16 topics
  - Most topic introductions included links for more background if interested
- Each topic followed by directional statements requesting views be expressed as “Agree, Disagree” or No Response
  - No Response can infer: no interest, no time, no viewpoint, or not informed enough to reply
- Bar graph per topic shows each statement with % of Agree, Disagree or No Response
- All comments per topic follow each graph

**16 Current Hot Topics Surveyed** – **Highlighted** items are included in this Aug 28<sup>th</sup> document.

- |   |   |
|---|---|
| 1. Revised Housing Element  | 9. <b>Trees in Carmel</b> Aligns to Aug 30<br>Priorities Meeting Strategic Item #10                       |
| 2. Design Traditions Revisions  | 10. Village Parks & Maintenance   |
| 3. Reinstating Design Review Board  | 11. Beautification of Public Spaces   |
| 4. ADU’s Ordinance Update   | 12. Capital Improvement Projects  |
| 5. Police Station Rebuild   | 13. Climate Action Plan   |
| 6. <b>Parking &amp; Traffic Management</b> – Aligns<br>to Aug 30 Strategic Priorities Meeting<br>Item #22 | 14. Fire & Ambulance Service  |
| 7. Revised Telecom Ordinance  | 15. Police Protection Service   |
| 8. <b>Addresses &amp; Post Office</b><br>Aligns to Aug 30 Strategic Priorities<br>Meeting Item #21        | 16. <b>Scout House &amp; Flanders Mansion</b><br>Aligns to Aug 30 Priorities Meeting<br>Items #16 and #20 |
|   | 17. General Comments – No Topic   |

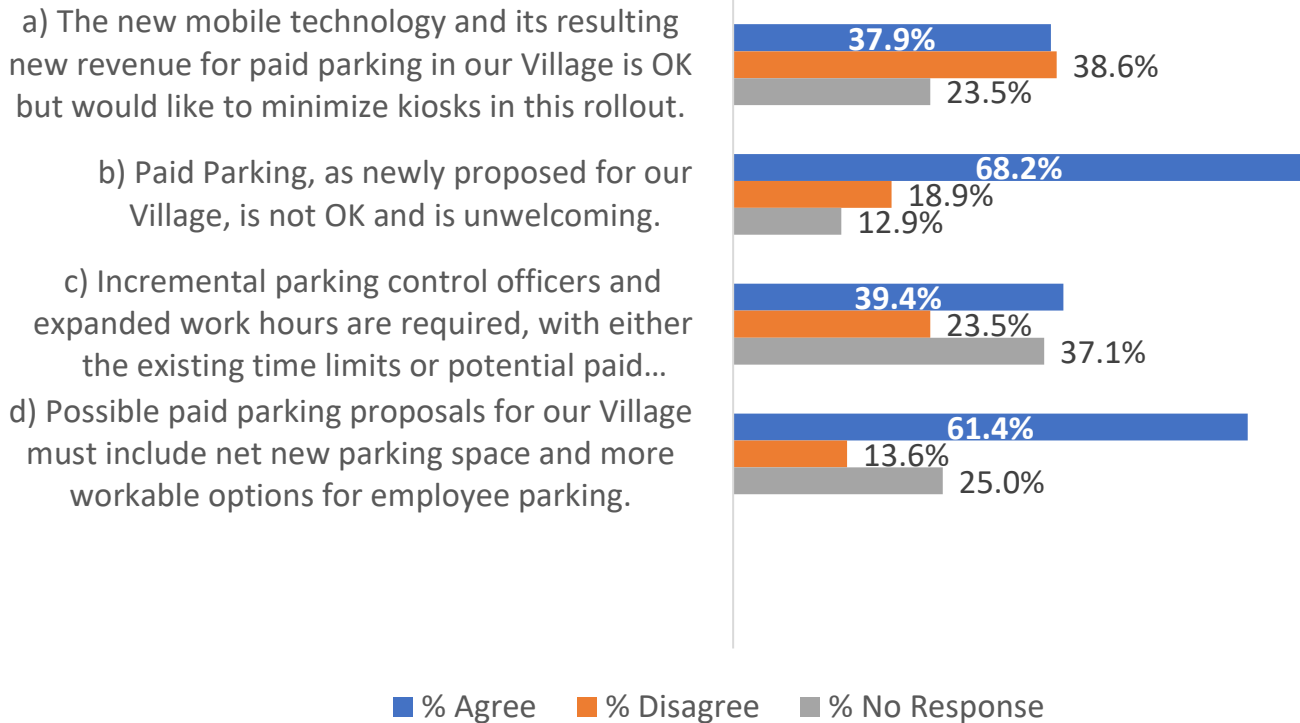
**APPENDIX Includes**

- Email sent to members welcoming their survey participation
- The introductory paragraph to each of our 16 topics

# Topic #6 Parking & Traffic Management – Findings

Aligns to Aug 30 Strategic Priorities Meeting Item #22

## 6. Parking & Traffic Management



## Open Comments

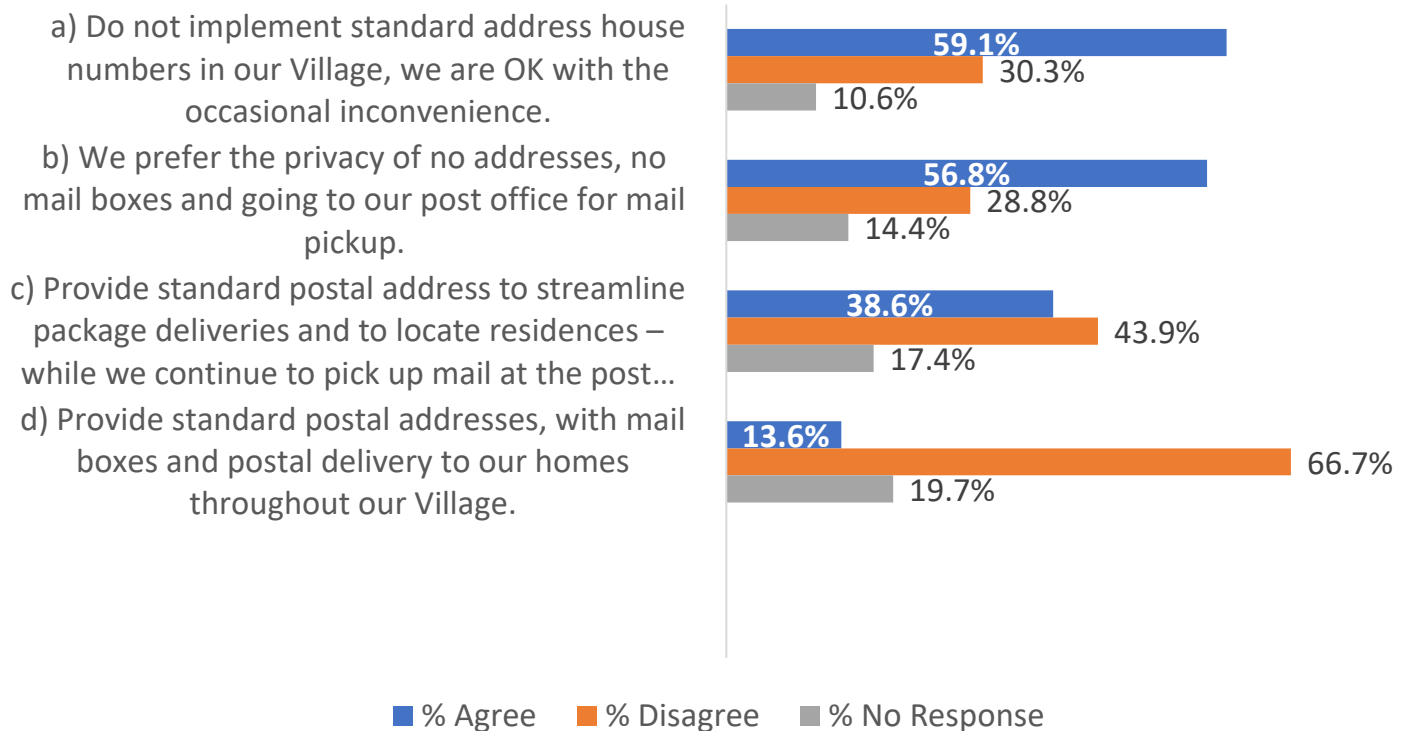
- *I am opposed to paid parking on the streets of Carmel. I am supportive of finding ways to make employee parking easier and more affordable for employees. I am supportive of creating more parking possibilities.*
- *We need more parking spaces in a facility that could be paid parking funded by a bond. We need more spaces, not just more money while we annoy residents and tourists alike.*
- *Paid parking has never worked in the past, the two-hour limit is fine, meters are slightly, let's help make our visitors feel welcome.*
- *No paid parking. We require more enforcement.*
- *The plan includes only 4 kiosks in the whole downtown district. Technology has changed drastically since 2014. There is no comparison.*
- *I fully support the proposal of downtown paid parking. It will reduce congestion and useless circling of cars. Although there will be no more cars and no fewer spaces, they will be utilized for shopping more efficiently.*
- *Paid Parking does not belong in Carmel.*
- *No paid parking.*
- *Definitely need viable options for employee parking. Vista Lobos, Sunset Center north and south lots could be workable solutions.*

- *Don't like idea of paid parking at all. I will not patronize businesses if paid parking area. Paid parking brings higher level of confusion and stress for visitors, encourages economic divide & discriminates against those who can and cannot pay to be in our town.*
- *Employee parking is a priority.*
- *It will discourage people to come to our town and shop and dine.*
- *Enough kiosk would be needed so people can easily identify and use and not have to walk blocks to find.*
- *Residents should pay less/nothing for parking - special resident's sticker.*
- *Proposal for car free zone in downtown each Saturday and Sunday. Reference Back Bay Boston's car free zone on Newbury Street every weekend during summer months. It's a roaring success, especially for the retail businesses.*
- *I think there should be a few blocks in downtown which are pedestrian only. It is just not OK to have delivery trucks, bicycles, pedestrians, motorcycles, and motorized wheelchairs, and parking on all those narrow streets.*
- *Eliminate paid parking; add 4-5 parking officers & staff with Veterans and Handicapped Personnel. Cost less also.*
- *I would be happy to pay for parking if there is a yearly fee and automated enforcement. If I have to pay at a kiosk every time, I will drastically curtail my trips to downtown.*
- *The City needs paid parking. Tourists don't care whether parking is free. Residents should be able to get a sticker every year that allows them to park for free (like Laguna Beach does).*
- *No new parking STRUCTURES to be built in Carmel proper.*
- *Not sure what 6c, above, means, so I didn't answer.*
- *If the City has decided to do this don't waste \$100k+ on useless studies and public sessions. Paso Robles has been a failure and they are now discussing removing it after a couple of years. The revenue didn't happen as expected and EVERYONE hates it.*
- *I would rather pay for parking then drive around looking for a parking space*
- *Do not need paid parking. We visited Paso Robles. Their system is fraught with problems and has not benefited the City financially.*
- *Exempt City residents so long as their vehicle(s) have a valid residential sticker*
- *Oppose it and will avoid going downtown if it is implemented as most of my neighbors agree.*
- *I believe this is necessary because businesses have not taken responsibility to have their employees park outside the business district.*
- *No paid parking. No loss of parking lots currently in existence. No parking proposals that push more tourists and workers into residential neighborhoods.*
- *No paid parking as neighborhoods will suffer from many visitors flooding neighborhoods.*
- *More meter gals or guys are needed. That would be an easier and cheaper and more Carmel solution, especially if we hired retired individuals.*

# Topic # 8 Addresses & Post Office – Findings

Aligns to Aug 30 Strategic Priorities Meeting Item #21

## 8. Addresses & Post Office



### Open Comments

- *I love not having addresses in our Village...even without occasional inconveniences.*
- *The main problem is the US Postal Service does not recognize Carmel by the sea as a City who has no physical addresses. This impacts financial institutional approvals.*
- *I am okay with having an address and still going to the post office for mail. But I would also be fine with mail delivery.*
- *No address on houses; no postal delivery. Why? Our PO will disappear. Our closest PO will be at the mouth of the Valley.*
- *Once we move to addresses then it leads to solicitation then leads to more trucks then drones etc.*
- *Some homes already have addresses. Should be optional. Name of house combined with address OK.*
- *Once homes are given addresses it will inevitably lead to the eventual closure of the downtown post office.*
- *If you place a house locator e.g., 7NW visible from the street, packages can be delivered easily. 19 out of 20 homes (during my informal walk on every street of CBTS) do NOT have house locator signs. No wonder packages can't be delivered successfully.*
- *Go back to where you came from.*

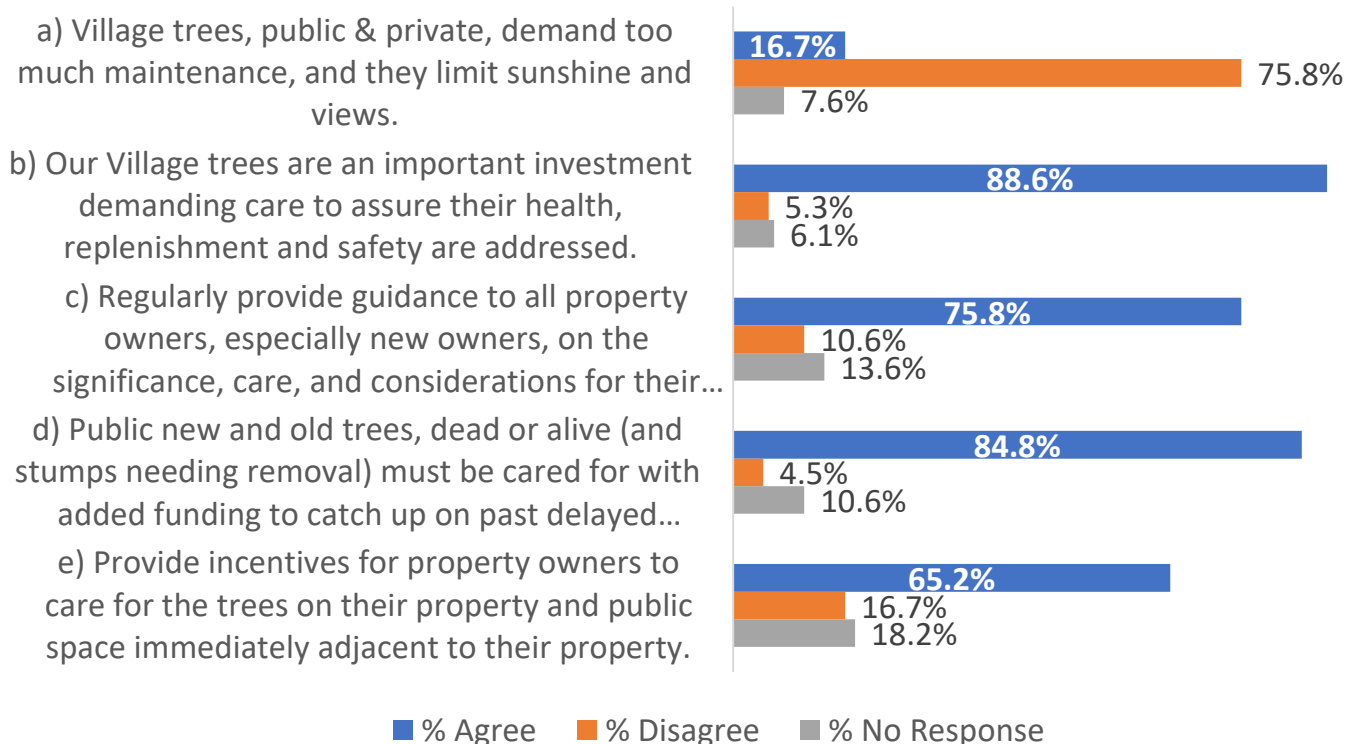
- *Leave as is!!*
- *Just give us an address so we can be found by delivery drivers, friends, etc.*
- *Let's get going on standard addresses ASAP.*
- *Keep Carmel Carmel.*
- *No to numbers. residents to make a Village looking sign with address for their home or fence.*
- *The post office seems curiously uninterested in making sure we get mail that comes to the post office. I cannot imagine that they will be able to competently deliver mail at all.*
- *It is ridiculous to insist on not having a way to clearly identify the location of a home. It is not quaint; it is a malfunction. I moved here knowing it was this way, but that doesn't make it right.*
- *Our address system has worked for over 100 years, it's good for all to walk to the post office.*
- *No addresses are an integral part of the charm and uniqueness of Carmel by the Sea. Inconvenience is minimal.*
- *I strongly support addresses. Getting credit cards, Real ID and services like AAA are very difficult for the past 6 years. And I can still chase the tow truck when he can't find my house. That won't last forever.*
- *Inconvenient but part of our Village.*
- *Most companies have GPS to locate physical addresses.*
- *We are okay with system as it is.*
- *If you buy into the town, you get the standards and character of the town. There is already a program in place to deliver to those who are unable to get to the post office. It is handled and works fine. Don't change it.*
- *This is one of our unique features--keep the charm as is.*
- *PLEASE PLEASE PLEASE implement standard address house numbers for houses in the Village!!! It's long overdue.*
- *No on addresses. Our City was founded on the post office concept.*
- *Monterey EMTs don't know how to find addresses - this is a serious emergency issue! It's happened 2x this yr.*
- *Leave system as is; house numbers will lead to merger of "93921" with 93922&93923. Feds control this decision.*
- *Either option c or d would be a vast improvement over the current headache, e.g., it is now virtually impossible to get a new Comcast setup since they closed their office that had the physical map.*
- *We need street addresses. It is too difficult to arrange utility services, deliveries, etc. No postal delivery is fine, but it's time to join the 20th century, if not the 21st.*
- *Have a way for homeowners to select from a variety of signs with the current XYZ 3 NE zzz type of addresses on so they will be standardized and have every house have them.*

- *Lack of address is so much more than an occasional inconvenience. It is insane and unsafe.*
- *Keep Carmel unique and a Village. No need for postal addresses.*
- *It needs to be done. Utility bills addresses all make up a different system. It's only a matter of time before the City is sued. Why waste money fighting it? Get the addresses done and get it done it twelve months not twelve years of debate.*
- *I strongly oppose standard addresses requiring large banks of boxes at street corners. This would chip away at our community character and small Village social fabric. Do not be fooled, our Post Office will not survive in spite of promises!!!*
- *Need the safety and reliability of post office. Who is crazy enough to think the post office will stay open if there is local delivery? Get ready to go to the crossroads so the post office can save money.*
- *We like Carmel's traditional arrangement. The Post Office is about the only place we can meet other residents these days!*

## Topic #9 Trees in Carmel – Findings

Aligns to Aug 30 Priorities Meeting Strategic Item #10

### 9. Trees in Carmel & updating our Forest Master Plan



## Open Comments

- *We need to encourage & fund care for trees, but also put the right trees in place to minimize storm related power outages.*



- *The above questions are too complex. Tree removal and replacement should be handled on an individual site basis. A blanket regulation for the number of trees per property is not always possible.*
- *Property owners should not need incentives to properly care for their own trees or those surrounding them!!*
- *Trees are Carmel along with the Ocean.*
- *Trees are what make Carmel special!!*
- *The trees in our Village (esp. City owned) are not well maintained. Permit costs for residents still too high!*
- *The Friends of the Forest Organization should be of help in these matters.*
- *Trees make Carmel-by-the-Sea. If you dislike trees, Marina & Sand City are nice places to live too.*
- *Love our trees!*
- *Allow owners to prune and remove if necessary old trees! They do have a lifespan and a new tree can be planted to replace.*
- *Trees need to be maintained by our City taxes. Individuals need to remove dead trees. Businesses need to remove dead trees and care for their own trees. Our City officials are ignoring some "Inns" that have dead trees on their property.*
- *Leave the good ones and chop the bad ones seems pretty simple to me?*
- *Part of owning property should include maintaining trees, especially new homeowners. Also, City should check to see if trees are planted following construction. No one is checking this part of the permit.*
- *What if owners cannot afford or do not want an incentive to do the work on City trees adjacent to their property?*
- *Save the Monterey Pine forest!*
- *We need to maintain our trees and stop planting more under utility wires.*
- *Need to avoid lawsuits against the City by owners who were injured or have property damage from fallen trees or branches for which the City overrules an arborist recommending removal. Human life and limb are higher priorities than tree limbs.*
- *Not only are trees good for the environment, but they also help the value of our real estate and attract tourism, the key income elements of our community.*
- *The trees are an intricate part of our Village, along with the architecture. I don't understand why the City allowed beautiful redwoods to be cut down across the street that were healthy; it's a shame!*
- *Replace dead trees in similar location whenever possible. Can we require homes to allow trees to be planted in front of them?*
- *I like the idea for incentives.*
- *Incentives for property owners only for trees on private property.*
- *Public safety is at risk due to dead and dying trees and limbs in Carmel. I am very concerned about the current irrational policy and process in place.*

- *Including replacing young trees where old have been removed. The shade and green cover are essential to our town's character and clean air and natural habitat. Prioritize the trees which benefit everyone.*
- *Way too many trees in Carmel in Carmel by the Sea today. Many, many beautiful public views have been lost over the 70 years.*
- *Balance ocean views and planting trees. Dead trees used for utility poles are an eyesore. So many overhead wires look like a third-world country. There should be a long-range plan to put all wires underground.*
- *Old Monterey Pines are a threat to our safety and should be removed upon reasonable request.*
- *Forestry standards should be informed by post-storm damage assessments on how the tree maintenance could have been adjusted to avoid damage.*
- *Trees are a liability given how difficult it is to stay on top of maintenance and allow homeowners to proactively remove potential hazards. Carmel used to be dunes -- the 100-yr tree "experiment" may have been a failed one.*
- *Trees are important, but the City needs to be more responsive to requests to remove dying and/or trees in danger of falling or causing harm.*
- *This is a common decency to do.*
- *We are woefully underfunding our Forestry efforts. You don't need a new master plan to figure that out.*
- *Public trees should be maintained by the City not by homeowners. That is a crazy idea.*
- *Cypress no oaks.*
- *Tress need to be maintained to prevent dangerous situations. Learn from Lahaina.*
- *Do not require upper canopy trees under power lines. The pine trees should only be planted in groups. Replace the isolated pines that are 97 years old with a VARIETY of trees. They are a hazard.*
- *The native Monterey Pine is too large and dangerous for continued mass plantings. Cypress is also too large for single lots. Focus on smaller species that could be more manageable and accomplish a forest canopy.*
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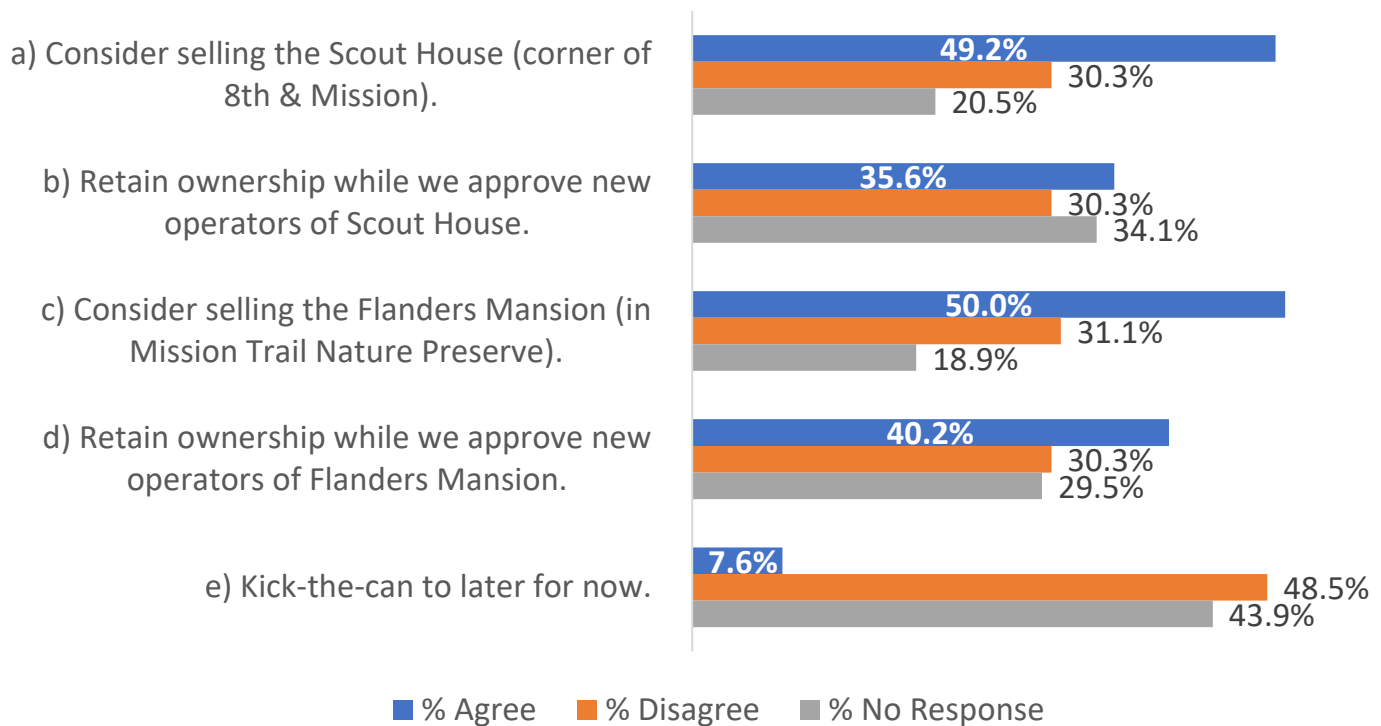


- *Trees are important, but the City needs to be more responsive to requests to remove dying and/or trees in danger of falling or causing harm.*
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- *The native Monterey Pine is too large and dangerous for continued mass plantings. Cypress is also too large for single lots. Focus on smaller species that could be more manageable and accomplish a forest canopy.*
- *The forest is our defining Village feature. In the last 15-20 years our forest has not been properly maintained. We must fund it properly & have a forester that understands our unique environment.*
- *Carmel is a "Village in a (Monterey) Pine Forest", not just any forest. Carmel is ecologically and spiritually one with our local native Monterey Pine Forest, being the only Peninsula City that made the forest central to its character.*
- *Trees or even worse "totem poles" with utility lines attached should have the lines rerouted so that all totem poles can be removed in the City. A total eyesore.*
- *Monterey pines are fundamental to Carmel's character and should be emphasized in plantings.*
- *I lament over the loss of our forest and trees. City folks don't understand the relationship between human habitation and Mother Nature - they need to be educated and more involved rather than living in fear and destroying their environment when they move here. (originally provided in #17 Summary Comments)*

# Topic #16 Flanders & Scout House – Findings

Aligns to Aug 30 Priorities Meeting Items #16 and #20

## 16. Scout House & Flanders Mansion



## Open Comments

- *It would be sad to lose the Scout House, but this property would be ideal for incremental housing.*
- *Make a decision and move ahead as these properties deteriorate before our eyes.*
- *The life of the scout house is over and has been over for 30 years. Flanders is an albatross and should be sold even at a loss.*
- *The City should not be in the business of rehabbing historic buildings. Look at the results. Private ownership will do a better job.*
- *Retain these facilities for public purposes in perpetuity.*
- *Not familiar with Scout House.*
- *Both are albatrosses around City's neck & need to be finally resolved and sold ASAP!*
- *Not enough info to respond.*
- *Sell!*
- *Sell them with exact requirements as to use and refurbishment.*
- *What if the Mission/Catholic church want to purchase Flanders and turn it into a retreat. Would be quiet, no traffic.*
- *If Carmel can't keep them up, sell them to private person.*
- *Scout House as Community Center for meetings and activities. Lost cost. Flanders needs occupants friendly to the City and residents.*

- *If we consider selling the Scout House, we should only do this if we use the \$'s plus others to fund a good multi-use meeting facility (e.g., at Vista Lobos).*
- *The City has been unsuccessful in revitalizing these assets. Time to sell.*
- *Sell Flanders already! It is continuing to degrade. We voted to sell it. To allow a small contingent to derail the sale goes against the will of the majority.*
- *Scout House is prime location to work with developer & Carmel Foundation, more senior housing. Flanders=non-profit venue rental to generate its own income for maintenance (e.g., Filoli) and public meeting space (e.g., Carmel Woman's Club) for local groups.*
- *Sell both as soon as possible!!!!*
- *These facilities are excellent venues for studios, shops, temporary exhibits, and civic and/or cultural group meetings.*
- *Seriously pursue curatorship for Flanders this time; City lost MAJOR OPPORTUNITY with loss of (word scrambled as received)*
- *Low-income housing?*
- *Utilize the Flanders mansion property to create housing to meet RHNA quotas.*
- *Repurpose for City worker housing units?*
- *Flanders sitting empty is an advantage to no one.*
- *Explore all options that are credible. We should not be in a rush while the Council has so very many issues confronting it. If a good proposal comes forward it should be thoroughly explored.*
- *Explore options for occupancy and maintenance.*
- *Flanders is a complete embarrassment for the City. The last effort to find an operator went off the rails. The City must find a way to overcome the title restrictions to deal with this legacy asset.*
- *Having Flanders and Scout House lie idle is not acceptable when we are in need of housing. (originally provided on #10)*

## **Appendix**

### **Original Survey Email to CRA Membership** (7/29/2023)

*There are many significant projects underway or planned that are critical to the future of our Village. The CRA Board is guided by the feedback of our members, and we would be grateful to hear your views! Our CRA mission statement ends with the word "advocacy". With this in mind, your CRA Board members frequently invest time to research and prepare to speak on behalf of the Board at City Council, Boards and Commissions meetings. We always encourage and support your participation and opinions are expressed as well.*

*Please invest 20 minutes of your time to provide your CRA Board with your views on these Carmel topics making headlines and influencing the future character of this Village where we choose to live, play, and enjoy. You can optionally respond on just the items of your specific interest.*

*Take our Survey Online [HERE](#)*

*Topics you will find in this extensive and important survey includes Revised Housing Element, Updating our Design Guidelines, Reinstating a Design Review Board, ADU's, Police Station Rebuild, Paid Parking, Revising our Telecom Ordinance, Addresses in Carmel, Trees in Carmel, Village Parks Management, Beautification of Public Spaces, Capital Improvement Projects, Climate Action Plan, Fire Protection & Ambulance Services, Police Protection & Services and others.*

*As you will see, we ask if you Agree or Disagree with each of the statements shown and also welcome all comments as well. Your individual responses will remain confidential and will only summarized overall. Be sure to press the SUBMIT button at the very end of the survey to successfully provide your feedback.*

*Thank you in advance for your time to complete the survey along with your on-going participation and membership.  
Kind regards,*

*Carmel Residents Association Board of Directors  
PO Box 13, Carmel-by-the-Sea, Ca 93921 [info@carmelresidents.org](mailto:info@carmelresidents.org)  
[www.carmelresidents.org](http://www.carmelresidents.org)*

## **Introductory Paragraphs per Survey Topic**

**Only Highlighted** items below included in this Aug 28<sup>th</sup> Survey Results

1. Updating Housing Element (RHNA) with plans for 349 new housing units for 6<sup>th</sup> Cycle over 2024-2032 ([HERE](#)) Our City is mandated by the State to update our Housing Element with plans to identify targeted sites and supporting programs that could provide for the new 349 housing units. The goals include affordability and closer to work living options. The City does not build these units, but our City update is required to enable property owner and developer projects where they express interest.
2. Design Traditions 1.5 revised Design Guidelines Project – Carmel Architecture ([HERE](#)) This ongoing project will refresh our Commercial and Residential Guidelines documents to direct the architectural components of building in our Village, along with supporting Zoning/Code updates.
3. Reinstating a Design Review Board (DRB) ([HERE](#)) This Board, if implemented, will advise new building or major remodel projects early in their conceptual planning to advise and

guide the professionals & property owners on the fit into our Village setting, strongly leveraging the Commercial and Residential Design Guidelines.

4. **Auxiliary Housing Unit (ADU) Ordinance & Update** ([HERE](#)) These ADU's, sometimes called "granny flats", today are approved "over the counter" using State laws, as Carmel's current ordinances do not currently comply with State requirements. As of Spring 2023 Carmel has 71 ADU's in our Residential areas.
5. **Police Station Rebuild Plans** This project is a significant multi-year & multimillion-dollar capital investment for our Village to deliver a revised facility that supports the roles, responsibilities, operations, and retention for/of our police staff for our community.
6. **Parking & Traffic Management** ([HERE](#)) An evaluation and recommendation for paid parking are being prepared with the goals of reducing congestion, improving availability, and contributing over \$ 2 million in gross annual revenue to the City.
7. **Wireless/Telecom Ordinance Revision** ([HERE](#)) Our current ordinance is being updated to align with federal and state laws and regulations, while they work to minimize the visual impacts (clutter) of new or refresh of existing cell towers keeping local oversight – especially as they are targeted for placement in residential neighborhoods.
8. **Addresses & Post Office** ([HERE](#)) Our Village has not had standard addresses since its founding days. Not having standard addresses can be both charmingly quirky and inconvenient. Based on citizen requests, the City staff are exploring the possibility of implementing addresses (with all aspects considered), while maintaining our local post office.
9. **Trees in Carmel & updating our Forest Master Plan** ([HERE](#)) Our Village is commonly known as a "Village in the Forest by the Sea", supported by our founders and the 13,000 public trees managed by our Forester and staff. The value our public & private trees bring to our Village is dramatic, plus they contribute to the air we breathe.
10. **Village Parks Management & Investments** ([HERE](#)) (Devendorf, Picadilly, Mission Trail Nature Preserve, Forest Hill Park, plus 6, yes 6 more) These parks provide great outdoor enjoyment of the nature throughout our Village. They require added maintenance and are routinely augmented by volunteer efforts as well.
11. **Beautification of Public Spaces** (not in prior item, these includes Scenic Pathway, Del Mar & North Dunes (at end of Ocean Ave), downtown public medians & landscaping, residential public medians, bump outs & easements). These also require maintenance and are routinely augmented by volunteer efforts.
12. **Capital Improvement Projects** ([HERE](#)) (Not previously covered items. Below includes maintaining public buildings, all roads, all drainage, infrastructure, etc.) Our Village Public Works team prepares and manages the delivery of projects, properties, infrastructure, and maintenance throughout our town – with an ongoing 5-year plan.
13. **Climate Action Plan Implementation** ([HERE](#)) Our Village has an officially completed and approved Adaptation and Action Plan - July 2022. These are assessed vulnerabilities and challenges of climate change – from sea level rise, infrastructure, weather/storms, fuel

emissions and much more. Ongoing efforts are needed to deliver on increased resiliency in our Village for future generations.

14. **Fire Protection & Ambulance Services** ([HERE](#)) Our Village over the decades plus has invested in our local facilities and vehicles, while the personnel are aligned to the Monterey + staffing for leverage of management, training, backup and overall services coverage.
  15. **Police Protection & Services** ([HERE](#)) Our Village Police staff are responsible for law enforcement and crime prevention for citizens, businesses, and visitors. They also include community outreach for seniors, parking enforcement and animal services to name a few.
  16. **Scout House & Flanders Mansion.** Both are currently dormant City-owned facilities that have received ongoing interest from local people, teams and organizations for repurposing and revitalization.
- 17. Open Comments Welcome**

## **Carmel Residents Association**

[info@carmelresidents.org](mailto:info@carmelresidents.org)

[www.carmelresidents.com](http://www.carmelresidents.com)

PO Box 13, Carmel-by-the-Sea, Ca 93921