



# Carmel Residents Association News

CELEBRATING **27** YEARS OF COMMUNITY SERVICE

SEPTEMBER ■ OCTOBER 2014

## SPECIAL EDITION THE CARMEL 2016 REPORT



### MESSAGE FROM OUR PRESIDENT

What should Carmel look like in 2016 when we celebrate our first centennial? Mayor Jean Grace and City Administrator

Doug Schmitz pondered this question in 1990 when they decided to create a committee focused on aspects of village life and visualizing the changes in the year 2016.

In the cover letter accompanying his draft of the 1990-1992 budget, Doug observed that “this City Council and our citizenry confront...uncertainties.” He wrote, “Our residential district is changing as are our types of businesses and their marketing efforts. Some say that our exclusiveness has waned. But we have opportunities... For every metamorphosis beyond our control, we have the capability—if we have the desire—to create a better City.”

To enhance that capability, Doug recommended “that the City Council create a ‘Dreams Have a Way of Coming True’ Committee (or for the more traditionally versed, ‘Carmel Tomorrow Committee’) comprised of representatives of various segments of the community... The Committee would be charged with creating a document to forward to the City Council and Planning Commission on the needs, wants, desires, and dreams for Carmel-by-the-Sea in the next twenty-five to fifty year epoch.”

Mayor Grace and the Council saw the merit in Doug’s recommendation. Each of the five members of the Council was asked to nominate three members of the community to serve on such a committee. The members tossed around several names for their group, but eventually chose the more prosaic title of “The Carmel 2016 Committee.”

Unquestionably, the Committee zealously followed their charge. In the preface to their report they wrote, “The Carmel 2016 Committee was appointed by the City Council to assist in ‘dreaming’ about Carmel-by-the-Sea in 2016, the year of the City’s centennial. While fulfilling its charge to look toward that year and to dream of ‘Carmel Tomorrow’ this Committee spent considerable time addressing the realities of ‘Carmel Today.’ The members are seriously concerned that if the changes which have occurred over the last twenty-five years continue for the next twenty-five years, Carmel tomorrow with no dreams—either expressed or sought—may well emerge as a nightmare instead.”

Over the years, too many reports, thoughtfully prepared by committees of concerned citizens, have been filed and forgotten. We believe the report of the Carmel 2016 Committee deserves a different fate. Now, a year and a half before its target date, seems an appropriate time to appraise how we are doing in the realization of their dreams—hence our “double header” review with this special issue and the program at the September General Meeting.

Doug Schmitz quoted some familiar lines from Robert Frost’s poem *The Road Less Traveled*.

Two roads diverged in a wood, and I—  
I took the one less traveled by,  
And that has made all the difference.

Since its incorporation almost a century ago, Carmel has chosen to follow “the road less traveled”. Please join us as we assess progress along that road.



Greg Cellitti, Ann Hougham, and Neal Kruse

Our September 25th meeting will feature three of the Carmel 2016 Committee members. Neal Kruse, Ann Hougham, and Greg Cellitti will elaborate on how fifteen people worked together, not always in harmony, to hammer out their visions for Carmel-by-the-Sea. We meet at 5:00 P.M. in the Vista Lobos Community Room. The meeting is free and open to the public.

## Meeting

**THURSDAY • SEPTEMBER 25<sup>TH</sup>**  
**GENERAL MEETING**

**Time:** 5:00 pm  
**Location:** Vista Lobos Meeting Room  
(3rd Ave. between Junipero & Torres)

# ASPIRATIONS OF THE CARMEL 2016 COMMITTEE

## POINTS OF DEPARTURE

In the introduction to their report, the Carmel 2016 Committee first paid tribute to Carmel's historic efforts to create "the conditions for a special quality of life." They wrote, "Over the years, creative and sensitive people have consciously worked to complement and maintain Carmel's natural beauty by systematically planting thousands of upper-canopy trees, by building attractive houses and shops, by controlling gross commercialism, and by promoting the cultural arts." The Committee recommended working from these "qualities from the past" toward the following achievements:

- *A strong commitment to the natural environment, with particular attention to preserving and replacing upper-canopy trees and providing enough room to grow the next generation of such trees.*
- *A commitment that residential development, i.e. building coverage and height, should not be increased beyond what exists in 1991. Building footprint should be reduced to allow enough room for upper-canopy trees. Houses should maintain the scale of their neighborhoods. Houses characteristic to Carmel-by-the-Sea should be preserved.*
- *A commitment that the intensity of commercial development, i.e. square footage, traffic and parking impacts, should not be expanded beyond what exists in 1991.*
- *Preservation of the village-in-the-forest, with houses nestled among the trees. Preservation of the unique architectural style of Carmel houses and businesses. Preservation of structures built by Carmel's master builders. Preservation of historic or significant structures.*
- *A vital business community with unique stores serving both residents and visitors. A business area with strengthened opportunities for resident-serving businesses, artists and artisans.*
- *Traffic-calming in both residential and commercial areas. A city where pedestrians are favored over cars. Commercial traffic minimized in residential areas. Commercial parking eliminated from residential areas.*

- *The arts served. Appropriate theater space for the performing arts. Places for artists and artisans to work and display their wares. Preservation of outstanding local resources such as the Forest Theater.*
- *The Post Office as a central meeting place for residents, with a Post Office Plaza for expanded social opportunities.*
- *Expansion of political control to include the entire General Plan's Sphere of Influence.*

The editors of the CRA News believe it is important to review the recommendations of this Committee while time remains before Carmel's centennial year—the target year of the Committee's charge—to assess what has been achieved; what remains to be achieved; what, though important, cannot be achieved; and what proposed achievements no longer seem desirable.

The Committee's report offers a number of "visions"—specific achievements to be attained by 2016. We grouped these visions into six different areas—and asked six prominent Carmel citizens to comment on "how we are doing" in the realization of these visions. Over the years these commentators have assumed positions of leadership in efforts related to the areas addressed. Our purpose is to stimulate reflection and discussion in keeping with CRA's commitment to "the protection and enrichment of the traditional quality of life in Carmel-by-the-Sea and the preservation of its heritage and natural beauty through education, community activities and advocacy."

## THE 2016 COMMITTEE

- |                                 |                   |
|---------------------------------|-------------------|
| Wendy Banks                     | Bruce Kibby       |
| Ann Beckett                     | Suzanne Crowhurst |
| Steve Brooks                    | Lennard           |
| Gregory Cellitti                | Noel Van Bibber   |
| G. Will Gahagan                 | Ralph White       |
| Paul Hazdovac                   | Arthur Young      |
| J. S. Holliday                  |                   |
| Edward Jordan, Co-Vice Chairman |                   |
| Vance Frasier, Co-Vice Chairman |                   |
| Neal Owen Kruse, Chairman       |                   |

## THE COMMENTATORS



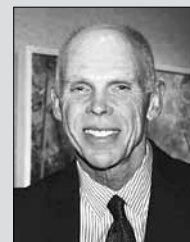
**Brian Congleton** is a Carmel architect and former member of the Planning Commission.



**Karen Ferlito** is a current member of the Forest and Beach Commission.



**Frankie Laney** is a former member of the Community Activities and Cultural Commission.



**Michael LePage** is a builder and current member of the Planning Commission.



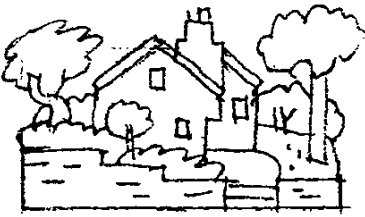
**Kenneth Talmage** is a member of the City Council and former member of the Planning Commission.



**Joyce Stevens** is a retired architect and a member of the board of Friends of Mission Trail Nature Preserve.



## HOW ARE WE DOING? The “Visions” state what should be achieved by 2016



### Residences

#### VISIONS

- For the past twenty-five years, people have been building smaller houses which harmonize with Carmel’s historic building styles, rather than importing architectural styles from other areas.
  - Strong guidelines for commercial and residential buildings ensure that new designs harmonize with Carmel’s historic structures, and require honest use of design features rather than caricatures. Also specified are natural materials emphasizing craftsmanship. Housing design, materials, and systems now must be ecologically appropriate.
  - Many truly characteristic Carmel houses have been saved by the Historic Preservation Ordinance and by programs allowing property owners to place restrictive covenants which protect landmark or historic buildings.
  - The low-income housing mitigation fee imposed on new, large houses and remodeling has been used to help finance housing for lower income families and households.
- COMMENTARY** Brian Congleton
- In 1991, when the 2016 Committee prepared their vision for Carmel in 2016, serious residential development issues faced the City. New houses of massive size were being built, creating conflict regarding appropriate floor area ratio. The City was powerless to prevent historic and traditional houses from being demolished or altered in ways that destroyed their character. “Carmel Cute” houses were being constructed in a repetitive “cookie cutter” pattern, partly due to market demand and partly because of city zoning policies encouraging a certain style and mass.
- The 2016 Report resulted in City action. In 1997 the City Council created the **Design Traditions Committee**, an ad hoc committee charged with fully exploring Carmel-by-the-Sea as a residential community – its character, environment, and elements of value. Over twenty members represented City Council, Planning, Carmel Residents’ Association, architects, contractors, developers, realtors, and community residents. A planning consultant, Nore Winter, was commissioned to steer the committee through the arduous process of analysis and visioning. The first task was a series of community workshops including the committee and interested residents, engaging in group tasks and discussions. The result: opponents of floor area ratio put down their weapons and started working together to define what is, and used to be, good and not-so-good about Carmel. And the tasks and discussions brought out some elements that hadn’t previously been considered: the tree canopy, traditional character of the houses (beyond just floor area), streets (narrow, winding, no curbs or lights, tree islands), and views.
- Following four years of work, the Design Traditions Committee forwarded its recommendations to the City Council, which took several steps to implement them:
- A Historic Resource Commission was created and charged with documenting historic properties, then using the Secretary of Interior’s Standards for Historic Preservation. Valued historic resources are no longer abused through demolition or inappropriate alteration.
  - Diversity of Design was incorporated into the Zoning Ordinance and newly created Design Guidelines. The documents were overhauled to replace “cute” elements with appropriate massing, materials, and details – with encouragement to be creative and distinct.
  - Volumetrics – a new concept – was exhaustively reviewed and implemented in the codes. The committee recognized that massing occurs in three dimensions, that impact could be greatly reduced without reducing the floor area – by encouraging below-grade use of space and discouraging unnecessarily high or large spaces, thus limiting the amount of volume a building could occupy. The houses are now smaller in terms of imposition of mass; there are far fewer “McMansions” being built in Carmel.
  - Cumulative setbacks have increased the distance between structures by requiring that, in addition to the traditional three-foot side setback, twenty five percent of the lot width remains open space.
  - Garages can now be constructed at the street-front property line. The committee recognized that early Carmel houses often had garages right at the street, minimizing driveways and increasing natural outdoor space.
- Of the four visions – smaller houses, design guidelines, historic preservation, and mitigation fees for low-income housing, all but the mitigation fee have been very successfully implemented. Three out of four isn’t bad!



## The Business District VISIONS

- The Post Office continues to be a social center of the village because of the expanded Post Office Plaza and the provision of a postal box for every Carmel-by-the-Sea resident.
- Local artists have once again become a part of Carmel's downtown. An arts and crafts center as a place for artists to work and display their wares is now in the block directly to the north of Devendorf Park.
- The business district continues to prosper because of the ongoing City program to maintain a diversified economic base, rather than tourist retail only. The program encourages small, unique stores; a strong contingent of local ownership; incentives for resident-serving businesses; strong emphasis on performing arts and locally produced arts and crafts; locally significant special events; and an increasing awareness of Carmel-by-the-Sea's artistic and architectural history to attract customers for business.
- Visitors still love to come to Carmel because they feel as if they are guests in our village, rather than targets of a commercialized tourist community.
- Obvious tourist products, such as Carmel logo merchandise, are no longer allowed, and chain retail stores commonly found in shopping malls have been discouraged.
- Residents can find a wide variety of businesses and services in the downtown to meet their needs, rather than being required to drive out of town. The City program identifying a short list of business either not present or in short

supply, and providing incentives to establish those businesses has maintained the balance.

- The business community is further supported by a core of downtown residents inhabiting apartments built in response to incentives for sites with both commercial and residential uses.
- Once a week, two central City blocks are closed to traffic to accommodate California's most beautiful European-style farmers' market. This has become a cornerstone in establishing downtown Carmel-by-the-Sea as a primary shopping area for local residents and is popular with visitors as well.
- Unamplified live music is once again allowed in establishments serving alcohol.
- The business tax laws have been rewritten so that all business people equitably share the local tax burden.
- The program to maintain at least one full-service gas station within the City limits has been successful.
- Sidewalks in the business district have been upgraded with surfaces which are attractive and safe and are coordinated with the architecture of adjacent buildings. Where possible the City has created wider sidewalks, narrower streets, and more pedestrian amenities—such as landscaping, benches, and drinking fountains.
- The entire business district is adorned with flowers planted by business owners, inhabitants of the downtown apartments, and the City.
- Attractive bins for street-generated recyclables are located throughout the downtown area.

## COMMENTARY Kenneth Talmage

Displayed prominently in City Council Chambers are the words of the Establishing Ordinance .... "Carmel-by-the-Sea is hereby determined to be primarily a residential City wherein business and commerce have in the past, are now, and are proposed to be in the future subordinated to its residential character...." Ordinance No. 96 was adopted in 1929. Today, 85 years later, our village of 4,000 residents welcomes an estimated two million visitors a year, and the owners of two thirds of Carmel-by-the-Sea homes are not permanent residents.

City expenses in 1929 were \$39,628. Yes, approximately \$3,300 per month! There was little business in our village when Ordinance No. 96 was passed. (Adjusting for inflation, \$39,628 in 1929 equates to \$540,074 in 2014.) In fact, the city's budget for the current fiscal year is about \$20 million. The three major sources of revenue are property, hotel (TOT) and sales taxes. Each is expected to generate more than \$5 million this fiscal year. Visitors and second home owners generate the majority of the city's revenues. The economics of our village have evolved dramatically.

The city has four enduring objectives, adopted annually in January. The first is to preserve community character. The second is long-term vitality and sustainability. How are we doing balancing community character and economic reality?

In 1991, the Carmel 2016 Committee outlined a vision for the business district on the village's 100th birthday. The section of the 1991 document on the business district envisioned the following in 2016:



## The Forest VISIONS

- The Forestry Plan sustains continuous upper-canopy growth on public and private lands. The City Council increased the Forest and Beach Department budget in support of the Plan, allowing sufficient staff for planting new trees, maintaining existing trees, and enforcement of tree-protection services.
- Monterey pine trees now thrive in the spaces between houses in all residential areas. The ordinances reducing the footprint-to-lot-size ratio and requiring upper-canopy trees with each new house or remodeling have been very successful. The enforcement provisions have resulted in replanting the Monterey pines, cypress, and oaks which have died or were removed.
- The “Carmel Land Trust” established twenty-five years ago, has grown slowly but steadily. Land acquired by dedication or purchase now dots the City and its Sphere of Influence.
- Monterey pine trees are still in evidence in the downtown because of City plantings in street and sidewalk areas and required planting in private open areas.
- Healthy, flourishing cypress trees once again frame the view along Scenic Road.
- City policies discouraging trees not native to the area, but rather encouraging native, drought-resistant species have created a forest which is truly unique.
- Landscape islands have been installed at intersections in both residential and commercial areas, creating conditions which slow traffic and create safety for children and pedestrians. Underground utilities, benches and miniparks add to the walking-friendly environment.

1. The Post Office as a social center
2. Local artists
3. A prosperous business district with unique stores, resident-serving businesses, and significant special events
4. Visitors feel like guests, with limited commercialism
5. Wide variety of businesses for residents
6. Downtown residents
7. A weekly, beautiful European style farmers’ market
8. Unamplified live music
9. Equitable business tax laws
10. At least one full-service gas station
11. Sidewalks upgraded with attractive and safe surfaces.
12. The business district adorned with flowers
13. Attractive bins for street-generated recyclables

Overall, Carmel-by-the-Sea today looks remarkably similar to this 1991 vision. Recent progress has been made on several issues. Voters will recall the 2012 passage of Measure D (a 1% increase in the sales tax for a ten-year period), which generates funding in part to address deferred maintenance issues. Streets are being repaved and sidewalks with safety concerns are being upgraded. Beautification is one of the ten Key Initiatives for 2014 adopted by the City Council last January. Trash cans are now being replaced.

As for the farmers’ market, the one-year agreement expired on June 30th and has been extended for 120 days. During this time several changes will be made as the community continues to refine the vision for the market. Significant progress has been made toward that end, and Council members Carrie Theis and Steve Dallas continue to work on the issue.

A significant issue covered by Michael LePage is parking. This has a significant impact on the business district and is another City Council Key Initiative for 2014. Over the seven years I’ve served on Council, parking has been

debated continuously. Earlier this year Council adopted unanimously a Parking Management Plan, which will be implemented this summer and fall. This is a significant first step on this critical issue.

Living downtown is delightful. But until the peninsula has successfully addressed its water needs there will not be new apartments downtown. Fortunately Mayor Burnett continues to work tirelessly on the water issue.

Carmel-by-the-Sea received noteworthy national publicity recently. The Village ranked sixth on the *Condé Nast* Travelers’ Magazine 2013 top U.S. cities. Also, third on *Travel and Leisure* Magazine’s top cities in the world for romance, behind only Paris and Venice (but ahead of Florence!). Another recent award was seventh on a list of “foodie cities” in the U.S. This recognition brings visitors to town. New businesses are started by entrepreneurs willing to take financial risk. While we might like new, small unique stores focused solely on residents, this is unlikely. Rents are often an issue downtown. They are determined by the market and by property owners, not by the city. People who start businesses here share a passion for Carmel-by-the-Sea’s village character, but visitors will be a significant part of their total business.

Why has Carmel-by-the-Sea done an outstanding job of preserving its village character? Many communities have been overwhelmed by business interests and economic realities. That has not happened here, for several reasons. Municipal ordinances and design guidelines are deeply woven into how the village is managed. There are hard working, dedicated and diligent citizens who care deeply about this special place. Members of the business community recognize that it is the unique nature of Carmel-by-the-Sea that makes their business successful. Visitors come to experience our natural beauty and quaint village. Let’s continue to preserve what we have for generations to come!

**COMMENTARY Karen Ferlito**

Sadly, and disturbingly, little progress has been made to implement the visions and projects identified in the Carmel 2016 Committee Report with regard to the Forest.

Many of the cited trends continue to occur. Our urban forest, particularly the upper canopy, continues to deteriorate, with a yearly loss of about 100 trees on public property due to age, drought, disease, construction impacts and residents' preference for parking space and exotic landscaping within the public right of way.

Additionally, the loss of trees on private property, particularly upper canopy trees, due to increases in footprint of homes, construction impacts, inadequate tree protection, increased number of basements and patios; and paving, illegally installed after final inspection, continues virtually unabated. A replacement tree-tagging and inspection program initiated by the Carmel Forest and Beach Commission over two years ago is just now being implemented.

In 2013, The Forest Management Plan for CBTS was reviewed and found to be sound, yet lacking in implementation. Wisely, the City Council has endorsed fully implementing the plan.

However, this implementation is only partially funded for the near future. It is imperative that the City Council allocate substantially increased funding to make up for years of neglect. A capital plan should be considered to analyze, refurbish and reinvigorate Carmel's urban forest both in the commercial and the residential area.

- Although ordinances continue to support continuous upper canopy growth on both public and private lands, the ordinances have been inadequately supported by staffing and resources and have not been enforced. At one time there were as many as fifteen positions within the

Forestry department, but that number fell to three or less in recent years, with many services being contracted out. The recent budget session saw an increase in funding for a full time tree care worker. Blending Public Works and Forestry into one Public Services department under a newly created Public Services Director may bring more continuity to the Forest Management division as well as additional support. It remains to be seen whether this will be successful. With the implementation of a new system for five yearly inspections and visible tagging of replacement trees on private property, there is hope that required plantings will actually survive the first five years and result in a replenished urban forest. Climate change and its attendant problems, may require new thinking about getting "the right tree in the right place", rather than simply requiring Cypress, Monterey Pine or Coast Live Oak as replacement choices.

Footprint-to-lot-size ratios have not been reduced as envisioned in the report. Root systems of existing trees have been greatly compromised by the proliferation of homes with basements. This trend appears to be becoming the "norm" as property owners attempt to maximize the value of the lot. Carmel does not presently have an upon-sale inspection to look for illegally installed patios, pathways, paving, etc. Because growing space for large trees is shrinking this will be a continuous problem until a remedy is found.

- The Carmel Land Trust was never established. Rio Park remains undeveloped as a community recreational resource and serves instead as a "corporation yard." Mission Trail Nature Preserve, though still a wonderful resource is full of invasive species. (The City Council recently voted to fund \$50,000 toward their removal.) The Rowntree Native Plant Garden has fallen on hard times and is

in desperate need of more attention and city funding. The Friends of Mission Trail Nature Preserve, a recently formed official support group, has contributed thousands of volunteer hours to these two areas and has submitted several projects to the City that await future funding.

- There are fewer plantings of Monterey Pine than needed to sustain this signature tree. Drought, disease, beetle infestations, preference for other trees due to maintenance issues, inadequate size of street side planters, etc. are some of the issues associated with the dwindling presence of the Monterey Pine in both the business and residential area.

- Replanting of the iconic Monterey Cypress trees along Scenic Road was stymied by resident outcry mostly due to view issues. Out of 24 proposed Cypress plantings, only a handful were allowed. Many of these young Cypress have been vandalized or are not thriving. Most existing trees are mature and many more have been lost than replaced.

- There has been very little progress on undergrounding of utility lines. Planting under power lines continues to occur resulting in unsightly pruning and stunted growth. It should be noted, however, that undergrounding of utility lines, if it does occur, will result in damage to tree root systems and possible loss of trees.

- Many exotic tree and shrub plantings have been tolerated, particularly on private property and in the public right of way. A project should be created and implemented to educate residents of the increased importance of planting drought resistant native trees whenever possible. That said, with climate change, city policies may require revision to allow different trees, more suited to the warmer, drier climate conditions, in addition



## Cultural Opportunities, Community Events & Resources

### VISIONS

to our traditional natives to ensure adequate canopy coverage within both the downtown business and residential areas.

- Few new landscape areas or mini parks have been established within the residential area. Many existing areas have been damaged by cars or vandalized, requiring regular replanting. Carpenter Street, San Carlos and Rio Road still need attention with regard to enhanced landscaping. Tree squares in the business district have shrunk in size in many locations, suffer from poor soil conditions, inadequate watering and damage. There are numerous empty tree squares and many have trees that have “lost their dignity” and need to be removed. Many trees have failed to thrive and are just barely hanging on. These should be replaced with more viable species now rather than waiting for them to slowly die. There are over 700 stumps throughout the city that could be ground out and serve as new planting areas.

In closing, I wish this were a more upbeat and positive review of the 2016 Committee report with regard to forest issues. The report was a very forward-looking vision with regard to the urban forest.

Unfortunately, the Forest Management Plan was allowed to languish on a city shelf for many years. Now that there is new expressed enthusiasm from our City Council to implement this plan, it must be matched with increased revenues so that we will be able to move ahead and begin to replenish and better care for the forest in the very near future. Studies have shown that people like trees; they are happier and healthier in a green environment. Our urban forest is something that makes our village unique and welcoming to both residents and visitors alike. It is an asset that deserves to be preserved.

- Performing arts flourish at the renovated Sunset Center—a state-of-the-art performance facility. It is an appropriate size for Carmel audiences, it is acoustically sound and has stage space, fly lofts, dressing facilities and shop space for music, drama, and dance performances. Other rooms in the Center provide opportunities for smaller performances.
- The Forest Theater has been upgraded, with great sensitivity shown toward the natural rustic setting and ambiance.
- Local artists perform and exhibit regularly in conjunction with other events at the Post Office Plaza and the City’s parks.
- Galleries and shops thrive, where artists and artisans work and live on the premises.
- Through zoning and other incentives, the City has preserved two movie theaters.
- Festivals, exhibits, and performances abound in Carmel, sponsored by private groups, nonprofits, enterprising individuals, and the City.
- The City’s restriction of art galleries to those unique business that expand the diversity and variety of art available within the City has successfully encouraged and supported local artists.
- The Scout House has remained an attractive, cozy community meeting area, reserved for local use by nonprofit associations and private residents.
- The First Murphy House and Park continue to be popular local gathering places.
- The citizen-organized “Service Program for Community” includes an

extensive program in which the talents and experience of the City’s elderly have been tapped and are shared with the City’s children as part of a latch-key replacement program.

- Community activities such as a farmer’s market, adopt-a-tree program, parades, and the formation of additional neighborhood groups flourish.
- Traffic-monitored “safe streets” where children play without fear, are scattered throughout the City.
- After setbacks in the late 1980s and early 1990s, the Carmel Unified School district was successful in convincing a plurality of area voters to endorse the bond issues that have generated the funds to produce the outstanding school system we enjoy today.
- New residents are welcomed in programs sponsored by neighborhood groups with activities designed to introduce them to the community’s history and traditions.
- We have an activities/sports center for youth—a place for joining together of young families. A skateboard facility, baseball and soccer field are installed at Rio Park, as are tennis courts and a bird observation deck.
- A good-sized Community Room to seat approximately 150 people now exists at Vista Lobos.
- The focus on Carmel-by-the-Sea as an artistic community has been restored. The City is permeated by culture—from sculpture and music in the parks to a great variety of festivals, exhibits, and performances in art, drama, literature, music and photography.

**COMMENTARY** Frankie Laney

■ Certainly citizens of Carmel-by-the-Sea can look with pride at their outstanding achievement of the last decade, a newly renovated Sunset Center. It meets the vision set forth by the 2016 Committee with its state of the art performance facility which attracts world class artists with its diverse programming. Its 718-seat theater is acoustically first class and the stage space, fly lofts, dressing facilities and shop space for music, drama and dance performance are well provided. It truly is the cultural heart of Carmel, acting as home to the Monterey Symphony, Carmel Music Society, Chamber Music Monterey Bay, Carmel Bach Festival and the Center for Photographic Art.

■ The live theater scene flourishes in Carmel. Pacific Repertory Theater, at its three locations, produces professional and SoDa (School of Dramatic Arts) live performances year round. The Forest Theater, one of the oldest outdoor proscenium theaters in the west, and its indoor theater, are currently closed for long anticipated renovations. A local's summer time favorite, we look forward to its reopening next year with musicals and the Shakespeare Festival produced by Pac Rep. The Forest Theater Guild utilizes the Forest Theater to promote community theater, films and events utilizing local talent with emphasis on youth. The Carl Cherry Center's 50-seat theater provides an intimate setting for challenging and original stage productions with performances produced by the Cherry, as well as visiting and local theater productions.

■ Although Carmel no longer enjoys a movie theater, Pac Rep presents the "SpecitiCast Encore Series" which offers opera, dance, rock and theatrical events on its 28' movie screen. The Forest Theater Guild presents a summer film series and the Carl Cherry "Meet Malcolm at the Movies" study of classic films offer Carmelites film enjoyment opportunities. The Carmel International Film Festival incorporates art, music and photography into its festival experience.

■ Exhibit facilities remain: the Marjorie Evans Gallery and the Center for Photographic Art in the Sunset Center and the Carl Cherry Center. With the exception of City Hall, Sunset Center and the Library, the City's valuable art collection remains in storage for lack of an appropriate exhibit space.

■ No discussion of the cultural scene can avoid pointing to the recession which forced most artists, galleries, and cultural non-profits into survival mode. The galleries that have survived are fewer in number which is not necessarily a bad thing.

■ The two branches of The Harrison Memorial Library—the Main Branch in the historic Bernard Maybeck-designed building on Ocean Avenue and the Park Branch that holds the Children's Library and the Local History Department—are cherished literary centers. An indication of how they are valued by Carmelites, today private contributions to the Carmel Public Library Foundation provide major support for the library's free public services.

■ In light of the stress on the print media, the fact that this village can support a weekly newspaper, *The Carmel Pine Cone*, is surely to be celebrated.

■ Challenges still remain. The Scout House stands empty, its potential as a charming meeting place remains unrealized. Many local artists and writers who reside in Carmel came before real estate prices became astronomical. The artist members of The Carmel Art Association, a recognized cooperative, must live within 35 miles of Carmel-by-the-Sea. Although they may have to live on the periphery, there are many good places where artists of all kinds can find an impact. Sadly, the Bohemian days of Carmel-by-the-Sea are history.

Enlarged Area  
of Local Control**VISIONS**

- The 1991 Sphere of Influence was annexed to Carmel-by-the-Sea.
- A local Council exists in each community area (Carmel Valley, Carmel Highlands, Big Sur, etc.) and determines local ordinances. A unified Council to provide regional planning and basic services has been established.
- The Carmel-by-the-Sea City Council regularly sponsors expanded local government conferences, which include the various community areas.
- Land use plans have been reviewed to bring commercialization and development in general into line with traffic and water realities.
- The Carmel River is a green belt connecting the area of the Fish Ranch and Odello properties east to Garland Park, thereby preserving open area.
- Carmel has been instrumental in establishing an "Ecological Development Charter" supported by the other communities of the Monterey Peninsula. The Charter identified land use planning principles to enhance community spirit and reduce energy consumption. "Village" models now replace auto-dependent urban sprawl, shopping malls, and planned residential developments.
- Hatton Canyon has been preserved as a wildlife sanctuary and greenbelt.



## COMMENTARY Joyce Stevens

The Visions of “Enlarged Area of Local Control” seem to me unlikely. The goals envisioned: (1) approximately tripling the size of Carmel with the annexation of its “Sphere of Influence”; (2) creating western Monterey County regional planning councils; (3) sponsoring local government conferences; (4) land use plan conformance; (5) preserving open space along the Carmel River from Carmel Bay to Garland Ranch Regional Park; (6) establishing an “Ecological Development Charter” for the entire Monterey Peninsula; (7) preserving Hatton Canyon. The scope was breathtaking but somewhat improbable and, not surprisingly, most goals were not accomplished or in question. By the numbers each is discussed as follows:

**GOAL 1:** None of the Sphere of Influence areas has been annexed to Carmel. However, this goal was the most realistic. **RESULT: not accomplished**

**GOAL 2:** Something resembling a “local Council” (Monterey County Advisory Committees) exists for 3 of the areas, but no unified Council was ever created and there is no unified action by Advisory Committees.

**RESULT: not accomplished**

**GOAL 3:** This goal is too vague to evaluate. **RESULT: undetermined**

**GOAL 4:** If this goal referred to only Carmel, the city is close to built-out so urban traffic cannot readily be changed for new commercial development; however all development conforms to water allocations. A General Plan review is recommended. **RESULT: undetermined**

**GOAL 5:** A few parcels along the Carmel River east of Highway 1 to Garland Ranch Regional Park have been preserved by the Big Sur Land Trust and others, but the majority of that Carmel River corridor remains in private ownership. West of Highway 1, the Rio Park parcel is owned by Carmel; the remaining property west to the river mouth belongs to the State of California.

**RESULT: minimal accomplishment**

**GOAL 6:** Carmel has not established an “Ecological Development Charter” for the communities of the Monterey Peninsula. Recent Monterey Peninsula developments, contrary to this goal’s concepts, have mainly been urban sprawl, malls and planned unit developments. **RESULT: not accomplished**

**GOAL 7:** Hatton Canyon was saved from a destructive freeway by a Peninsula citizens’ group and was transferred to California State Parks. Although several Carmel residents were prominent in the citizens’ group, the City’s contributions were minimal. **RESULT: accomplished by others**

It seems to me, rather than focusing on areas outside Carmel, that this Vision could have been about Carmel’s own strong assets: its natural beauty, its artistic beginnings and architectural heritage. I think that the city would have benefitted from a celebration of its own native botanical and historical resources by restoring its parks, open spaces, public walkways and evaluation of other environmental upgrades. Consideration could perhaps be given to formation of an historic downtown Carmel district, including showcasing its early arts with downtown open artists’ studios exhibiting glass-blowers, potters, painters, etc. These suggestions, however, probably belong under other Visions, such as “The Forest” and “Cultural Opportunities”.

## Streets, Parking, and Transit

### VISIONS

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- Walking in Carmel is much easier and more pleasant because traffic-calming principles have been effected on all streets. Carmel’s environment, including streets, favors the pedestrian and not the automobile.
- In residential areas, streets are narrow and meandering trees, plants, and landscape materials are used next to travel lanes to create the feeling of narrow, obstructed roads, slowing traffic.
- There are no four-lane roads in Carmel-by-the-Sea. One lane in each direction was removed from Junipero and Ocean Avenues, with additional parking on Junipero and widened sidewalks on Ocean.
- Bicycle lanes have been installed on Ocean Avenue and the Truck Route.
- Commercial parking encroachment into residential areas has been virtually eliminated.
- No new parking structures (defined as above-ground structured parking) have been built.
- Residents’ use of the downtown is increased because Carmel has established a City bus system using small, quiet buses, which serve all areas of the City.
- A visitor shuttle that serves the entire Monterey Peninsula has been developed. Visitors may park once and visit all major tourist destinations.
- Tour buses and recreational vehicles park out of the City at a peripheral location and visitors use park-and-ride services, thereby reducing noise and congestion on City streets.
- Parcel-freight stations have been established. Deliveries to town by large truck are prohibited. Only small vans or pickup trucks are permitted to deliver in the village.



## Community CALENDAR

### COMMENTARY Michael LePage

The Carmel 2016 Committee had a future vision for Carmel's streets, transportation and parking which limited motor vehicle traffic and encouraged other modes of transportation in our village. They called for the implementation of traffic calming measures, narrowing streets, creating bicycle lanes and developing a city-wide system of small, quiet buses. Additionally, the Committee envisioned creating central stations for the distribution of freight and parcels to the village using small delivery vehicles to lessen the impact on the village streets. Of course they focused on parking, hoping to eliminate commercial parking in the neighborhoods and discourage the building of any large parking structures.

The character and natural beauty of Carmel have always encouraged walking. Many of the features of its streets such as trees growing in the middle of the roads, along with their narrow winding nature and no curbs, act as traffic calming features by lowering vehicle speeds. The Committee had a vision of streets that would favor pedestrians over the automobile, becoming what is now called "living streets", where people can meet, make new friends or just watch the flow of life. To create safety, vehicle speeds would need to be reduced to 12 to 15 mph and graphic signage would need to be present to make drivers aware of the shared space with pedestrians and bicyclists. The visions of the Committee are particularly relevant today in the context of climate change. California's recent passage of the Global Warming Solutions Act of 2006 has called for lowering greenhouse gas emissions to 1990 levels, a 25% reduction from current levels. Encouraging multimodal methods of transportation such as walking, cycling and mass transit will help to meet that goal.

Currently Carmel has designated bike routes but has not provided signage for those routes. The good news is that Councilwoman Victoria Beach is chairing and coordinating the Carmel Connect Committee which is developing pedestrian and bicycle linkage routes through the village to enable residents and visitors to safely access schools and points of interest. The current city budget provides funding for this important project.

One of the Committee's boldest visions was to change Junipero Street and Ocean Avenue into two-lane roads. The additional space on Junipero Street could be used for more parking and the sidewalks along Ocean Avenue could be widened with more space for trees and landscaping. These ideas certainly deserve some study and consideration.

Since the Committee's report was published, there have been two parking management studies commissioned by City Councils. Both concluded there are sufficient parking spaces in the business district, but too many of the spaces are occupied by automobiles belonging to business owners, managers and employees. The current Council has devised an experimental program that includes offering free parking to employees at the north lot at Sunset Center and on both sides of the Junipero median between 6th and 3rd Avenues. It also includes paid parking on Ocean Avenue from Junipero to Monte Verde with kiosks accepting payment instead of parking meters.

The visions set forth by the Committee over 23 years ago are still relevant today. The solutions they proposed continue to have value and provide possible solutions to the traffic, transportation and parking needs of our village. Unfortunately, however meritorious, some of the Committee's visions are not likely to be accomplished because of today's economic realities. Nevertheless, all visions were inspired by the character and environment of Carmel and will continue to guide us toward improving the quality of life and sustainability of our community.

#### ■ CRA BEACH CLEAN-UP

Saturday, September 20th, 10-Noon  
(coincides with Coastal Cleanup).  
Meet at the foot of Ocean Avenue.  
October 18th and November 15th.

#### ■ CRA GENERAL MEETING

Thursday, September 25th, 5PM  
Vista Lobos (Third Avenue between Junipero and Torres) Free and open to the public

#### ■ HARVEST MOON BEACH PARTY

Wednesday, October 8th, 6PM  
Santa Lucia Ave stairs  
Fire and S'Mores Provided  
Bring your own picnic and drinks

#### ■ CRA DINES OUT

Wednesday, October 15th, 5:30pm.  
Grasing's, Corner of 6th and Mission.

#### ■ CARMEL'S 54TH ANNUAL GREAT SAND CASTLE CONTEST

Sunday, October 19th, 8-Noon.  
Carmel Beach South of 10th Avenue.

#### ■ CARMEL'S BIRTHDAY AND HALLOWEEN PARADE

Saturday, October 25th, 11-Noon.

#### ■ CITY COUNCIL MEETINGS

Tuesday, September 9th, October 7th,  
November 4th.  
All meetings 4:30pm.  
City Council Chambers.

#### ONGOING CITY MEETING DATES:

All held in City Council Chambers,  
Monte Verde between Ocean and 7th.  
Check with City Hall for updates.  
<http://ci.carmel.ca.us/>

City Council, 1st Tues., 4:30 pm  
Forest and Beach Commission,  
1st Thurs., 1:30 pm  
Planning Commission, Wednesday, Sept. 10th,  
Wednesday, Oct. 8th, 4 pm  
Community Activities and Cultural  
Commission, 2nd Tues., 9:30 am  
Historic Resources Board, 3rd Mon., 4 pm  
Library Board of Trustees, 4th Wed., 9 am

Please see the CRA's website for the  
schedule of meetings and events.  
[www.carmelresidents.org](http://www.carmelresidents.org)

Council meeting TV broadcast:  
the Sunday after the meeting,  
8:00 am-noon, Channel 26.

# CRA Dines Out! AT GRASING'S



The "CRA Dines Out" committee chairs Claire Fay, Barry and Kathleen Swift, and Chris and Barbara Hardy have chosen Grasing's for Wednesday, October 15th's CRA members-only dinner. Join us for a fall celebration of California Coastal Cuisine.

Grasing's, which opened its doors in 1998, features a contemporary menu of locally sourced foods that has won the elegant Carmel eatery multiple "Best" awards from *Adventures in Dining* magazine. The restaurant has also been featured in *Bon Appetit's* "Best of the Year" issue and won the Carmel Chamber of Commerce's Business of the Year award.

**WEDNESDAY, OCTOBER 15TH  
DRINKS AT 5:30, DINNER AT 6:00  
\$45 PER PERSON**

October 15th's dinner begins at 5:30 for drinks and 6PM for dinner at Grasing's on 6th and Mission. CRA members pay \$45 per person, inclusive of tax and tip.

**Please send your check for \$45, payable to CRA, with your choice of entree and your phone number to Claire Fay, P.O. Box 6023, Carmel, CA, 93921. Seating for this special dinner is limited, so please mail in payment well in advance of the deadline: Friday, October 10th.**

You will be notified if you have been placed on the waiting list. If you reserve space and must cancel, please call Claire at 238-7798, so your place may be given to someone else.

Chef/Proprietor Kurt Grasing has put together a special menu for our fall CRA Dines Out:

## ■ FIRST-COURSE CHOICES

Soup of the day

~OR~

Spinach Salad with Strawberries, Garbanzo Beans, Candied Walnuts, Feta and Balsamic Vinaigrette

## ■ ENTREE CHOICES

Veal Osso Buco over Creamy Polenta, Red Wine, and Seasonal Vegetables

~OR~

Seared Wild-caught Salmon over Israeli Couscous with Spinach, Mushrooms, and Roasted Tomato Sauce

~OR~

Shelton Farms free-range 1/2 Chicken with Mashed Potatoes, Sauteed Spinach, Kale, and Glazed Carrots

~OR~

Vegetarian meal upon request

## ■ DESSERT

Peach and Blackberry Crisp with Vanilla Ice Cream

Coffee and Tea

House red or white wine will be available at \$6 per glass (tax included), plus tip.

## WHAT IS CRA ALL ABOUT?

The Carmel Residents Association is committed to the protection and enrichment of the traditional quality of life in Carmel-by-the-Sea and the preservation of its heritage and natural beauty through education, community activities and advocacy.

## BECOME A MEMBER!

It's easy to become a member of the Carmel Residents Association.

- Visit us online:  
[www.carmelresidents.org](http://www.carmelresidents.org)
- or email us:  
[carmelresidents@gmail.com](mailto:carmelresidents@gmail.com)
- or call us: **831-626-1610**

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## CRA NEWSLETTER TEAM

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CRA Dines Out!	Claire Fay
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The CRA Board wishes to assure our members that we do not sell, trade, lend or in any other way share our mailing list with any organization or company. This list is held in the strictest confidence for our organization's use only.



# did you KNOW???

### KUDOS TO THE D'OLIVIERA'S

Former CRA News editor Linda Anderson properly notes that we too seldom give appropriate recognition to members who year after year substantially contribute to the quality of life in our community. As a case in point she cites Helen and Mark D'Oliviera's continuing coordination of CRA's beach cleanup project. In her words their " warm hospitality, friendliness, thoughtfulness and enthusiasm have added so much to make this a popular and attractive event for all participants."

### CRA SCHOLARSHIP RECIPIENT

This year's CRA Scholarship was awarded to Carmel High graduate Alex Metcalfe. She will begin her education for a career in nursing this fall at MPC.

### SAFE DISPOSAL OF PRESCRIPTIONS

There is now a drop-box in the lobby of the Carmel Police Department for the collection of unused prescription and over-the-counter medications. No liquids or sharp objects, please.

### FRIENDS OF THE CARMEL FOREST

Our warmest congratulations to the Friends of the Carmel Forest who this year celebrate 25 years of service to our community.

### HOLIDAY PARTY IS IN THE WORKS!

Claire Fay is already hard at work planning this year's CRA holiday party. She has engaged our favorite caterer and is making reservations at the Carmel Art Association. It will be on Saturday, December 13th from 5:30 until 8:00. Put it on your calendar!

### CRA HARVEST MOON BEACH PARTY

Wednesday, October 8, 6:00 p.m.  
Plan to come to our next Beach Party. Statistics promise a great evening: Sunset is at 6:41 with a full moon rising a little after 7:00. Members and guests bring their own food and drinks but CRA provides S'Mores and a fire. Also bring your own chairs, blanket and flashlight. Santa Lucia Avenue stairs at 6:00 P.M.

In Memoriam

OLOF DAHSTRAND  
BARBARA LACHMUND  
TOM MAY  
ALEX VARDAMIS  
JUDSON WEILL