

the VOICE

OF THE CARMEL RESIDENTS ASSOCIATION

CELEBRATING 35 YEARS OF COMMUNITY SERVICE

MAY ♦ JUNE 2022

Carmel's Character & Traditions

Those of us who live and work and play and devote time and energy to various causes of the Village are in a sense celebrating just being here. And we've chosen to make this place the place we want to be. Chauvinistic? Probably. Okay, we can take the heat on that. In fact, some of us wear it as a badge. Let's just say, we Carmelites are the keepers of our Village and by extension, our traditions.

We live with nature, and we honor and celebrate it not unlike a fine watch or an exquisite painting, while acknowledging that these treasures need our constant care.

We are a little Village of just a few thousand folks with an historic heritage of over one hundred years. As citizens it comes to us to be aware of our infrastructure, our character, our identity. Most of our citizens respect the responsibilities of caregiving, of minding the historic, unique, and established traditions set in place so many years ago. But then and often . . . "Things fall apart; the center cannot hold," to quote the poet.

Change is everywhere and in everyplace. What was popular yesterday (Yes, we mean just yesterday!) may be old hat today. Styles and trends and the culture of living—well, who knows? This is not to say all change is negative, but it can at times be intrusive, even threatening to a unique community unlike anywhere in the nation. The community



(that's us) are the gatekeepers of our Village. We're the people who love and cherish our special culture, the protectors of just who we are and who we wish to continue to be.

There is a cyclical effort, every few years, to lobby for change. First in small, quiet, suggestions and finally the clarion call in the press for action on any number of historic givens which have been in effect since Carmel's existence.

That's right, Mr. Recent Arrival, there are no sidewalks in residential Carmel, not to mention streetlights (carry a flashlight). Mail delivery? Are you kidding? Fast food—OK, maybe just one Taco Bell? NO.

Now, about house numbers. This is the latest and not at all the first nor the last plea from a few homeowners, but those few have learned the art of the hustle: "UPS couldn't find me," the guy moans. "I just don't know what to do, FedEx has failed to deliver those summer dresses I ordered yesterday—it's been two

days, what to do?" We could suggest buy local, but she can't find them in her size.

STOP. What does the above have to do with tradition. Everything. As we at the CRA have said more than once, be careful what you wish for. The very character of this Village is surely the reason why most of us have chosen to call Carmel home. Why

would we want to challenge the quality, the uniqueness, the charm of where we live or put in place something simply for mere convenience for the few?

We've enacted laws restricting short term rentals with some modest success. We monitor businesses not in character with our guidelines; the CRA offers at no cost a booklet stating what Carmel is all about, what is law, what's not—*The A to Z of Carmel*. All of these initiatives, guidelines and laws are based on tradition.

For those who may disagree or take a dim view of our traditions in some or many ways, and there may be many, ask yourselves why you have settled in this Village? We think we know the answer and it's not UPS. Or is it?

For all the rest of us, take a deep breath, look out to the sea from the forest and give thanks for the tranquility and quality of life here, for the traditions established so many years ago that make this Village in a forest by the sea a place like no other. ■

Getting Involved

In 1925 Carmel-by-the-Sea adopted a clear vision of its future as “Primarily, essentially and predominantly a residential community.” This followed on the heels of Carmel’s founding fathers, unwilling to see their Village become “citified,” rejecting the practice of house – to – house mail delivery in favor of a central post office. To this date there are still no addresses, parking meters or street lights, and no sidewalks outside of Carmel’s downtown commercial area.

Needs Allocation (RHNA) sets the number of new homes local governments must plan for. This program is administered by the State Department of Housing and Community Development. From 2023 to 2031 Carmel is required to add 349 housing units of mixed affordability (Low, Very Low etc.,).

Carmel is not quite sure where there is room to add these 349 housing units, but SB-9 California Housing and More Efficiency Act allows for up to 4 single family



By Fred Bologna

Carmel can impose objective zoning standards: the amount of the lot these units can cover, the amount of floor area, the height, setbacks and if trees can be removed. Luckily for Carmel, SB-9 cannot be applied to Historic structures (State and local), within a Historic District or properties located in a high fire or flood risk area. This last exemption, alone, will prevent SB-9 from being applied to much of our Village.

Housing Feasibility Study Initial steps to address the Carmel 348 new housing unit RHNA requirements, the City is engaging a consultant to research and report on findings regarding opportunities and barriers to RHNA compliance.

Carmel must also face the future of Accessory Dwelling Units spouting throughout the Village. State legislation has intended ADUs to help increase housing units in areas like Carmel. Although they cannot be larger than 1,200 square feet or smaller than 800 square feet, they require only ministerial (over the counter) approval by City Planning Staff. Also, density standards such as land coverage or floor area cannot apply. Luckily for Carmel there are still some areas of local control. The owner must have the water credits. Sewer, traffic, parking availability and public safety are tied to issuing a building permit. Since 2017 39 ADU’s have been built in Carmel. We may be seeing a lot more owners, in the near future, requesting building permits for ADUs. If you have an opinion on ADUs and how they might affect our Village’s future I recommend that you follow our head of the planning department, Brandon Swanson’s suggestion: Get Involved. ■

Our **City ADU Ordinance** is out of date requiring alignment to the State law. This Ordinance revision will receive public reviews in upcoming Planning Commission and City Council Agendas later this Spring.

Already In Progress - Keep as Top Priority

Project Description	% Complete	Lead
Review opportunities for enhanced fire/ambulance service	35%	PD
Review and Update Sign Ordinance	95%	CPB
Prepare Climate Action/Adaptation Plan	85%	PW/CPB
Develop Forest Management Plan (FMP) and Update Tree Ordinance	20%	PW
Update Zoning Code & Design Guidelines (Residential & Commercial)	25%	CPB
Develop Telecommunication Ordinance consistent with federal law	40%	CPB
Filling vacant positions	50%	Admin.
Forest Theater Facilities Manager	90%	PW/CA
Pandemic recovery (reopening, reporting, etc.)	50%	Admin.
Stormwater Ordinance update	15%	PW
Review barriers to construction of affordable housing	15%	CPB

Added by Consensus - Make a Top Priority

Project Description	% Complete	Lead
Develop Accessory Dwelling Unit (ADU) Ordinance	0%	CPB
Explore opportunities for Scout House	0%	TBD
Explore street addresses	0%	PW/CPB
Explore Paid Parking Program	20%	CPB/PD
Develop plan to maintain natural areas (pub/priv) to reduce fire risk	10%	PW/Fire

Add to next year's Budget

Project Description	% Complete	Lead
New Position - Volunteer Group Facilitator	0%	Admin.
New Position - Climate Action Plan Project Manager	0%	Admin.
Hire Consultant to update Purchasing Ordinance	0%	Admin.

Carmel-by-the-Sea City Council Priority Project List - 3/14/22

But change may soon be coming to our Village. At Carmel’s City Council Strategic Priorities session on March 10, the concept of individual home addresses was moved to the top of the list with paid parking downtown just below it.

Our future as a residential community is about to come under pressure from some recent State laws. The Regional Housing

dwelling on a single lot (duplex, triples etc.) or subdivision and 2 single family dwellings on each lot. The City of Carmel feels that this is an unlikely scenario to unfold in our Village. “Guardrails” put in place by the State that will come to Carmel’s aid include the requirement that no more than 25% of the existing walls of a housing unit can be removed. The site cannot be scraped clean.

Design As An Attitude

“Carmel’s atmosphere of tradition stems from its Italianate and commercial styles, which are typical of turn of the century small-town America, along with expressions of pre-World War II revivals in Spanish Colonial and Tudor architecture. Carmel’s multiple variations upon these themes can be as gratifying as their archetypes.”

Commercial District Design Guidelines

These buildings of original designs are identified in the Downtown Conservation District Historic Property Survey, a chronicle with over forty listings. For posting in the survey, a property must meet definitive standards. Criterion 3 states “embodies the distinctive characteristics of type, period, region or method of construction or represents the work of a master or possesses high artistic values.”

In a 1938 publication titled “Carmel by the Sea,” resident Joseph Smith wrote of his observations of Village buildings when he undertook a walking tour of downtown.

Smith proclaimed the Normandy Inn an “attractive building,” a sentinel at the point of widening of Ocean Avenue, an entry portal to the downtown as one ascends from Carmel Beach. Then meandering

eastward on Ocean Avenue, Smith made special note of the Court of the Golden Bough and the shop of Tilly Pollack, calling out glass, brass and iron which gave “this place world renown.”

He waxed about Herb Heron’s Seven Arts structure—“one of the most beautiful with its vine walled court.” Adjacent to Seven Arts on Lincoln Street is La Rambla. Smith was effusive in describing its “distinctive architecture, its inner court representing the influence of the Renaissance, lending itself to the sunken garden at the rear.”

Smith paused at the Hotel La Ribera—“a credit to its architect as well as the Village, considered one of the most attractive and best appointed on the Pacific Coast.” “The wrought stone decorative theme is cleverly executed, as is the mosaic inlay in each step of the dignified entrance, the inlay motif of the tower whose balconies afford an unusual



view of the Village; the entire structure reflects a single thought of beauty...” Today, this hostelry is The Cypress Inn.

Leaving the hotel’s patio onto Seventh Avenue and turning toward Dolores Street, the writer/walker highlights the small architectural details on La Giralda (north-west corner, Dolores and Seventh) “with its attractive inner patio beneath the overhanging balconies. The use of decorative wrought iron about the windows, and the interesting carved wood about the entrance all add to its attractive exterior.”

By Doug Schmitz



Smith crossed Dolores Street to the El Paseo “with its octagonal dome, and here we note another interesting manner in which the open stair winds to the upper studios, bridging the passage that leads to the inner court; beneath the stair a lovely mosaic creation, the motif carried into the drinking fountain.” El Paseo is now home to Little Napoli.

Smith’s 1938 descriptive pamphlet keys on many of the buildings posted in the current Downtown Conservation District Historic Property Survey and denotes the farrago of styles.

The architecture of Carmel’s buildings has been of paramount interest to its citizenry and leaders since the Village’s earliest days. In 1929, the community invited Dr. Carol Aronovici, a renowned city planner and author of “The Community Builder,” to present on civic planning and architectural controls.

Aronovici had written “Briefly defined, civic design is the art of conserving all the natural advantages of a city and controlling all building enterprise, whether public or private, as to blend them into a harmonious whole.” He advocated that aesthetics parlayed into economic

prosperity, that good design “enhance(d) the beauty and incidentally, the economic and social value of each factor.” He concluded “The control of building design, location, and orientation...and the control of street plantings, and even colors used on buildings—all of these are included in the harmonization which architectural control can bring about.”

Why has Carmel-by-the-Sea been such a proponent of good aesthetics and why has it established standards for the architectural design of buildings? ■

Richard & Barbara Off To New Adventures

Pulling up stakes after so many years is no easy task, physically or emotionally. Most of us have done it with a kind of lingering bittersweet awareness. Dick and Barbara are doing just that—moving on. In fact, we were at their Carmel cottage the very day before the movers, well, moved in.

■ *Your early history. You were both teachers?*

DICK: Look, I just wanted to be useful. The very first opportunity I had with CRA was to join the troops for the beach cleaning. Very satisfying.

BARBARA: Well, he was elected to vice president of the board. Our dear friend, actually, a friend to so many of us, was president at the time.

DICK: Barbara Livingston was plagued with macular degeneration and needed help in reading the agendas and so



responsibility to our family. We're here, they're there, that is in Livermore, California; the distance can make a difference in care of older parents by their children. It's a story that's been told many times. Doesn't make it any easier for either of us to leave Carmel.

■ *What are your thoughts, your stored memories, of life in Carmel after close to 35 years? Was life here everything you had hoped for in your retirement?*

BARBARA: Oh, so many surprises. And that's what they were, surprises. The people, the easy and lasting friendships, the culture. Good people, our neighbors who welcomed us as soon as the moving van drove off.

DICK: We decided right away to be part of the life here. We explored the Village, entered the politics of the region, another surprise, suffice to say, we had landed in a rather liberal enclave. My goodness—really!

BARBARA: In short, we felt welcome, and to this day we feel that warmth of welcome. This is not an easy move, not at all. We're both emotionally ambivalent. We've taken an apartment in Livermore and signed up on a waiting list for a senior living complex in the area. The important thing is that we'll be close to daughter, son-in-law, and grandchildren.

DICK: We're leaving the best of all places in our long lives. A tough move but one we have agreed is not easy but the right thing for us and our family.

Well, how do we say goodbye? Well, here's how we'll do it. We'll invite you, Dick, and Barbara Stiles, to check in often online to the Carmel Residents Association. You can read the latest Voice, keep up with local activities, and now and then learn what your friends are up to. Please know that there are many people here who will miss you. Goodbye, the CRA wishes you continued happiness and good health. We're glad we knew ya. ■



Barbara & Richard Stiles

BARBARA: For 25 years Dick taught social studies and history at the high school level, and I taught for thirty years, that was middle school. We always loved our visits and short stays in Carmel. Later in our careers we bought a house here. The very house we're sitting in right now.

■ *The decision to actually move to this house in Carmel?*

DICK: We retired and moved here in '94. Our neighbors were so welcoming, a real surprise, we hadn't expected to meet locals so soon.

BARBARA: It was very soon after we unpacked our bags that we joined the CRA.

■ *You have been very active in the CRA, Dick. Both as a general member but later as a board member and officer.*

forth. So, I sat just at her right and cued her with the long lists of topics for the meeting.

■ *This is, alas, the last time CRA's Voice will meet with the two of you since tomorrow the movers arrive to pack you up. For where and for what reasons are you making this move after all these years?*

DICK: To be honest, I don't want to move at all. Barbara feels differently about that.

BARBARA: Dick, we both have talked this out and made the decision together. We're doing this to be closer to our daughter and her family at this time in our lives.

DICK: Yes, of course. We've decided that we don't ever want to be a worry or

Calling All CRA Members!

It's Annual Meeting Time

THURSDAY, MAY 19TH AT 6PM IN THE CARMEL YOUTH CENTER

Yes, it's all about the Carmel Residents Association Members. Hear the latest on CRA programs, content and more. Hear from your all-volunteer CRA Board, both new and renewing ones. And most importantly, we need to hear from you. So come prepared with your questions on the challenges and opportunities for our Village and your organization ahead.



As we emerge from the pandemic, carefully, our Village residents and stakeholders all look to catch up on many projects and efforts City-wide that were placed on pause. But until there is new magic in time and space – careful prioritization is needed by one and all. Let's be creative and smart on what is possible. What are your ideas on how we can all make Carmel-by-the-Sea a great residential Village for many decades to come?

Yes, in this meeting you will also hear about

your membership benefits, why we do what we do, and of course how you can participate.

No pre-registration required. For CRA members only.

- 6PM - Doors open - grab a beverage and a seat
- 6:15 - Annual program begins and will conclude with Q&A
- 7:15 - Enjoy fellow members company along with finger food appetizers and a beverage.
- 8:00 - Doors Close

Join us at the Carmel Youth Center at the Southwest Corner of Torres and 4th, just behind the Carmel Police Department on Junipero. We will be gathering in their great room with an amazing view of the ocean and Point Lobos.

Please allow enough time to hunt down a parking space! Best options are likely aside the medians on Junipero or the Vista Lobos parking lot. Enter on 3rd or on Torres between 3rd & 4th.

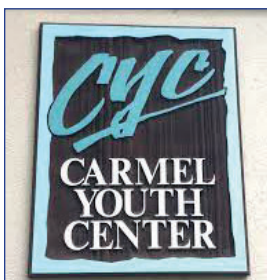
Our thanks in advance to Frankie Laney and Sherry Williams for event planning & logistics. And our speaker program team of Tom Parks, Ken White, and Nancy Twomey. ■



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.

Did You Know – Our Carmel Youth Center?

Carmel Youth Center was Founded by Bing Crosby in 1949 and is a 501(c)(3) Charitable Non-Profit. Donations are always welcome. Visit their website at www.carmelyouth.org for the great programs, services and volunteering available for our next generation of area Carmelites! ■



ABOUT Town

The Architecture Surrounding Us


As you've read throughout this Voice, with California's scarce housing, the teams in Sacramento are pushing everyone to think differently and beyond the obvious. New housing needs to be all electric, be environmentally aware and close to employment to name a few factors. We need to be creative and embrace new ideas on building – and in our case - while we protect the character of Carmel-by-the-Sea. Yes, our Village is 1 square mile, with maybe only 5 empty lots. A challenge indeed.

As was covered in the January/February issue of the Voice, our Village Commercial and Residential Design Guidelines (and the supporting Zoning Codes) are in critical need of a refresh. The combination of these (Guidelines and Codes) guides the decision makers in our Planning Commission and Planning Staff on what building is approved and permitted. This project is getting underway using the name of "Design Traditions."

Winter And Company, City Planning Staff and a Citizen Steering Committee will be on point to work on these revisions and updates with public input along the way. You will be seeing updates from the City, in the Carmel Pine Cone and yes from CRA requesting your participation. So, get ready for the year ahead. ■

By Nancy Twomey





Design Traditions 1.5 Project

- **Update Zoning and Design Guidelines**
 - Inter-related
 - Previous update 20+ years ago
 - Residential and Commercial
- **Design Guidelines**
 - Things are "Encouraged" or "Appropriate"
- **Zoning Codes**
 - Terms like "Shall" and "Prohibited"
- **Working with Winter & Co. again**
 - Nore Winter – Design Traditions 1.0
 - Company remains current
 - Active speakers nationwide

Title 17 Zoning Code

Division I. General Regulations

Division II. Base Zoning Districts

Division III. Overlay and Community Plan Districts


Provisions Applying in All or Several Districts

Division IV. Processes and Authority

Current to the Day

The Design Traditions of Carmel

RESIDENTIAL DESIGN GUIDELINES FINAL DETAILS REVIEW



Adopted by City Council May 1, 2001

Design Traditions 1.5 Project Timeline:

- March – April: Start-Up & Orientation
- May: Assess Existing Conditions Site Visit
- June: In-Person Community Workshops
- July: Review Input and Refine Strategy
- August: Confirm Project Direction with Community
- September – October: First Draft of Updates
- November: Present Drafts to Community
- December – January: Second Draft of Updates
- February – March: Public Hearings to Adopt Updates

Now for Play & Entertainment... Enjoy These in May & June

- May 7 - Monterey Winemakers Celebration surrounding Devendorf Park
- May 13, 14 & 15 - Carmel Art Festival in Devendorf Park
- May 30 - Memorial Day Celebration in Devendorf Park
- June 7 - California State Primary Election – Be sure to vote!
- June 11 & 12 - SurfAbout on Carmel City Beach
- June 17 thru July 17 - Enjoy "Silents Before The Movies Talked" at the Cherry Theater (for tickets call 831-717-7373)

And for Larger Venues – Don't forget to check out offerings at...

- **Sunset Center** – There is always something coming up
- **Forest Theater** – From Spring to Fall

CRA Business Recognition – To Be Revealed!

To show our thanks for resident-serving Carmel-by-the-Sea businesses, the Carmel Residents Association presents annual Certificates of Appreciation to select persons or establishments in our Village. A qualifying business must be licensed by the City of Carmel and should not be a city agency or any non-profit organization. The CRA Board votes on this annually.

If you'd like to nominate a local business for a future recognition, please email info@carmelresidents.org and put "CRA Business Nomination" in the subject line. For past recipients and details see www.carmelresidents.org/BusinessRecognition. We encourage our CRA members to support and patronize these outstanding businesses and services. ■

MARY'S Corner

Architecture in Carmel – CRA's Program March 24th

Back in Carpenter Hall again, CRA Hosted Brandon Swanson, Director of City Planning, for an update on the laws, regulations, new housing requirements for our Village. There is a lot coming up that will impact the look and feel of new building on every block (Residential & Commercial). Please visit www.carmelresidents.org web page for the YouTube video and PDF slides from this great program.



If You Missed April 6th – Don't Miss the next No-Host Gathering Wednesday June 8th

Mingle with your fellow CRA Members once again, no reservations needed, enjoy an early happy hour with food and beverages on your personal tab at Anton & Michel, Wednesday, June 8, 4:00-5:30. Thanks to the team at Vesuvio and those who joined us for a great time at the April CRA No-Host. Plus, an ongoing big thanks to our No-Host program leaders Terri & Ross Kaplan.



CHS Student Government Day

Thanks to Board members Graeme Robertson & Ken White for their work with our City Council and department leads for the Carmel High School city hall mock budget review session April 21st. Getting involved early - seeing local civics in action.



Recruiting CHS Volunteers

Thanks to Board Members Fred Bologna and Nancy Twomey for recruiting students at the Carmel High School's bi-annual Volunteer Fair March 15th for the CRA Beach Clean Up. Let's keep our Carmel City Beach sparkling with helping hands from our next generation of Carmelites.



By Mary Condry



Monthly See and Be Seen with CRA

- **CRA Beach Clean Up** – is every 3rd Saturday (March – October) from 9:30 to Noon at the foot of Ocean Ave. Next dates: May 21, June 18, July 16, August 20, September 17, and October 15
- **CRA at Farmers Market** – Every LAST Thursday (January – October) from 10-2 surrounding Devendorf Park. Next dates: May 26, June 30, July 28, August 25, September 29, and October 27
- **CRA No Hosts** – planned for every other month at a great local eatery

Upcoming Fall CRA Programs

For those of you with a longer planning horizon, our major programs include:

- September 10 Saturday – CRA's Feast in the Forest (a sellout last year)
- September – CRA Hosts - Candidates Forum (an every 2-year tradition) (date to follow)
- October – CRA Hosts – John Sanders – Del Monte Hotel & 17 Mile Drive (date to follow)
- October 31 – CRA marches in the annual Birthday/Halloween Parade
- November – Speaker(s) to be announced
- December 2 Friday – CRA's Holiday Dinner Gala (every year a sellout)

PS: Don't forget CRA's Annual Members-Only Meeting May 19th (see page 5)

Our thanks go to Janice Bradner our newest CRA Lifetime Member!

And more thanks to our donating Members and our Benefactors who were able to dig deep to show their expanded support in this renewal period.



POST OFFICE BOX 13
CARMEL-BY-THE-SEA, CA 93921

WWW.CARMELRESIDENTS.ORG | INFO@CARMELRESIDENTS.ORG
TEL. (831) 625-3408

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Stamp
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CRA Membership

Please join or renew your annual membership at \$30 Individual, \$50 Couple, \$100 Benefactor, or \$1000 Lifetime by visiting our website. Enjoy CRA benefits for members only. And your donations keep our 35 years of content and programs relevant for all.

CRA Board of Directors

Fred Bologna, *President* | **Ken White**, *Vice President*
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Mary Condry, *at Large*

DIRECTORS

Janine Chicourrat, Cindy Lloyd, Ann Nelson, Tom Parks,
Graeme Robertson, Nancy Twomey, Sherry Williams, Jon Wolfe

The CRA does not sell, trade, lend or in any other way share our members' information with any organization or company.



CHEERS



That's right, no CHIDES this time around. Only CHEERS. The so-called Parklets are history. Carmel has returned to itself. Below is a list of restaurants where folks who enjoy plein air dining can feast. Not to worry, we'll be back next issue with a few CHIDES for our readers.

A - C

Akaoni, Alvarado Street
Brewery & Bistro, Anton &
Michel, Aubergine, Basil,
Bistro Giovanni, Bud's at La
Playa Carmel, Café Luna,
Carmel Belle, Carmel Coffee
House & Roasting Co.,
Casanova, Cultura Carmel,
Enzo Ristorante Italiano,...

F - M

Flaherty's Seafood Grill,
Forge in the Forest, Grasings,
Hanagasa Japanese, Hog's
Breath Inn, IL Fornaio at the
Pine Inn, IL Tegamino, Katy's
Place, La Balena, L'Escargot,
Links Club, Little Napoli,
Mission Bistro, Mulligan
Public House,...

N - Z

Nielsen Market & Deli,
Pescadero, Pocket, Porta Bella,
Rise + Roam Bakery & Pizzeria,
Seventh & Dolores Restaurant,
Stationaery, Sushi Heaven,
Terry's Lounge at Cypress Inn,
Tommy's Wok, Toro, Tree
House Café, Vesuvio, Village
Corner, Village Gem

Visit our www.carmelresidents.org/eateries for listing with locations, websites, phone numbers...
with all of our 64 businesses in town with eats & drinks options....and counting.