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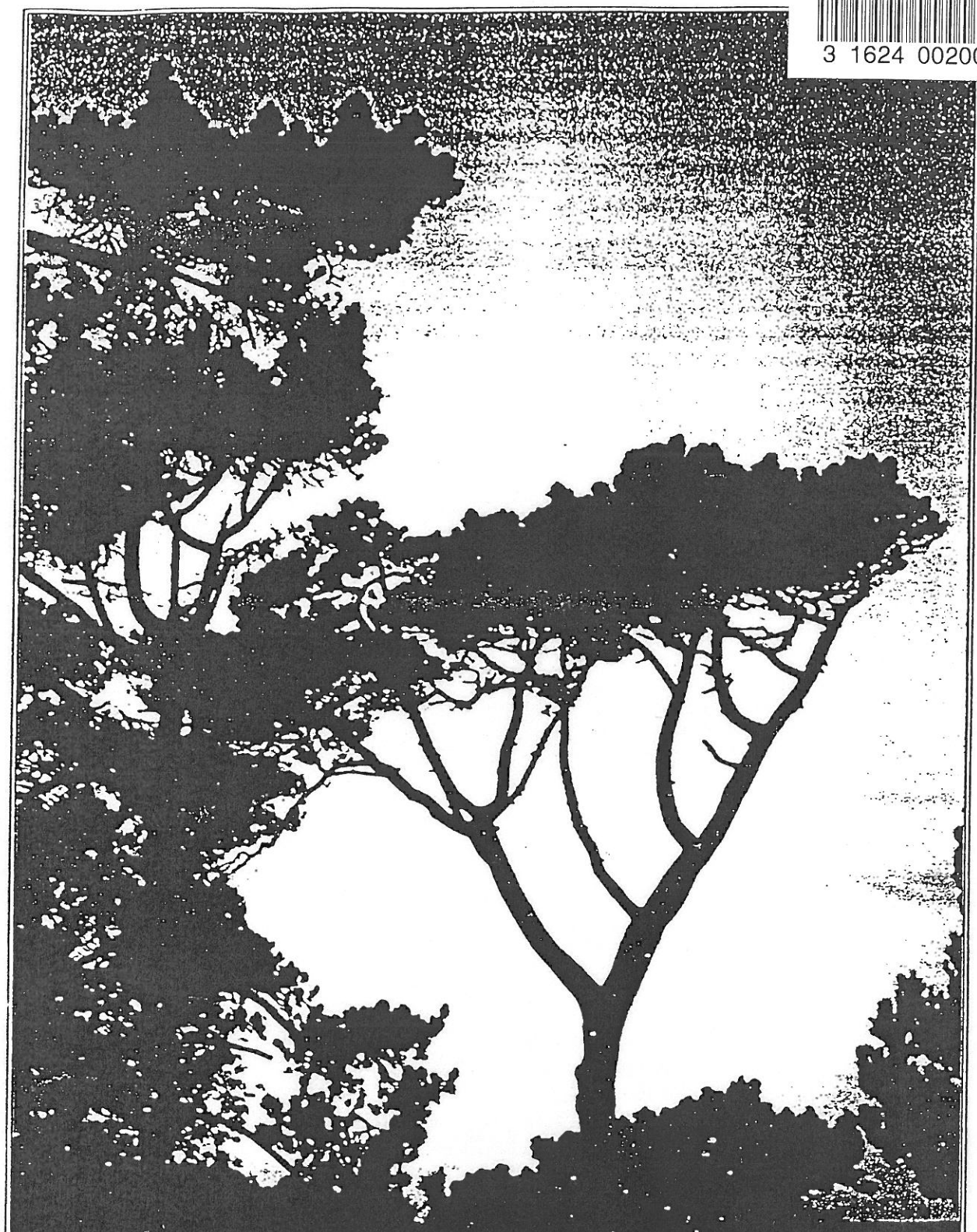

CARMEL 2016 COMMITTEE REPORT

Dream on, dream all these joys, life might look shrunken
In lack of dreams. Give your wish light, give it room . . .

Robinson Jeffers

FR#652

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.

The core of the Committee's recommendation is its unanimous support of Ordinance No. 96, which holds that Carmel-by-the-Sea is essentially and predominantly a residential city, and that business and commerce are to be subordinated to its residential character. The Committee feels that this can best be achieved if the intensity of development, both residential and commercial, is not increased beyond what exists now in 1991.

While there is apparent disagreement about many issues in the City, we have found remarkable consensus on the major dreams and visions for Carmel-by-the-Sea. We believe that the City Council should seek and go forward with that consensus to the year 2016.

MAR 1993
Harrison Memorial
Library
Carmel, CA

CARMEL 2016 COMMITTEE
December 1991

STATEMENT

Carmel-by-the-Sea's natural setting–its beauty, its climate, its resources–creates the conditions for a special quality of life. These conditions, in the beginning, attracted people who loved the natural environment. Over the years, creative and sensitive people have consciously worked to complement and to 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. Equally important as the things which were done in Carmel are the things which were not done. Carmel-by-the-Sea citizens chose not to have mail delivery, street lights, parking meters, and many more "conveniences" and improvements typical of other cities.

This extraordinary blend of natural beauty, man-made improvements, and improvements forsworn, has created a village which is known internationally as a wonderful place to live and to visit. In developing its vision for Carmel 2016, the Committee first started with the features which are already here and which it would like to see preserved through the next twenty-five years.

Upper-canopy trees in residential and commercial areas
Small houses nestled among the trees
Unique houses and commercial buildings by master architects and builders
Mail pickup at the Post Office
Narrow streets
The Beach Walk
Strong support of performing arts
Strong support of fine arts and crafts.
Forest Theater
Absence of formal sidewalks in residential areas
Absence of street addresses
Absence of street lights and yard lights in residential areas
Absence of exterior commercial lighting
Absence of parking meters
Absence of traffic signals

To that list of qualities from the past, the Committee would like to add the following guiding visions for the next twenty-five years:

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.

RECOMMENDED PROJECTS

A. Based on the sum of the Committee's deliberations and input received from both individuals and groups, the following projects are recommended for implementation at an early date:

1. Create a Post Office Plaza by closing a portion of Fifth Avenue in front of the Post Office.

2. Install restroom facilities at the south end of Carmel Beach.

3. Implement traffic-calming using narrowed traffic lanes, decreased speed limit, more trees and landscaping on San Carlos Street, Junipero Avenue, Carpenter Street, and Rio Road.

4. Establish a freight station and prohibit double-parked trucks after 10:00 AM daily.

B. Plans and programs should be commenced immediately, even though implementation will be longer-term, on the following projects:

1. Upgrade Sunset Center to include a contemporary performing arts facility.

2. Accelerate plans to locate all overhead utilities under ground in the residential district.

3. Establish Arts and Crafts Center in which artisans will work and sell their art.

4. Annex Carmel Point area.

The best progress is made when the end result is in mind. In the report that follows, the Committee has identified those current, disturbing "Trends" which it sees as needing a strong City response. Also presented are the Committee's "Visions," shown as slices of life from the year 2016, with 1991's disturbing "Trends" having been reversed or slowed and many of today's problems resolved.

I. MAINTAIN AND IMPROVE THE "VILLAGE-IN-THE-FOREST" QUALITY OF CARMEL-BY-THE-SEA

FOREST

TRENDS

1.A Many of Carmel-by-the-Sea's upper-canopy Monterey pine trees are past maturity. At the present rate of loss, the upper-canopy forest will essentially be gone by 2016.

1.B The City is planting Monterey pines on streets and public property. The upper-canopy Monterey pine trees are not being replaced on private property. By 2016, each block will be ringed with tall trees on the streets, and low trees and bushes around the houses.

1.C One of the reasons for loss of trees is that small, village-scale houses are being displaced by structures too large to allow enough clear space for upper-canopy trees and other native trees.

VISIONS

1.1 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 ordinances.

1.2 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.

1.3 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.

1.4 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.

1.5 Healthy, flourishing cypress trees once again frame the view along Scenic Road.

1.6 The utility undergrounding program was sensitive to preservation of tree roots. The removal of overhead wires has saved many trees from unnecessary pruning.

1.7 City policies discouraging trees not native to the area, but rather encouraging native, drought-resistant species have created a forest which is truly unique.

1.8 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.

RESIDENTIAL

TRENDS

1.D Forty percent of the houses in Carmel-by-the-Sea are now owned by nonresident, out-of-town owners. Many sit empty or are rented on a short-term basis. Absentee owners or short-term renters do not participate in village affairs.

1.E Many new houses are not of the scale, size and design to fit into our village-in-the-forest or into the character of the surrounding neighborhoods. Many of the houses designed by noted architects, built by Carmel's master builders, or former residences of nationally-known historic figures are being demolished or remodeled so that their historic significance is lost.

VISIONS

1.9 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.

1.10 Strong design 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.

1.11 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.

1.12 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.

II. A BUSINESS DISTRICT ATTRACTIVE AND FUNCTIONAL TO RESIDENTS AND VISITORS

TRENDS

2.A Resident-serving businesses are being displaced by tourist-serving businesses.

2.B The commercial base of the downtown is losing its unique qualities due to the increasing focus on a single market segment — tourist-oriented retail. Chain retail stores diminish the downtown's attraction because they are common in shopping centers throughout California.

VISIONS

2.1 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.

2.2 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.

2.3 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.

2.4 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.

2.5 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 businesses either not present or in short supply, and providing incentives to establish those businesses, has maintained the balance.

2.6 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.

2.7 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.

2.8 The parking program which allows extended on-street parking for a daily fee has allowed more long-term shopping and has reduced employee parking in prime areas.

2.9 Unamplified live music is once again allowed in establishments serving alcohol.

2.10 The business tax laws have been rewritten so that all business people equitably share the local tax burden.

2.11 The program to maintain at least one full-service gas station within the City limits has been successful.

2.12 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.

2.13 The entire business district is adorned with flowers planted by business owners, inhabitants of the downtown apartments, and the City.

2.14 Attractive bins for street-generated recyclables are located throughout the downtown area.

III. STREETS AND TRANSPORTATION REDESIGNED TO FAVOR THE PEDESTRIAN AND TO REDUCE THE IMPACTS OF TRAFFIC AND PARKING

TRENDS

3.A Increased volume and speed of traffic have reduced the pleasure of walking in Carmel-by-the-Sea.

3.B All downtown traffic passes through a residential neighborhood. Increasing commercial traffic affects residential areas. Commercial parking is extending further and further into residential areas.

3.C Carmel-by-the-Sea lacks the variety of transit services necessary to reduce traffic and parking impacts on residential areas.

3.D Streets are widened whenever they are repaired, diminishing the natural traffic-calming which has slowed traffic in the past. Sometimes the widening is extreme, such as San Carlos Street. Other times, the widening is subtle, such as adding a foot more pavement or removing the one narrow point which had slowed traffic.

3.E Increasing traffic problems hurt our local businesses and denigrate the qualities that promote a sense of community.

VISIONS

STREET DESIGN

3.1 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.

3.2 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.

3.3 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.

3.4 Bicycle lanes have been installed on Ocean Avenue and the Truck Route.

3.5 The Citywide fifteen-mile-per-hour speed limit adds to the pleasure and safety of local residents and visitors alike.

PARKING AND TRANSIT

3.6 Commercial parking encroachment into residential areas has been virtually eliminated.

3.7 No new parking structures (defined as above-ground structured parking) have been built.

3.8 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.

3.9 A visitor shuttle which serves the entire Monterey Peninsula has been developed. Visitors may park once and visit all major tourist destinations.

3.10 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.

3.11 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.

IV. A COMMUNITY SENSITIVE TO HUMAN NEEDS IN HOUSING, EDUCATION, TRANSPORTATION, RECREATION AND COMMUNITY FACILITIES

TRENDS

4.A The continuing loss of venues providing opportunities for human interaction and community activity is destructive to the health of the community.

4.B Many people of all ages can't afford to locate or stay in Carmel-by-the-Sea.

4.C Old community traditions are gradually disappearing.

VISIONS

4.1 The reservations system guaranteeing every Carmel-by-the-Sea household and business a postal box at the town's Post Office has become something which each of us takes for granted.

4.2 The First Murphy House and Park continue to be popular local gathering places.

4.3 In addition to the facilities installed at the Murphy Park site, there are modern, clean, year-round toilet facilities at the south end of Carmel Beach and a few other locations.

4.4 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.

4.5 Community activities such as a farmers' market, adopt-a-tree program, parades, and the formation of additional neighborhood groups flourish.

4.6 Over the last twenty-five years a number of City-sponsored events have become traditions. In addition to the Recreation Department's popular weekly bingo night established in 1991, there are now regular meetings of the bridge and cribbage clubs. Social dancing and sports competitions are held among the neighborhood groups.

4.7 The highly successful "Plant-a-Tree Day" activity is now held yearly on the same date of the popular annual City barbecue.

4.8 Traffic-monitored "safe streets" where children play without fear, are scattered throughout the City.

4.9 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 which have generated the funds to produce the outstanding school system we enjoy today.

4.10 New residents are welcomed in programs sponsored by neighborhood groups with activities designed to introduce them to the community's history and traditions.

4.11 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.

4.12 A good-sized Community Room to seat approximately 150 people now exists at Vista Lobos.

4.13 A nonprofit loan corporation was established to finance low-cost housing.

4.14 The Street Beautification and Safety Committee celebrates its twentieth anniversary this month, looking with pride at its many accomplishments. Perhaps most notable among these is the dramatic turnaround in the appearance of the once-freewayesque San Carlos Street, now narrowed with native plant landscaping planted by the Committee, and trees which have now reached upper-canopy status.

4.15 The Beautification Committee's anti-litter campaign, begun years ago, has taken hold completely, making street and sidewalk cleanliness a way of life in Carmel-by-the-Sea.

4.16 A new system for voter registration based on a positive geographic locating method, or by Block/Lot numbers, was finally devised and approved by the State Legislature. The population is assured that vital decisions made in the polling booth are made by residents of Carmel-by-the-Sea.

V. A CITY WHOSE CULTURAL OPPORTUNITIES ENRICH THE COMMUNITY LIFE

TRENDS

5.A The present facilities for performing arts at Sunset Center are becoming outdated and are not providing the proper setting for quality performances.

5.B Resident artists are being displaced by the high cost of housing and limited studio space.

5.C Our rich culture — historically incorporating local arts, photography, literature, music, drama and architecture — is no longer a vital part of Carmel-by-the-Sea.

VISIONS

5.1 Performing arts flourish at the renovated Sunset Center. The theater is 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.

5.2 The Forest Theater has been upgraded, with great sensitivity shown toward the natural rustic setting and ambiance.

5.3 Local artists perform and exhibit regularly in conjunction with other events at the Post Office Plaza and the City's parks.

5.4 Galleries and shops thrive, where artists and artisans work and live on the premises.

5.5 Through zoning and other incentives, the City has preserved two movie theaters.

5.6 Festivals, exhibits, and performances abound in Carmel, sponsored by private groups, nonprofits, enterprising individuals, and the City.

5.7 The City's restriction of art galleries to those unique businesses which expand the diversity and variety of art available within the City has successfully encouraged and supported local artists.

5.8 The Scout House has remained an attractive, cozy community meeting area, reserved for local use by nonprofit associations and private residents.

5.9 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.

VI. AN ENLARGED CARMEL AREA OF GREATER LOCAL CONTROL

TRENDS

6.A Land use plans permitted by the County are based on zoning that promotes dependence on the automobile and threatens further deterioration of the special village character of Carmel-by-the-Sea and the uniqueness of the Carmel area. Spanish Bay, the greater Pebble Beach area, and Hatton Canyon are just three examples of how development proceeds with this form of government.

VISIONS

6.1 The 1991 Sphere of Influence was annexed to Carmel-by-the-Sea.

6.2 A local Council exists in each community area and determines local ordinances. A unified Council to provide regional planning and basic services has been established.

6.3 The Carmel-by-the-Sea City Council regularly sponsors expanded local government conferences, which include Carmel Valley, the Highlands area, and Big Sur.

6.4 Land use plans have been reviewed to bring commercialization — and development in general — into line with traffic and water realities.

6.5 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.

6.6 Carmel has been instrumental in establishing an "Ecological Development Charter" supported by the Monterey Peninsula, Carmel Valley, and Big Sur communities. 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.

6.7 Hatton Canyon has been preserved as a wildlife sanctuary and greenbelt.

CARMEL 2016 COMMITTEE

Wendy Banks

Ann Beckett

Steve Brooks

Gregory Cellitti

G. Will Gahagan

Paul Hazdovac

J. S. Holliday

Bruce Kibby

Suzanne H. Crowhurst Lennard

Noel Van Bibber

Ralph White

Arthur Young

Vance Frasier,
Co-Vice Chairman

Edward Jordan,
Co-Vice Chairman

Neal Owen Kruse, Chairman

ADDENDUM

The following information was tabulated from responses made on 5 October 1991 at the Committee's public input session held at the Chapman Room at Sunset Center.

It is presented herewith for the Council's information.

CARMEL 2016

BY THE THIRD GRADE STUDENTS OF RIVER SCHOOL

5 OCTOBER 1991

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CARMEL, THE DREAM

People helping each other
Sunsets
Friendly people
Natural beauty
Clean ocean and air
Clean beaches
Great restaurants
Forests, Point Lobos
Mountains
Parks, schools, baseball fields
Trees, rivers, rain
Nice homes
Wildlife

CARMEL, THE NIGHTMARE

Pollution
Garbage thrown around
Traffic
Tree-cutting
Too many tourists
Robberies
Too many houses, motels and people
Oil slicks, fires, earthquakes
Can't ride bikes in town
Not enough water
Inconsiderate people
No bookstores for kids
No river, animals, rain

I. PRESERVING OUR NATURAL ENVIRONMENT

PROBLEM: CARMEL'S UPPER-CANOPY TREES (E.G. PINE, OAK) ARE PAST MATURITY. AT THE PRESENT RATE OF REPLACEMENT, THE URBAN FOREST WILL BE GONE BY YEAR 2016.

	Yes	No	Neutral
Vision: Adopt a forestry plan to sustain continuous upper-canopy growth on public and private lands.	65	0	1
Vision: Approve new City ordinance for private land requiring open space, and requiring upper-canopy trees to be planted.	49	3	0
Vision: Adopt budget providing funds to support the new urban forest plan.	56	2	0
Vision: Put utilities underground.	71	0	0
Vision: Require merchants to provide flowers to beautify the business district.	33	4	6

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II. CREATING A PEDESTRIAN-FRIENDLY CITY

PROBLEM: AS PARKING AND TRAFFIC PROBLEMS INCREASE, CITY ATTRACTION TO VISITORS DECREASES, LOCAL COMMERCE IS AFFECTED, AND QUALITY OF LIFE IS LESSENED.

	Yes	No	Neutral
Vision: Create a parking shuttle system.	62	1	0
Vision: Design street conditions that calm traffic, e.g., single lane, more plant/landscape barriers.	28	4	0
Vision: Develop pedestrian paths in the neighborhoods.	34	13	1
Vision: Establish a parcel-freight station in the first floor of the existing Vista Lobos buildings.	13	11	4
Vision: Purchase High School site for shuttle-park system and freight depot.	26	8	2
Vision: Design citywide bicycle lanes.	26	4	0
Vision: Prohibit large truck deliveries, allow small vans only.	32	15	0

III. CREATE A UNIFIED CHARTER CITY FOR THE GREATER CARMEL AREA

PROBLEM: THE DESTINY OF CARMEL, CARMEL VALLEY AND THE BIG SUR COAST WILL BE SHAPED BY THE COUNTY GOVERNMENT IN SALINAS, WITH VIRTUALLY NO PARTICIPATION BY THE RESIDENTS OF THOSE AREAS. SPANISH BAY AND HATTON CANYON ARE TWO REAL EXAMPLES OF HOW DEDEVELOPMENT PROCEEDS WITH THIS FORM OF GOVERNMENT.

	Yes	No	Neutral
Vision: Set up local City Council in each community area that determines local ordinances. Create a unified Council to provide regional planning and basic services.	40	8	1
Vision: Review land use plans to bring commercialization -- and development in general -- into line with traffic and water realities.	46	1	0

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IV. EXPANDING CARMEL'S CULTURAL ATTRACTIONS

PROBLEM: FAILURE TO PROVIDE CULTURAL ACTIVITIES THAT ENCOURAGE CULTURALLY INTERESTED VISITORS.

	Yes	No	Neutral
Vision: Put the plans for a new performing arts center at Sunset Center back on the fast track.	37	10	3
Vision: Purchase High School for cultural facilities.	30	9	1

V. PROMOTING COMMUNITY INTERACTION AND COOPERATIVE, PEOPLE-FRIENDLY CONDITIONS

PROBLEM: LOSS OF ENVIRONMENTS THAT PROVIDE OPPORTUNITIES FOR HUMAN INTERACTION AND COMMUNITY ACTIVITY.

	Yes	No	Neutral
Vision: Create a Post Office plaza. Close Fifth Avenue between Dolores and San Carlos Streets.	41	5	1
Vision: Organize citizens' service program for community service.	26	0	1
Vision: Create "safe streets" by closing streets, monitoring traffic.	27	12	0
Vision: Implement community activities such as: a farmer's market, adopt-a-tree program, parades and the formation of additional neighborhood groups.	44	5	3
Vision: School District plans a new educational park on School District land at the mouth of the Valley with funds made available by the sale of the present High School site.	20	0	0
Vision: Welcome new residents with programs designed to inform about the community's values. Encourage more neighborhood groups as sponsors.	50	5	1
Vision: Make a skateboard facility at Rio Park.	25	8	1
Vision: Provide year-round restroom facilities at the south end of Carmel Beach.	63	0	2

VI. ENHANCING OUR OWNER/RESIDENT COMMUNITY

PROBLEM: MORE THAN ONE-THIRD OF THE HOUSES IN CARMEL ARE OWNED BY NON RESIDENTS! OF THE RETAIL BUSINESSES, ONLY A SMALL FRACTION ARE OWNER MANAGED.

	Yes	No	Neu-tral
Vision: Establish a nonprofit loan corporoation to finance homes and owner-operated businesses.	39	10	1
Vision: Develop an arts, crafts and restaurant place in the block directly north of Devendorf Park. The City buys open space in the center (Block 59) and closes Sixth Avenue between the Park and the Harrison Memorial Library Park Branch. Restaurants and shopes are reserved for owner-operated businesses.	42	9	3
Vision: Set up new system for voter registration based on Carmel police location 911 guide, or by Block/Lot number.	21	4	2
Vision: Establish fee for properties which fail to comply with City requirements for forestry management.	34	1	2
Vision: Pass a rental tax commensurate with legitimate hotel bed tax.	25	8	8
Vision: Provide fast-track permit system and other incentives for construction on houses that are at least 10% less than allowable floor area ratio (FAR) and site coverage.	34	2	3

2016

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