

Carmel Valley Voice

A quarterly publication of the Carmel Valley Association

To preserve, protect, and defend the natural resources, beauty, and rural character of Carmel Valley



CVA Newsletter~February 2015

carmelvalleyassociation.org

CALENDAR

**Point Lobos
Easy Access Adventures**
10 am – noon

**Feb. 21 & March 21
April 1 & April 18**
www.pointlobos.org
625-1470

**CV Library
First Saturday Series**
10:15 am - 659-2237

Feb. 7
Roger Luckenbach,
Aquarium to the World –
Baja California

March 7
Rafael Payan,
Monterey Peninsula
Regional Parks District

April 4
Peter Fischer, author &
producer of mysteries,
inc. Murder She Wrote

**Hidden Valley
Music Seminars**
Feb. 25 – March 1
Next Level Recorder
Workshop

March 8 - Monterey
Composer's Forum
Concert

March 21 & 22
Golden Gate Chamber
Players' Recital
hiddenvalleymusic.org

**Carmel Valley
Association
Annual Meeting**
1:30 p.m. Sunday
March 22
Hacienda Carmel
More details on pg. 5

INCREASED VACANT LOT COUNT CALLS INTO QUESTION GENERAL PLAN DEVELOPMENT NUMBERS

By Janet Brennan and Christine Williams

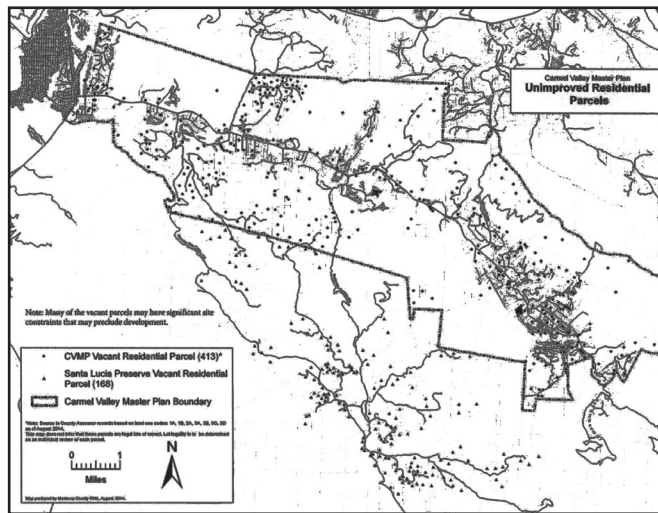
Monterey County released, in October 2014, maps showing a revised count of vacant lots of record within the Carmel Valley Master Plan (CVMP). This information has created quite a stir among land use watchdogs, particularly CVA.

Using the county's Geographic Information System, *county planning staff now estimates that there are 413 existing vacant lots in Carmel Valley*, instead of the 258 number previously used.

Why is this new information an issue? Over several years, and five tries at a new General Plan, the issue of how much new development is reasonable for the CVMP area (Highway 1 to 15 miles east at Sleepy Hollow and ridgeline to ridgeline) was a contentious issue. Traffic issues caused the supervisors to call a moratorium on any new building in the Valley (2002). Nothing significant changed between that decision and 2010 in terms of relieving traffic issues. However, when the 2010 General Plan was adopted, the moratorium was lifted, over CVA's objection, and the County determined that the Valley could handle the creation of 266 new lots.

According to the 2010 Carmel Valley Master Plan, Carmel Valley is to remain "rural."

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Map of Carmel Valley Unimproved Parcels

President's Letter



Mibs McCarthy
on issues of importance. This is just the start for me to collaborate with other groups who want to protect our environment and citizens from exploitation.

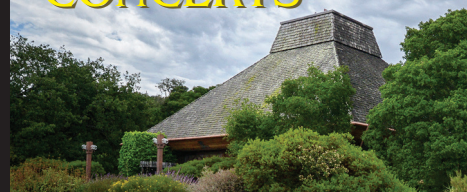
This issue of our quarterly newsletter marks the end of three years for me as president of the CVA. I have learned a lot – enough to now know how much more there is for me to learn still. I've grown in confidence and courage to speak out

Have you read the lead article in this issue of our newsletter? What do you think about the issue raised? I hope county planners will join us in discussions about a solution in the next few months. County Planning Director Mike Novo has suggested that the CVA could request a General Plan Amendment to modify the cap on new lots.

I, along with many of you, have been concerned about the future of our library. A few months ago, a library survey showed that by a wide margin the public wants to keep the library in the same building. Then with the death of the owner of the building, and it being put up for sale, many of us were worried. But, I have

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HIDDEN VALLEY SPRING/SUMMER CONCERTS



Sunday May 24, 2:30 pm

Jura Margulis

international concert pianist

"Jura Margulis' exceptional pianism ... young, steel-fingered and highly musical."

- Los Angeles Times

Masters' Festival Series

*For 35 years a venerable & vibrant
Summer tradition of presenting
extraordinary musicians*

Monday June 8, 7:30 pm

Elaine Douvas

Metropolitan Opera, Principal Oboe

Monday June 29, 7:30 pm

Judith LeClair

New York Philharmonic, Principal Bassoon

Mark Nuccio

New York Philharmonic, Clarinet

Monday July 6, 7:30 pm

Keith Underwood

Flute

International Teacher/Performer

Thursday July 9, 7:30 pm

Jazz Club Night

Ali Ryerson

Jazz Flute

International Teacher/Performer

Tuesday August 11, 7:30 pm

Mark Kosower

The Cleveland Orchestra, Principal Cello

Monday August 17, 7:30 pm

Robert Walters

The Cleveland Orchestra, Solo English Horn

TICKETS

659-3115

hiddenvalleymusic.org
104 W. Carmel Valley Rd

The 2010 Carmel Valley Master Plan, CV1.1 states, "All policies, ordinances, and decisions regarding Carmel Valley shall be consistent with the goal of preserving Carmel Valley's rural character. In order to preserve the rural character of Carmel Valley, development shall follow a rural architectural theme with design review." A clear majority agreed that no one wanted a densely populated urban community in a valley of such distinct beauty.

According to the 1986 CVMP, a maximum

of 1310 new lots could be created in Carmel Valley. This limit was used to determine the amount of new development accommodated by the 2010 General Plan. Thus the number of already approved building lots and subdivisions, plus the number of vacant lots, had to be subtracted from the total allowable of 1310 to determine how many new lots could be created.

New development in the valley may occur in two ways. First are the homes built on vacant lots and approved subdivisions that were already in existence prior to the 2010 General Plan. The owners of these lots and subdivisions have the legal right to begin the development process, although such development may be subject to other constraints, such as steep slopes and water. During the negotiations on the 2010 General Plan, the county represented to CVA and the residents of Carmel Valley that there were 258 vacant lots remaining in the Carmel Valley Master Plan (CVMP) area. That same number - 258 - was used as the basis of the 2009 Carmel Valley Traffic Study.

The second type of development in Carmel Valley may occur on new lots as stipulated in the 2010 General Plan. The number of these new lots was determined based on the number of existing vacant lots which, according to the county, was 258. Based on this number and some investigation by citizens working with the county, the count of 266 was arrived at as the proper number for new development. CVA objected to this number because of a lack of credibility regarding that figure of 258 vacant lots, and

because of the burgeoning traffic problems that were clearly not foreseen in the 1986 CVMP when the total number of lots in the Valley was established.

In fact, during the development of the General Plan/CVMP, CVA often asked the county to produce an accurate and provable accounting of the true number of existing vacant lots, believing the number to be much higher than the county represented. That information was not provided.



Beautiful undeveloped property along Carmel Valley Road
Photo by Mibs McCarthy

Subsequently, CVA sued Monterey County over the 2010 General Plan based on a spurious change in the method the county used to count traffic on Carmel Valley Road. In settling this lawsuit, the county did two things: it reverted to its original - and more reasonable - method of counting traffic, and it reduced the number of new allowable lots in the valley from 266 to 190. The figure of 190 had no particular basis or legitimacy, but that was the figure that was established - again, based on the county's figures for existing vacant lots.

Now more accurate figures have been released. Instead of 258 vacant lots, there are actually 413 out there, which is 155 lots in excess of the county's original numbers. What should this mean for land use planning in Carmel Valley? To keep faith with the specific allocations set out in the 1986 General Plan and the CVMP, the county must now recognize that new development should be reduced based on new data. CVA will work with the county to revise the CVMP accordingly.

NEW HAPPENINGS AT THE CROSSROADS

By Cynthia M. Buhl

The Crossroads Carmel is pleased to announce that for the second time, The Crossroads Carmel, itself, and a few of the Crossroads retailers were given Business Excellence awards by the Carmel Chamber of Commerce.

Blink Optometry set up its new home at 217 Crossroads Boulevard in 2014. Drs. Trevor Fogg and Telma Cox have a combined 24 years of experience in optometry with the majority of that time spent right here on the Monterey Peninsula. They provide comprehensive vision care along with the retail sale of prescription eyewear, contact lenses, non-prescription/fashion eyewear, and all related accessories.

Spoke Consulting, a Carmel public relations and marketing firm, has joined us, leasing the space formerly occupied by Ericka Engelman at 133 Crossroads Boulevard. Spoke Consulting is "a boutique communications firm specializing in custom marketing strategies that unite online, print and media-driven communications. Spoke offers a full complement of communications services from events to media relations, strategic writing and online strategies." Spoke has been in business for three years and is moving from The Barnyard Carmel. They've thoroughly enjoyed their time there, but they've outgrown their space, and Spoke President Erin Fogg is excited that she and her newly expanded staff have found a new home here at The Crossroads.

McIntyre Vineyards, new to The Crossroads, but definitely no stranger to wine lovers everywhere, has opened its beautiful tasting room on Crossroads Boulevard, between Yogurt Heaven and Good to Go. McIntyre has been producing grapes for other well-known wineries for years but the first limited McIntyre wines debuted with the 2005 vintage. "The McIntyre Estate Vineyard lies

in the middle of the 12-mile long stretch of benchland above the Salinas River known as the Santa Lucia Highlands AVA." Steve McIntyre and his family are delightful, and we encourage you to come down and meet them and enjoy their delicious wines.

Southern Latitudes Wines is a wine retailer that specializes in the sale of wines from the southern hemisphere, including the countries of Australia, New Zealand, Argentina, Chile, and South Africa. "SOLA," as they're also known, had its shop in Carmel-by-the-Sea for over ten years, but owners Annalisa Wood and Kerre Dubrinsky decided it was the perfect time to live with the locals and join the Crossroads mix. Southern Latitudes is located next to Spencer's Stationery, so stop by and sample some of their wines. They can ship anywhere in the United States and also offer free delivery throughout the Monterey Bay Area.

plusOlive is located on Crossroads Boulevard, between **Cinq Mondes Signature Spa** and **Heidi's Studio**. The creation of Ashley Yeates, owner of AYI & Associates, plusOlive features custom made home furnishings using locally sourced and repurposed woods and materials, home lighting, high end bathroom vanities, bath fixtures & mirrors, custom bed and bath linens, custom bath products, and coming soon, a unique collection of home accessories and a line of plusOlive-branded handbags, jewelry, belts, and boots. The inspiration for the name you ask? It's none other than Olive, Ashley's adorable long haired, green



The Crossroads Carmel

eyed dachshund. Olive is well known on the property and she's the first one to greet you when you enter AYI & Associates. I'm sure she'll be even more excited to say hello to you at the new store.

Tops N Travel – After Travel Bag owners Steve and Jill McAlpine retired in October 2014, we were quickly on the hunt for a new travel store owner. We were pleased to find Tops N Travel, a travel store operator with a shop in Santa Rosa. Tops N Travel has been interested in coming to the Monterey Peninsula for a while, so we were lucky to get the business moved in and open just before the busy holiday season. Tops N Travel is located next to Bistro 211 in the space previously occupied by Travel Bag.

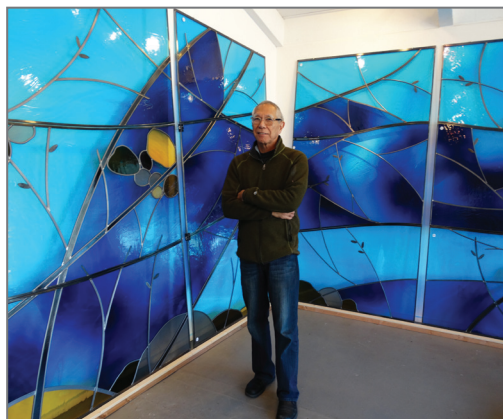
Dampier Sound & Vision Designs ("DSV") is just about finished with its interior improvements and hopes to be opening shortly. It takes a lot of work to create a realistic and inviting in-home theater and lighting environment. Their services include custom installations of home automation and home theater equipment. You can invest in lighting, motorized shades, television and audio systems that can all be controlled through one system and through one application. The DSV showroom will feature all of its impressive products.

Be sure to come visit our new shops!

Local Artist Builds Healing Windows

"When you walk along the river, you reflect on life and the water reflects upon you and you reflect back on the water. It's a meditation in a sense, and it transforms you. I get transformed every time I walk along the river." – Alan Masaoka

When I visited Alan Masaoka's Glass Design Studio on Center Street in Carmel Valley Village recently and saw his gorgeous stained glass windows in shades of blue and yellow, I wanted to know more about them and about him.



Alan Masaoka With His Healing Windows

Photo and story by Mibs McCarthy

This window project began with a competition where he was one of the finalists chosen by the San Francisco Arts Commission for San Francisco General Hospital's new acute care center public art project. There will be two windows 25 feet by 8 feet and one curved window 8 feet by 8 feet.

His idea for the windows came from walks along the Carmel River and looking at the trees and how the sun comes through the branches and reflects on the water and

continued next page

May Waldroup

Around the World to the Thunderbird

By Luana Conley

The main concern on May Waldroup's mind when we met one late morning was the challenge of maintaining our local public library since the building owners want to sell. She ran through a list of tools: fund-raising, business engagement, and personal outreach, all aimed at maintaining the cultural hub that is our community library, with its books, resources, and trained staff.

Seeing to it that the right book is connected with the right reader was May's 30-year vocation as owner of the Thunderbird Bookshop, about which one fan said, "With amazing authors, local folk, celebrities, and politicians coming through it was always buzzing with activity." She regards books as being a wonderful, elegant thing to sell, and crafted the Thunderbird as a destination, knowing Carmel Valley would never have the walk-in clientele of a



May Waldroup

university town like Berkeley.

But, curiously, May's early reading habits were non-existent. "I hated reading as a kid, until I was 18," she said, when asked if operating a bookstore was a life-long dream. With other criteria including good schools, climate, and culture, May's family had inspected countries

including New Zealand, Australia, Mexico and the Philippines before choosing Carmel Valley. Her husband kept raving about a bookstore here that served food, indeed, the very first bookstore in the country to do so. She kept up that tradition, and her bookstore was known for its wonderful fireside café, where shoppers were invited to browse with a glass of wine or coffee and cheesecake.

When living in Japan, she deliberately avoided visiting the Atomic Bomb Dome at

the Hiroshima Peace Center. A return visit there in the 80's impelled her to become active in the peace movement. She founded the New Forum and hosted numerous speakers to educate the community on alternatives to war. In her wisdom she held the luncheons in Pebble Beach, where many decision makers lived. Asked whether activist voices had greater impact then, she said that different times have different challenges, and the digital tools that can get eighty or a hundred thousand petition signatures online can be very powerful.

She delighted in showing a photo of an art piece made of Berlin Wall rubble that holds an empowering quote: "Many small people who in many small places do many small things that can alter the face of the world." May Waldroup certainly changed the literary face of Carmel Valley.

Masaoka, cont. from Pg. 3

how the water flows along the rocks. He found those walks so wonderful and healing that he thought it would be the perfect idea for stained glass windows for a hospital. He says he wanted that feeling of transformation and meditation in the windows, and he wanted his skills as the designer to be healing for the patients.

Alan always knew he wanted to use the bright colors of the water and sunlight. "Using few colors gives more power," he says. "Using the hand-blown glass gives you layers, and when you look through it, you see the way the glass plays with the light and the eye." He likes using the lead differently than most stained glass artists. It's part of the art itself, and you can see an Asian influence, too.

Window fabrication is perfect for Alan because he loves working with his hands and building things. He has been cutting glass and making windows for 40 years and can't see himself retiring. "It's part of who I am; I could never stop. And I want to continue growing. You always grow when you do work for other people."

You can see the windows in Alan's studio until March when he will take them to San Francisco. You can also learn more at www.masaokaglassdesign.com. Page 4

President's Letter, cont. from Pg. 1

been told by reliable sources that there are serious potential buyers who would lease the building back to the county. It would be great if eventually the county could own the building, but that's a bigger hurdle. Once we know our library can stay in the same building, fund-raising will be necessary to make needed improvements. But, for now we can breathe a little easier on that front.

How about those Christmas decorations in the Village? Thanks to Paul Ingram and Michelle Bevard with the Carmel Valley Community Park and Youth Center for putting this great donation of Christmas lights to good use for everyone's enjoyment.

Jumping to another subject, we are so glad to have news from the mouth of the valley with information about new businesses at The Crossroads shopping center. We want to include news from all the valley in every

newsletter.

We look forward to seeing you at our annual spring meeting with Royal Calkins as our guest speaker. Have you seen his on-line opinion /news report, Monterey Bay Partisan at www.montereybaypartisan.com or on Facebook? It's witty, informative, and thought-provoking, and he invites comments. The meeting will be Sunday, March 22, 1:30 p.m. at Hacienda Carmel. We will introduce new board members and serve refreshments (more than cookies this year).

I hope you are receiving our weekly e-bulletin. In it we try to bring you news as it happens in and around Carmel Valley, and we maintain a calendar of events. You can sign up for it and/or become a member of CVA on our website www.carmelvalleyassociation.org



Carmel River Lagoon After the Rain
Photo by Mibs McCarthy

Slate of Nominees for Board Membership 2015

In keeping with our bylaws, the slate listed below is member notification of the Carmel Valley Association board nominees for the next term. Any CVA member in good standing may nominate other candidates by gathering 15 member signatures and submitting them by March 2nd.

If other candidates are submitted, ballots will be sent out by e-mail (or mailed, on request) by March 5th, with votes due back by March 17th. If there are no new petition candidates, the slate

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presented here will be automatically appointed. The new board and board-designated officers will be introduced at the annual meeting. Nominees are as follows:

Marlene Martin has lived in Carmel Valley since 1980 and taught English at Monterey Peninsula College for 41 years.

Lisa Taylor Molitch moved to Carmel Valley from Seattle in 2013. She owns Pebble Beach Auctions, LLC and has created a communications network in her neighborhood.

Eric H. Sand is a Realtor in Carmel Valley Village, and his family has resided in Carmel Valley for generations.

Current board members nominated for a new three-year term are: **Frank Hennessy** and **Priscilla Walton**.

ADMISSION: \$44
MASSAGE & ADMISSION: \$109
831.620.7360
REFUGE.COM

ANNUAL MEETING OF CVA

DATE: Sunday, March 22, 2015

TIME: 1:30 p.m.

PLACE: Hacienda Carmel

Carmel Valley Rd. and
Via Mallorca

Note: parking space is limited.
Please carpool, if possible

SPEAKER: Royal Calkins, publisher of the Monterey Bay Partisan (online) and former editor of The Monterey Herald

Members and guests welcome
Refreshments will be served.



Carmel Valley Association
P.O. Box 157
Carmel Valley, CA 93924

Since 1949 The Carmel Valley Association Needs You!

Join CVA to make sure
our voice is heard on
county decisions impacting
Carmel Valley.

**Become a member at
carmelvalleyassociation.org.**

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831-320-9914

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Blooming nopal cactus on Via Contenta,
medicine and food. Photo by Luana Conley

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Reach 7,000 local residents with our full-color Valley Voice newsletter each season. Our content is a source of useful and timely information to CV residents and property owners. Your message will provide broad exposure to Carmel Valley residents, and help our shared mission.

Nonprofits and Retail Rates

Call Carmel Valley Voice production manager Luana Conley at 831-659-4958 for details.

CV story ideas welcome also!

Hotels Change Hands in 2014

by Christine Williams

Besides the sale of Benardus Lodge in early 2014, in the Village area, the Blue Sky Lodge, Carmel Valley Lodge, Portofino's, and the Robles del Rio Lodge property also changed hands. The latter two are not functioning as visitor-serving units and need major re-builds to do so. In December, the Merve Griffin property, in upper Robles, sold again. It is not permitted as an event venue or for overnight commercial stays. Keep tuned as we interview these new owners to find out about their plans.

Information will be coming out via our e-bulletin, sent on Thursdays to anyone wanting our email updates. Sign up for a free subscription at www.carmelvalleyassociation.org

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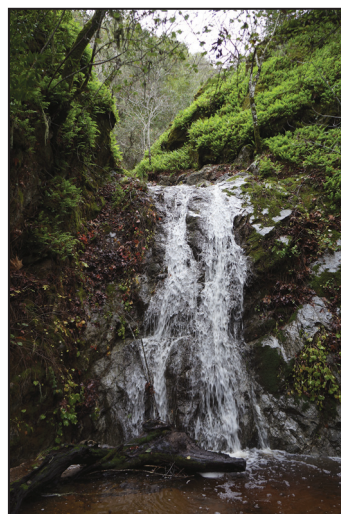
Local

Residential Customer

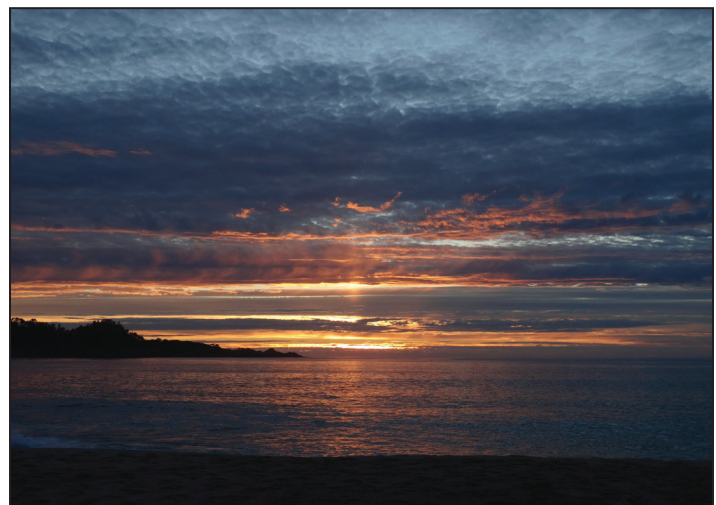


Carmel River After the Rain in December

Photo by Christine Williams



Waterfall at Kahn Ranch, CV
Photo by Christine Williams



Carmel Beach Sunset in January
Photo by Mibs McCarthy