



CASANOVA OAK KNOLL

NEIGHBORHOOD ASSOCIATION

JANUARY 2003

P.O. Box 2304

phone 831-375-6241 email -- conamon-

terey@aol.com

Cona appeal upheld by Monterey City Council!

CONA Cypress Center 24 hour gas station appeal upheld by 4 to 1 vote of council

The last two months have been a trial of survival for our residents. Last December 16th, we went before the Monterey Planning commission to plead our case against a 24-hour Chevron gas station in the new Cypress Center development. We were also opposed to a new mid block median cut, and extended restaurant/bar hours of midnight on Fridays and Saturdays. The result was a 6-0 decision against all of our arguments.

In an intense compromise bargaining with the developer, they refused to budge on any point. We then filed the city's \$50.00 fee to appeal the planning commission decision to the City Council. The City Staff recommendation to

the City Council would not support our concerns. At the City Council meeting about 2 dozen of our neighbors (9 speaking) supported our Melway neighbors. The applicant, in an organized public relations effort, produced double the speakers.

Our appeal against the 24-hour operation was upheld by a 4 to 1 vote of the council with only Mayor Albert favoring the developer on all counts. The council also 4 to 1 upheld our appeal to limit restaurant/bar hours to a limit of 11:00 p.m. on all days. The Outback restaurant going in the Del Monte Shopping Center voluntarily uses the same hour limit. The developer now has an approved project with these re-

strictions. It is his choice to build it. Chevron, in a letter to the city, stated they are withdrawing.

During the month, CONA has also petitioned the Alcohol Beverage Control to not disallow alcohol sales from the gas station convenience market. That story is on page 2.

Our association has shown the community that we will not sacrifice any of our residents in exchange for commercial development.

Another issues about to face us is mixed use (apartments) on N. Fremont, story on page 2. We need to stand together against development impacts to any of our neighbors.

Divided we fall!

Mixed use on North Fremont Street

The new buzzword for developer's profits is mixed use – a trendy new concept for making more profits. Affordable housing are the words developers use to get special bonuses and incentives (profits). Mixed use is popular in downtown urban environments because all the necessary businesses are within easy walking distance. It works well with young crowds and late night entertainment. Where it breaks down is in less dense areas such as commercial

strip developments like North Fremont Street. Apartments would be looming over residential backyards. The noise and impacts would come from multiple new neighbors.

One major point is that North Fremont is not pedestrian friendly. It is dangerous to cross in daytime let alone at night with sidewalks too narrow for wheelchairs. The blocks are hundreds of yards long prompting people to cheat and cross in the middle

Affordable housing is a social issue that must be borne by all areas of the city equally. Casanova is one of the highest density streets in our city. Bad ideas start out as good intentions. We have to live with the consequences.

The sacrifice we will make is the peace and quiet of all our residents who live on Dundee adjacent to Bruce Lane and Melway. That is their future if we remain quiet. Who do we sacrifice next.....

CONA ANNUAL MEETING –February 27, 2003 @ 7:00 P.M.

ABC appeal of alcohol permit, what are the limits?

In the following story, CONA explains how alcohol permits in our commercial district can indirectly affect our lives. Because we feel strongly that the present direction of growth on North Fremont Street is contrary to the best interests of our residents (their customers) our association members demanded a more proactive role in the future of North Fremont Street.

To this end we organized a group of volunteers to solicit petition signatures to prohibit the gas station convenience market from participating in alcohol sales. It was a last minute attempt to show the California Alcohol Beverage Control how serious we were in our stance. Several volunteers devoted two weekends to this effort. 159 signatures were gathered from CONA, Villa Del Monte and Del Monte Grove neighborhoods.

Because of the late date, we had to deliver rather than mail the petitions to the ABC office in Salinas. Beating the deadline by one day, the petitions were forwarded to Sacramento for their decision whether to put this license up for appeal and a hearing. To date we have not received a reply and will let our membership know as soon as possible.

CENSUS TRACT 133

The county of Monterey is divided into numerous census tracts, and the Casanova Oak Knoll Neighborhood falls into Tract 133. By law each census tract is permitted a certain number of Off Sale, i.e.: liquor stores, groceries, and convenience markets, and On Sale, i.e.: restaurants and bars alcohol licenses.

Our neighborhood currently has twelve active Off Sale and fifteen On Sale licenses where only seven and eleven are permitted. The State Alcohol Beverage Control Office has jurisdiction over the issuing of these licenses, and there is currently a moratorium on new licenses in Monterey County. One way to gain licenses is to transfer one from another area of Monterey County. To do, this the city in which the licenses will be held must issue a letter of conveyance and necessity to the ABC.

In the City of Monterey a single member of the cities staff currently handles this decision and letter with no input from the neighborhoods, no public hearing, and no appeal process. The ABC places considerable weight toward their decision on this letter. There is no limit to the number of permits that can be transferred from one tract to another as long as this letter is granted.

It is time for the city of Monterey to rethink their Alcohol Ordinance and consider taking this sole discretion of one person away, setting limits on the number of licenses, and putting the decision into the hands of their governing bodies.

CONA emails

Email is our easiest method to quickly inform our neighbors of fast changing events. One problem plaguing us is the changing of email addresses.

Members like everyone else change their email address often. Some of the mail is returned because of this. Please let us know any new changes and we will keep our list accurate. Email changes to conamonterey@aol.com.

DOOR PRIZES

All members at the annual meeting will receive a ticket for 3 door prizes that will be drawn for a:
Fire Extinguisher
Smoke Alarm
Security Infrared light

MARK YOUR CALENDAR

☞2003☜

GENERAL MEETING

February 27 – Thursday

7:00 to 9:00 p.m.

PARK CENTER

735 Ramona

Agenda

- 7:00** Call to order
Reports
2003 Election of officers
Old Business
2003 Neighborhood Improvement
2003 Priorities
New Business
- 7:30** **Mixed Use on N. Fremont Neighborhood opinion vote**
- 8:00** **CONA traffic projects**
Selection of brick pavers
- 8:30** **Neighborhood concerns on City Code enforcement**
- 9:00** Adjournment

COME & BRING YOUR NEIGHBOR

2002

CONA BOARD OF DIRECTORS

President-Richard Ruccello
Vice-president-Gary Carlsen
Treasurer-Fred Poirier
NIP Representative-Richard Ruccello
Alternate NIP Representatives:
Gary Carlsen
Michael Poirier

2003 Calendar

Feb 27 – 7:00 p.m. Annual Meeting

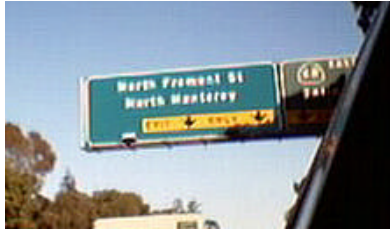
June 14&15 – Garage Sale Sat. & Sun

DUNDEE & MELWAY RESIDENTS SPECIAL NOTICE!

The Monterey General Plan committee held a town forum on January 29th. At this forum the “transit village” concept was discussed. Shown were some North Fremontesque examples: they showed a projection of how an underused old building by Airport Road (Eddies) could be converted so it had retail businesses facing North Fremont, an open space courtyard in the middle and a series of townhouses in back (Herald 1/30 Sec.B). **The building on N. Fremont would be 2 stories, built to the sidewalk with apartments or condo’s on Bruce Lane also 2 stories.** On agenda on the 27th.

Highway 1 directional signs

The real story. 12 years ago in a meeting with the then new city manager, Fred Meurer, CONA discussed the identification problem with our area of Monterey. So many people thought we were in Seaside, our association asked for his help. Many changes have been achieved, among them are; landscaped medians, landscaping the slope of the P.G. & E plant, and Monterey entry monuments. One is in front of the Travel



Lodge and the other opposite Ralph's market. We also changed the name Fremont Boulevard to North Fremont Street.

The one elusive project was trying to change the signs on Highway 1 that read "North Fremont Seaside". First Seaside challenged the change and then Cal Trans stalled and stalled. Finally, last fall, Cal Trans agreed to make the signs if the city paid for the installation. There was a delay on the first signs wording and the Neighborhood Improvement Program came up with the money and the signs were installed late last year.

Next up will be under grounding the utilities on N. Fremont, a streetscape plan, and wider sidewalks. Hopefully then when someone mentions N. Fremont they will think of us as being a part of "Monterey".

CONA home sale prices

Neighbors have been watching home sale prices rise abruptly. The low interest rates have urged some owners to put their homes on the market. A new record was reached a few months ago. A two bedroom two bath house sold for \$575,100. The open house yielded three offers. There is a wide difference between different homes. Presentation appears to affect prices by over \$100,000. Some homes presented for today's market are selling in days and others that may be personalized or outdated taking months.

What is very obvious is a changing neighborhood demographic from senior citizen to young couples with small children. Every neighborhood goes through changes as it ages and we see ours as a positive change for the future. Get involved, participate and be part of that change today.

Code Enforcement

The Monterey City Council held a special study session on January 29th. to discuss their city code enforcement program. Neighborhood representatives were there to pass on their members concerns.

Further discussions are to be held in the future. The message received is that the Council fully supports this program and will clarify inconsistencies in the near future.

Severe City Budget Cuts in progress

Mentioned in a previous article the City of Monterey is presently in the process of implementing severe cuts to their budget. Estimated deficits will be over \$5 million dollars by 2005. Cuts of these magnitudes will drastically affect programs, services and employees.

Raising Sports Center fees, closing the Library on specific days, and even closing community centers are being discussed. No decisions have been made yet but options are few. The city has frozen most employee positions so that if one leaves most likely that position will not be filled.

Neighborhood Improvement Program

Projects that are *proposed* for this year and will be reviewed at our annual meeting on February 27th.

- Bruce Lane – one curb on the south side (resident side) the purpose is to allow the street sweeper to be able to pick up all the refuse that blows there from N. Fremont.
- CONA Traffic calming Phase I. (See Traffic Calming story).
- CONA Traffic calming Phase II (landscaped median plus crosswalk), Ramona between Littleness and Lerwick – school bus crossing
- Park Playground Equipment for toddlers.
- N. Fremont Street storm water drainage. Casanova/Melway drainage is on hold until N. Fremont drainage is improved.

Monterey Fire Department Toy Drive

CONA gathered about 40 toys to contribute to the Firemen's toy drive. We delivered the toys to Station #1 and filled our vehicle to the roof with other donations they had collected. In fact we filled 4 vehicles (every inch) with two being one-ton pickups.

All of the toys were taken to the Monterey Youth Center. Over 30 volunteers wrapped the gifts for distribution by Santa. Santa rode the fire engine to make his deliveries.



One of our volunteers, Walli Poirier, in a festive pose in front of the gifts CONA members donated.

The Fire-fighters association assembles lists of needy families throughout the year. Every present went to a child in need. Next year we will ask for volunteers to help with their wrapping. As you can surmise by the description of the loaded vehicles, they had to wrap a mountain of presents.

Chemical cleanup

All approvals have been received to start the actual cleanup of the chemical plume in our neighborhood. For those new to the neighborhood, this plume emanates from the former Naval Air Facility at the Monterey Airport.

Construction is to start in our park next month. The first part will be a trial lasting about a year to see how effective the process works. If all goes well the cleanup will be in place for several years. Funding is always an issue, especially with this economy. The only serious note is the State of California's financial crisis may remove their oversight (California Regional Water Quality Control Board) from all FUDS (Formerly Used Defense Sites). If this occurs it will severely limit funding from Washington on our cleanup.

The Army Corps of Engineers fully compensates the State for their oversight costs. No one understands why they would cut back a program that is no cost to them. The net effect would be the loss of tens of millions of dollars of environmental cleanup for our neighborhood, the Airport and Fort Ord.

We are involved in the political process to make sure this doesn't happen. More to come...

Safeway 24 hour noise violations

The issue is the code enforcement of commercial use permits. This issue came up at the debate of the 24-hour gas station recently. The police department made a clear statement to the Planning Commission and City Council that the Safeway 24 hour operation had no negative effects on the adjacent residential properties. We knew this was wrong from conversations with those affected residents. So CONA made an official public information request of the city of the Safeway file.

We found a pattern of non-enforcement going back ten years. Their use permits prohibits all truck deliveries at their loading dock after 10:00 p.m., the parking spaces next to the apartments must not be used after 10:00 p.m. and among other restrictions employees must not congregate under the windows of the apartments during breaks. In a city violation notice dated February 2002 Safeway was noticed of violation of their use permit. They had even removed the required quiet zone signs on their fence. The apartment manager said that they received 8 to 11 complaints a night regarding these noise disturbances. How many gave up calling? How many just moved? **In ten years one citation was issued for \$100.** There is no incentive to comply.

This was one of the key pieces of information that helped us prevail in preventing the 24-hour operation of the proposed Chevron gas station. We are forced to stay vigilant to preserve our quality of life and property values. Stay tuned for round 2.

Operation ID & neighborhood watch

With the economy declining crime will rise. In 1984 CONA became the first neighborhood in Monterey to start a Neighborhood Watch, pay for, and install it's own signs. A key element in Neighborhood Watch is Operation I.D. The focus is to have residents engrave valuables (electronics, tools, etc.) with their

California driver license number. Thieves stay away from homes with the I.D. stickers in their windows. They cannot fence items that are identified and if they are caught with them two things happen, they do jail time and you get your property back.

We have an association engraver, please call to reserve your time. Decals and phone contact cards will be given upon your completion. Stay alert and aware. Protect your neighbors and they will protect you.

Budget Cuts Freeze all Street Tree Plantings

Late disappointing word is that all street tree plantings in the city will be postponed for at least two years due to severe budget cuts. The primary causes of the budget cuts are the down economy and the State balancing its budget on the backs of the cities.

We had just completed our planting list when this information was given to us. We will have to hold the list until the forestry department has their personnel back up to full strength. Disappointments such as these will be coming rapidly when the full impacts of these cuts are made know to all city residents.

Eventually all those on our list will receive their trees.

NIP traffic calming

Neighborhood Improvement Program

The CONA traffic-calming plan was completed last year and accepted by the Monterey traffic division and the Monterey City Council. Phase I of this project will be voted on by the CONA membership on February 27, 2003 One of our NIP proposals for this year includes medians with landscaping on Airport between Dundee and Littleness, Ramona between Bruce Lane and Dundee and a median on Casanova before Melway. A small portion of Phase II will be proposed this year. A landscaped median with an adjacent traffic bump outs including pavers in a crosswalk. This item is designed to make a safer school bus crossing.

If we obtain funding for these projects it will go before the City Council in July. If approved, neighborhood meetings will follow to obtain consensus of all affected property owners. Design will then be finalized, bids obtained and finally construction.

The main focus has been to lower speeds and increase safety on these streets with a byproduct of a beautiful entrance to our neighborhood.

Neighborhood Services

Shop Local! Support our businesses!

<p>CML Home Repair-owned by Gary Carlsen. Specializes in all phases of home repair, electrical, carpentry, and plumbing. If you have a small job that needs to be done, give him a call at 373-3426.</p>

MONTEREY UNOCAL 76-owned by Harry Mucha, a member of C.O.N.A., at 2045 N. Fremont St. (next to Chef Lee's) 375-8415. Harry runs a full service neighborhood service station with full auto care. **CONA members are offered a special discount. \$10.00 off any \$50.00 or more purchase of a product or service (excluding gasoline). Please tell them you are a member for this special offer.**

WILLAGE MOTOR WORKS – member of CONA – at 191 N. Fremont St. (next to Monterey Lanes) 649-5105. Complete foreign & domestic auto repair. Specializing in electrical and smog diagnostics & repair.

ANTHONY'S DEL MONTE EXPRESS BURGERS & STEAKHOUSE – 2030 N. Fremont St. at Travelodge across from Union 76).643-1100. Del Monte Express has been voted best burger in Monterey County. **Expanded menu** includes burgers, steaks, seafood, pasta, ribs, pork chops & sandwiches. Early bird dinners provide quality food at reasonable prices. Come see our trains. Happy hour is a great time to get acquainted. **10% off for CONA members on all regular menu items. Please show your CONA membership card for the discount.**

EAT AT JOE'S

MONTEREY JOE'S RESTAURANT

15% OFF

BRING AD TO QUALIFY FOR DISCOUNT. OFFER VALID ON REGULAR LUNCH / DINNER MENUS. OFFER LIMITED TO CONA MEMBERS

OPEN FROM 11 A.M. TUE—SUN
LUNCH * DINNER
HAPPY HOUR
WEEKEND BREAKFAST

EARLY DINNER MENU
\$9.95 4:30 PM – 6 PM

CLOSED MONDAYS

Expiration Date: **MARCH 31, 2003** **TEL (831) 655-3355**
2149 N. FREMONT ST. MONTEREY / AMPLE FREE PARKING

NERT
Neighborhood Emergency Response Team
The next session is two consecutive Saturdays, March 1 & 8 from 9:00am-4:00 pm.

The course will be held at the Monterey City Corporation Yard, 23 Ryan Ranch Rd, and is **FREE** for those who live or work in Monterey, \$30 for nonresidents.

Topics covered include earthquake awareness, utility control, disaster fire fighting, handling hazardous materials, disaster medicine, search and rescue techniques and personal, family and workplace preparedness.

Participants receive a student manual, safety helmet and vest, graduation certificate, and survival skills that will last a lifetime, and will join a team of **280 trained NERTs** throughout the community. Quarterly drills are held to practice skills and teamwork. For more details, visit the NERT website: www.monterey.org/fire/nert.

We have forwarded our waiting list to the city, please join your neighbors on the CONA team.

Register now by contacting. Volunteer Services at 646-3719 or by email at: dillemut@ci.monterey.ca.us.

CONA Volunteers

We thank our members for their enthusiastic sign-ups for volunteer positions. This year has seen the largest number of volunteers ever to sign up. As soon as our Board of Directors can catch up with all the present crises we will get in touch with those who offered. Working together, we can have a better neighborhood.

Service station vs. Gas station

All through the public hearing process on Cypress Center we heard people use these terms incorrectly. For the record: **Service stations** provide varied services. Charging batteries, fixing flats, tune-ups, oil changes and a multitude of other neighborhood serving uses.

Gas stations: provide gas, oil, and these days, beer and wine. They do not perform the uses above.

Please use the right term, it is important in final decisions. We must continue to support our local neighborhood serving uses so that we are not forced to drive to other towns to obtain those services.

2003 Garage Sale – June 14 & 15

We hold this neighborhood-wide garage sale every year on the second Saturday in June. Last year, the number of sellers was lower than average. A key to a successful sale is to have several neighbors engaged in the sale. Crowds are attracted to a number of sellers in one area. This is the time to encourage your neighbors to have a sale along with you.

C.O.N.A. ACHIEVEMENTS

Our neighborhood had an organization as far back as 1958, but there was a long period of inactivity on the part of our neighbors in the 70's. In 1982 the problems facing our neighborhood started to accumulate. The Mahara condominiums brought them to a critical point. It was this project that focused residents on forming a renewed neighborhood association that could deal with our problems. As you review the *short highlights* (included would be an annual garage sale, and park day), please note how the successes have changed your **quality of life in our neighborhood.**

THESE IMPROVEMENTS OCCURRED BECAUSE WE HAVE AN ASSOCIATION!

1983

- Neighborhood Plan & Survey

- Reopened Fairgrounds Road to Jazz Festival parking.
- Park renovation & cleanup
- \$22,000 HUD grant

1984

- CPR class
- Neighborhood mediation classes
- 45 street trees planted
- Neighborhood Watch-1st in Monterey to implement a full watch program & paid for our own signs.
- Carved Park sign (by Leland Peterson)
- Neighborhood Plan completed with highest survey results in City
- Door viewers & smoke alarms specially installed for members.

1985

- CDBG funds for sidewalking one side of Airport Road. \$50,000
- Life membership to City Planner Butch Cope
- New Bookmobile ordered for City
- J.C.Penny Community Service Award
- P.G. & E. Community Service Award

1986

- Capital Improvement Program -\$50,000 added a right turn lane off Casanova onto N. Fremont
- Street sweeper is back!
- Fairgrounds parking program
- Sidewalks curbs & gutter on Ramona

1987

- Stop sign installed at Bruce Lane
- New retaining wall with landscaping at Fairgrounds & Airport Road
- Dundee fill in sidewalks completed
- Sidewalks installed on Lerwick
- Ramona side street stop signs
- Casanova finished in fill sidewalks and added a school bus stop area.
- Ralston granite boulders oak island
- Garden road walkway approved

1988

- Sidewalk infill continued on Airport, Edinburgh, Littleness & Stuart
- Cypress Bowl building torn down
- Installed City of Monterey entry monument on N. Fremont.
- N. Fremont Street name change
- Caroling Trolley for Christmas

1989

- Major remodeling of park, new playground equipment, barbecue area
- Approval of sidewalks on Airport, Euclid, Fern and Bush Streets
- Approve bike path on Mark Thomas
- Successfully opposed Ramona 14,000 sq. ft. office building

- Successfully petitioned Monterey Planning Commission to require more attractive design on Blockbuster
- Successfully opposed live entertainment at Brick House

1990

- Airport Road beautification project
- Airport Road & Olmstead intersection approved & in design
- NIP purchased property for a Community Center

1991

- Airport implements noise abatement
- Community Center planning started

1992

- Fairgrounds **stops** motorcycle racing
- Generator added to Park Center
- Fairgrounds carnival gate landscaped with funds from C.O.N.A.

1993

- Community Center opens!
- Pre-school started at Center
- Ivy street sidewalks approved
- Airport sound insulation under way
- 1993 Xmas Caroling Trolley Ride \$1,237 for Herald's Christmas Cheer

1994

- Emergency Preparedness Class
- CPR Class
- Parking Ordinance approved
- Lilac sidewalks approved
- Voting precinct moved to Center
- Questionnaire compiled
- Neighborhood 5 year plan completed
- Water storage tank for Center
- N. Fremont landscaping approved
- Picnic area renovation approved
- Spaghetti dinner fund-raiser for teen equipment at Center

1995

- N.E.R.T. graduated 25 team members
- Purchased 2 Emergency radios
- Obtained special FCC license
- Picnic area renovation completed
- CPR class
- Acoustical tiles & carpet added to the Community Center

1996

- N.E.R.T. graduated almost 50, #1
- Playground fencing & flagpole
- Purchased 3rd. emergency radio
- Emergency Operations Center passed

1997

- Full time director at Park Center
- NERT radio base station Park Center
- 3 additional NERT radios A.T.&T.
- New park lawn & irrigation (NIP)
- NERT steel storage shed to be installed at our Park

1998

- Successfully raised funds for police night scope and new canine unit.
- Activated NERT team 3 times during heavy rains in February.
- Resident parking program for Melway Circle started.

1999

- First 2 day neighborhood garage sale
- Neighborhood 8 dumpster cleanup with NERT supervision
- Largest NERT drill in city's history
- First CONA City Council town forum at our Park Center
- 35 street trees planted
- NERT emergency shed installed

2000

- Exposed Airport toxic plumes
- New N. Fremont Plan adopted
- N. Fremont Phase I drainage passed.
- 40 street trees planted
- Storage added to Park Center
- Upper BBQ area renovated

2001

- Restored \$350K Health Risk Study
- Additional \$1.5M accelerates cleanup
- \$35K CONA Traffic Study
- Melway drainage improvement
- Opposed PUD development
- \$150K Airport Road drainage passed
- \$7.5K in additional street trees planted

2002

- Melway/Casanova drainage NIP \$52K
- Casanova/Ralston crosswalk \$25K
- Stuart partial street closure \$8K
- N.Fremont signal coordination \$30K

2003 More to Come