



# CASANOVA OAK KNOLL

## NEIGHBORHOOD ASSOCIATION

**JULY 2002**

**P.O. Box 2304, Monterey**

**phone 831-375-6241**

**email -- conamonterey@aol.com**

### Property maintenance ordinance?

#### Proposal for a city ordinance for minimum property maintenance standards

Monterey neighborhoods have been asking the city council for over ten years to adopt an ordinance similar to the one in Seaside which sets minimum property standards.

Seaside's ordinance, in place for over ten years, with two code enforcement officers, has worked well. Courtesy notices are first sent out, personal conversations, a Notice of Intent with a deadline to comply follows.

The proposed ordinance would apply to severely deteriorated buildings and lots.

One of our long time residents stated flatly, they have worked very hard and spent considerable money keeping their home and lot attractive. While 1 or 2 houses on their street openly violate even present city codes and actually lower both

the values and the quality of life of the entire street. They said they will sell if the situation does not change.

Fencing falling down, weeds, parking cars all over the front yard, furniture rotting in yards and abandoned cars are just the short list.

This subject was discussed at a June neighborhood association presidents' meeting with the Monterey City Manager. About eight neighborhoods were represented.

Problems with the City property code enforcement was echoed by many neighborhoods. The City Manager asked if it was time now to start a public discussion about adopting a minimum standards enforceable property maintenance ordinance.

He requested that all associations ask their members to call him personally with their opinions about this proposal. Call City Manager, Fred Meurer, at 646-3760.

We are asked repeatedly why homes in our area sell for thousands less than almost identical homes in other Monterey neighborhoods. The Fairgrounds and Airport are obvious elements, but curb appeal as buyers drive the neighborhood is a dominant factor in sale values.

It is up to you to make your opinions clear to the City Manager, The association has passed your concerns onto our city government. **This discussion will not go forward unless enough people decide to get involved.**

### Cypress Gardens (Cypress Bowl) - Meeting July 22, 2002 - 7:00 p.m.

#### Neighborhood meeting on "new design" proposal for this very important N. Fremont property

The process up to this date has been a presentation at our annual meeting in February with comments submitted by our members (those comments were summarized on the back of our garage sale flyer) and a Design Review Committee Meeting held last May 30<sup>th</sup>. The city comments from this DRC meeting are included in another story in this newsletter.

The applicants plans have been redesigned in light of all the comments from these meetings. They would like to present the "new plan" for your review and concerns on **July 22<sup>nd</sup>. at our neighborhood Park Center. Hours are from 7:00 to 9:00 p.m.**

The association encourages all members to attend. Especially, all those directly impacted by future commercial operation of this project. This is one of

the very few properties in this city that is zoned commercial and is directly adjacent to residential.

It is the first new development since the North Fremont Street Business Area Plan was adopted by the City of Monterey. This plan is specific in requiring that new buildings and landscaping make a strong city entry statement and defines North Fremont as a distinct commercial area..

**CONA PARK DAY - August 11, 2002 @ 1:00 P.M.**

## Chemical Investigation and Cleanup

After two years of investigation of the TCE and the petroleum plumes emanating from the Former Navy Airport facility, some definite conclusions are about to be made.

- The United States Army Corps of Engineers has just released two major documents, the Final Data Gap Report, Naval Auxiliary Air Station Monterey California and Work Plan 2002 Exploration. These 2 documents measure 6" total and weigh 10 pounds. They are a comprehensive total history of all research, interviews and onsite testing.
- Spring testing in our neighborhood is completed with major new developments that should calm previous fears. Preliminary tentative draft measurements show that the TCE plume now extends across N. Fremont to the PG&E substation. It is still at low levels. Testing has shown a high probability that the pump and treat facility at the park will work. The petroleum plume on the Airport has **not extended beyond** the Airport property. The oil drum site reported on a slope down to Del Rey Oaks does not show any significant contamination. Same for all the firing ranges-skeet, trap, pistol and machine gun are all negative. The dumpsite at the Navy Golf course has tested o.k. as well as the Navy Fire Fighter Training area.

**This is all good news for the neighborhood.** The cleanup is progressing and all areas of concern have been addressed and have proven not to be a threat to the health of our residents. The Health Risk Assessment is being worked on and we should have a disclosure of its findings in the near future. **Next public meeting is scheduled for August 28<sup>th</sup> at our Park Center.**

All documents are available at the community center during regular business hours for your study. Call 646-5665 for their hours.

### 2002

#### CONA BOARD OF DIRECTORS

President-Richard Rucello

Vice-president-Gary Carlsen

Treasurer-Fred Poirier

NIP Representative-Richard Rucello

Alternate NIP Representatives:

Gary Carlsen

## New to the neighborhood?

We have a supply of past newsletters, if you would like to catch up on the history of the neighborhood please call the association number on the front page and we will deliver right to your house.

## Cypress Bowl development

The results of the informal straw poll at our annual meeting regarding the development proposal for this property was detailed in the last garage sale flyer. Further new information follows:

On May 30, 2002 a City of Monterey Design Review Committee (DRC) meeting representing several Monterey staff departments made the following comments on the proposed development design for **the new Cypress Gardens**:

- The development proposal is **inconsistent** with the North Fremont Business Plan both in buildings and landscaping.
- The building drawings are not consistent, the requirement of a strong entry statement to the City of Monterey as called for in the plan is not present. The N. Fremont area plan calls for a different style other than the strip mall appearance shown in Seaside. The staff wanted a simpler plan with the buildings adjacent to N. Fremont Street.
- They were not comfortable with the driveway access opposite the Safeway driveway due to traffic conflicts.
- The planning department would oppose a car wash variance for this property.
- City staff will not support a 24 hr. service station use on this site. They were leaning towards limited hour use because of noise conflicts with properties on Melway Circle.

The new name proposed is "Cypress Gardens". The plan calls for all trees to be removed including all Cypress trees. New trees are proposed. We requested the city forester evaluate and preserve all significant native trees. This is also reflected in the city staff report. This is just a summary of a lengthy staff report. We will keep you informed so that you can participate in this process.

See new meeting notice on front page. The applicant has redesigned the project in view of neighborhood and city staff concerns and will present this new design at the meeting on July 22, 2002 at 7:00 p.m.

## Foothill School

Foothill School has been saved; it will remain open. The same is not true for Del Monte. It is officially closed as an elementary school and will reopen as the district ROP site. The City of Monterey is acting as an intermediary with the Foothill PTA. The PTA is providing funds for a P.E. instructor which the City then hires and provides to MPUSD. Some of the things we have to go through because our system is so complicated that it has trouble functioning.

### City of Monterey contact numbers

Public Works 646-3920  
Traffic engineer 646-3920  
City Forester 646-3860

Code enforcement 646-3915  
Animal control 646-3914  
Monterey Police non-emergency 646-3830

CONA Park Center 646-5665  
Planning department 646-3885

## CONA still needs volunteers

CONA has sustained a large increase in workload that requires a call for help. The chemical contamination in our neighborhood is responsible for demanding a great deal of our board members time. At the same time, we are feeling increased pressure from the Fairground's impacts which have forced us to let some association business lag behind. We are asking for more volunteers willing to help.

Needed are:

**Dundee** – a block captain to distribute newsletters and offer association information to this street.

**Social events** – organize and create events such as Park Day, Christmas parties, etc.

**Meetings** – Occasionally attend city, airport and Fairgrounds meetings representing the association.

**NERT members** – We need new members to fill in the open positions on our NERT team, see adjacent story. Many neighborhood activities require the organization of the NERT team members. Some activities have been dropped due to the attrition of team membership. Step forward and make your neighborhood better.

## Neighborhood Improvement Program 2002

Projects that passed NIP this year and have been approved by the City Council for CONA are:

- Community Center – add 2 ceiling fans to improve cooling and heating of multipurpose room, \$500.00.
- Street Trees – To continue our successful tree planting program \$7,500.00.
- Casanova at Melway Circle entry and exit drainage \$52,000.00
- Casanova/Ralston crosswalk extension (bus stop) \$25,000.00
- N. Fremont signal light coordination with Canyon Del Rey \$30,000.00
- Stuart Avenue partial street closure \$8,000.00

We did not receive consensus support for the curb and gutter on Bruce Lane and this project failed. Hopefully, support will build for next year. We will start proposals for our traffic calming projects next fall. The rough estimate we just received is over \$1 million dollars. Obviously this is going to take a few years to complete. Add up the figures and it is very apparent that the Neighborhood Improvement Program has had a tremendous impact on the improvements in our neighborhood.

Proposals for next year start in late fall, now is the time to come up with new projects to improve our neighborhood.

**CITY T.V.**  
**City Council meetings**  
**Channel 25 cable**  
**Live on 2<sup>nd</sup>. & 4<sup>th</sup>. Tuesdays, 4 and 7 p.m.**  
**Reruns on Thursdays. 4 and 7 n.m.**

## Neighborhood Services

**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.

**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 gas on-line). Please tell them you are a member for this special offer.**

**The association cannot check out or guarantee any work or services but merely lists them for your convenience. There will be a small fee of \$5 per service to cover the additional printing costs.**

## NERT

### Neighborhood Emergency Response Team

**Don't put it off any longer**, it is time to join the team! This is your opportunity, at no cost to you, to prepare your family for any upcoming emergency. First aid, fire suppression, medical triage, search and rescue, and shutting off utilities are just a short list of what you will learn in this exciting course. Spend the time now, it will be your best investment for your family's future.

One evening for 6 weeks, **you can make up missed classes**

October 2, 9, 16, 23, 30 & Nov. 6. Time 6:30 to 9:30 p.m.

An alternative is a **two Saturday course**

**August 3 & 10<sup>th</sup>**. from 8:30 to 4:00

**Call Julie at 646-3719** and reserve your spot.

**NERT DRILL IN NEW MONTEREY SUNDAY  
JULY 28<sup>th</sup> 2:45 P.M. TO 5:00 P.M. AT HILLTOP  
PARK CENTER AT THE NERT STORAGE BOX.**

## Street Trees

As you can see, we were successful in obtaining the funds for a street tree program this year. First come, first served; reserve your tree now for a fall planting. Those who want to improve their street can talk to and sign up their neighbors and improve a whole block. Trees must be located in the city easement (usually 12 feet from the curb) and not near a water line. The trees are planted by the city. There is no cost to residents. Your choices are Liquid Amber or a Holly Oak. Last years liquid Amber were beautiful, large trees. Please call 375-6241.

**CHANGE IS MANDATORY  
PROGRESS IS OPTIONAL**