



CASANOVA OAK KNOLL

NEIGHBORHOOD ASSOCIATION

February 2004

www.cona.info

phone 831-375-6241

email -- conamonterey@aol.com

Airport Road – Vehicle speeding has increased!

State Law prohibits radar enforcement!

Catch 22! State law prohibits radar enforcement on Airport Road. In the last few months our residents have been contacting the police department regarding out of control speeding on Airport Road. They say it is not safe backing out of their driveways.

Now the catch, state law dictates that radar enforcement can only be used if 85% of the drivers drive 5 mph beyond the posted speed limit. The posted speed limit is 25 mph and the 85th percentile speed is 34 mph.

One choice is to increase the speed limit to 30 mph and then we can have radar enforcement back again. Except

the police do not enforce the limits until you exceed 5 to 7 mph over the posted speed. Therefore, vehicles will then have to exceed 37 mph to be cited. This choice could also increase the 85th percentile speed with the 5-7 mph police spread. Even a 2 mph increase would point to a 35 mph posted limit. It is a **lose lose** situation for us. A second choice is to lower the 85th percentile speed. That is precisely the goal of our Traffic Calming Plan.

The plan was approved by the Monterey City Council, but we have to compete for funding in the Neighborhood Improvement Program. If we obtain around \$200,000 per year and we in-

clude design/construction it will take 5 to 10 years to complete this plan.

Everyone wants safer slower speeds on our streets. Traffic calming works, but requires some loss of parking and is very expensive. We have few options in placing median strips due to intersections and driveway access.

We will be bringing street median designs to you in March, everyone needs to work together to achieve safer streets. One immediate solution would be to encourage all residents to drive 25 mph. or slower thereby slowing the bulk of the traffic and future percentages.

Monterey Airport District future development

Last December 10th, CONA hosted a meeting with the new Airport Manager, Tom Greer, the Airport Traffic Engineer, and a representative of the FAA. The recent plane crash in October (picture on insert), Highway 218 access for the New Northside and development of the Old Northside were just a few of the subjects covered. The “Old” side will continue to use Airport Road for access. Tom explained the proposed auto showcase (6 stories) just past the entrance gate. Of particular concern was the height and how that would possibly block sunlight

to homes on Euclid and the proposed number of parking spaces for this block size building, 5 spaces. One of the concerns raised was the possibility that tenants could show off their expensive cars by throwing parties with parking spilling over to the neighborhood.

We hear assurances not guarantees of restrictions.

Other proposals for development are currently being received by the Airport and those meetings are being monitored by our CONA Airport Chairman.

New developments will be posted on our website and emails will be sent to

those on our list. If necessary, we will distribute flyers for any necessary meetings. Please note on the photograph of the aircraft crash how close it was to homes. A matter of 30 seconds less glide time would have put it into houses.

When plane traffic increases with warmer weather, the FAA manager has agreed to sit in our backyard to view the overflights; they still do not believe planes are flying over our homes. It is time we all speak out on these overflights. During the A.T. & T we noted several helicopter overflights.

CONA ANNUAL MEETING – March 17, 2004 @ 7:00 P.M.

Cona deed restrictions?

Has anyone ever read the deed to his home? One of our members dropped a copy of theirs off for our review. The title is "Declaration of Establishment of Protective Restrictions" Apparently the original developer of this subdivision, first noted in 1941, describes the legal restrictions for development to be placed on all deeds. These restrictions run with the land forever. It requires a committee of landowners to review and enforce said restrictions. Some are unconstitutional while most are similar to other C.C.&R's (Civil Codes & Restrictions) in other Monterey neighborhoods. Deer Flats, Aguajito Oaks, and Skyline Forest are examples. Please read yours and tell us what you think.

Abandoned Vehicle Policy-The association has received a revised policy regarding abandoned vehicles. State law now changes city policy, what was 72 hours mandatory notification of pending towing is now changed to 10 days.

If you are doing any type of construction you most likely need a building permit. If in doubt, please call the Monterey Building Inspector.

20/20 Recycling EXTRA

A moving recycling saga. First Safeway, Ralphs, Cypress Bowl and then behind Cork n Bottle. Residents of Dundee have been shocked by the noise level and contacted city officials. It appears as though this business failed to obtain necessary use permits for operating a business in two of these locations. The city staff has denied their request for a permit adjacent to residences. They have been ordered to move by January 31. They will now make a permanent move to a location behind the gas station next to the bowling alley (Monterey Lanes). **The text of the city order is on our web site at www.cona.info.**

Fleet Numerical News

We have a request from Fleet Numerical that neighbors stop using the landscaping area in front of the facility on Airport Road for a dog waste site. They are concerned over the increased cost in maintenance this causes them. Presently there is a city ordinance governing dog waste, it is a citable offense.

Fleet Numerical Gate location change:

The association has been informed that this facility has plans to move their main entrance gate from the present location to the alternate entrance near Lilac Street. Obviously, around 450 cars a day moving through a mechanical gate will generate noise to the nearby houses. In addition, the new location is much closer to the bend on Airport near Edinburgh and would cause sight line problems. The city staff has been informed and they are researching this issue.

Longs 24 hour operation?

Longs drugstore is in the process of applying to the city for a use permit to extend their hours of operation to 24 hours. In addition, they have been operating with a closing time of 12:00 p.m. Staying open past 10:00 p.m. requires a use permit which they as of now have not obtained. Residents across the street on Airport Road need to speak up now or learn to live with any noise and traffic disturbances. Longs corporate headquarters has contacted CONA and requested an opportunity to discuss concerns with the neighbors. We will be organizing that discussion as soon as possible. If it is not resolved by March, we will add it to our annual meeting agenda.

Everyone in the neighborhood needs to become aware of changes around them. No one is exempt. Commercial properties, Airport, Fleet Numerical and the Fairgrounds all have impacts. If you have objections to possible impacts voice them now!

DOOR PRIZES

**All members at the annual meeting will receive a ticket for 4 door prizes that will be drawn for:
Fire Extinguishers**

MARK YOUR CALENDAR

2004

GENERAL MEETING

March 17 – Wednesday

7:00 to 9:00 p.m.

PARK CENTER

735 Ramona

Agenda

- 7:00** Call to order
- Reports
- 2004 Election of officers**
- Old Business
- 2004 Neighborhood Improvement
- 2004 Priorities
- New Business
- 7:30 CONA traffic calming median designs for approval**
- CONA entry sign designs**
- Richard Llantero, assoc.engineer**
- 8:30 Longs 24 hour operation**
- 8:45 CONA letters: Alcohol licenses**
- FAA: aircraft overflights**
- 9:00 Adjournment**

COME & BRING YOUR NEIGHBOR

2003

CONA BOARD OF DIRECTORS

President-Richard Ruccello

Vice-president-Gary Carlsen

Treasurer-Michael Poirier

Board member-Michael Brassfield

Board Member-Douglas Marble

Airport Chairman-Peter Gustaitis

Webmaster-Louis Agaze

NIP Representative-Richard Ruccello

Alternate NIP Representatives:

Gary Carlsen

2004 Calendar

March 17 – 7:00 p.m. Annual Meeting

June 12&13 – Garage Sale Sat. & Sun

August 8 – Park Day Sunday

EXTRA

Any headline you see this word in refers to additional information that is now available on our website at

www.cona.info

Neighborhood News highlights

Mountain Lion sighting – Police received a report in July of a mountain lion sighting on Ramona between Littleness & Lerwick. Further checking showed a Del Rey Oaks police report of a similar sighting within a week of this one on North South Road. Previous to these sightings a bobcat was also sighted on Fern. We are on the edge of forested areas and with animal populations steadily increasing, bear and turkeys have been seen in Carmel and Marina, and a coyote this week on Garden road, we will see more. Lions like to poodle shop, a Southern California term. Not funny now with the news coming from the same area. **The Health Department encourages residents to *not* put pet food outside, you may be encouraging unwanted visitors.**

2004 Neighborhood Improvement Program

A new year and new proposals to improve our neighborhood. The deadline is Feb. 13, 2004. We will vote on the neighborhood consensus of these projects at our annual meeting on March 17th.

1. CONA Traffic Calming Phase III \$200,000
2. CONA Traffic Calming Phase IV \$50,000
3. Community Center Deck for Pre School play area
4. V Calm Electronic Speed signs for Airport Road - two (one each way) for a total of \$30,000
5. Community Center high window openers
6. CONA curb cuts for driveways \$30,000
7. ADA handicap ramps for sidewalks, 6 locations identified by city staff.

NERT Classes EXTRA

Neighborhood Emergency Response Team

If you have been putting off this free life saving training, now is the time to act. Become part of the CONA team. To keep current with upcoming classes go to our website www.cona.info, we have a link to the Fire Department or call 646-3900.

Safeway Semi's

The city has received complaints that Safeway's huge semi trucks are using Casa Verde from Highway 1 to access Safeway. Casa Verde is not a truck route. The city is requesting that Safeway trucks now come in by Highway 218 onto N. Fremont, then to Airport Road, to Fairgrounds Road back to N. Fremont to the Safeway driveway. The problem has been that the trucks are too big to use the Casanova driveway and obstruct traffic backing into the parking lot. Now they will come in on the N. Fremont driveway fixing this problem.

Monterey Zoning Ordinances

The Monterey City Council has approved changes to wording in the zoning ordinances regarding front yard setbacks. They clarified wording on parking in front yards and required landscaping setbacks. The Council approved the Planning Commission recommendations. Several Monterey residents spoke in favor of the clarifications, none spoke against. The partial text of some changes follows:

Section 1. Section 38-11 of Article 3....."Within the **3-foot area between the driveway and the side property line(s)** on sites in the residential districts, landscaping does not include paved or decorative surfaces of rock, stone, brick, concrete, asphalt, or similar material."

Section 38-23 of Article 5

....."The driveway in the front yard setback area shall not be widened more than an addition 10 feet and shall not be closer than 3 feet to a side property line. This widened area shall be a paved surface like the existing driveway or alternative paving surfaces, which have been reviewed and approved by staff. The 3-foot area between the driveway apron and the side property line shall be landscaped and not paved.

On all residential parcels, no more than 50 percent of the front yard shall be paved."

For clarification please call city planning at 646-3885.

N. Fremont Street Mixed Use

The Monterey City Council has approved the General Plan Subcommittee's recommendation of encouraging mixed use on N. Fremont Street. Their vote was over the objection of all three neighborhood associations adjacent to N. Fremont.

Cypress Center final approvals

Three years of meetings concluded with the final meeting on February 3, 2204. The Monterey City Council split 2-2 on the variance request to raise the approved height to 32' resulting in maintaining their May decision mandating a 30' maximum. Yes on the variance was Canepa and Albert and no from Roberson and Della Sala. Objections from neighbors resulted in the buildings being story poled. (poles with flags representing roof ridge heights). The massiveness of the structure found many voicing concern from residents.

This results in approved designs for both the 24 hour gas station and the office/retail buildings.

The California Alcohol Beverage Control has contacted the association and informed us that our appeal that was filed last June will be heard on March 18th. 158 residents signed the appeal petition with 53 returning the legal form mailed to them. Each one of the 53 will receive notices of the meeting in Salinas before the ABC. CONA will represent any of our membership who cannot attend the meeting.

**It is time everyone has to do more than pay their dues.
It is time to get involved!**

Neighborhood Services
Shop Local! Support our businesses!

MONTEREY UNION 76

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- Smog Inspection • Lube & Oil Change
- Engine Diagnostics • Tires & Batteries
- 30-60-90K Factory Maint

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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.

VILLAGE MOTOR WORKS – member of CONA – at 2191 N. Fremont St. (next to Monterey Lanes) 649-5105. Complete foreign & domestic auto repair. Specializing in electrical and smog diagnostics & repair.

McLeod and Associates,
 REALTORS

Gina Carnazzo
 REALTOR

26358 Carmel Rancho Lane, Suite 1
 Carmel, California 93923
 831-625-5965
 1-800-832-0210
 Mobile: 831-277-0294

Gina lives in the Casanova Oak Knoll neighborhood. Let her assist you in all of your real estate needs.

Greeting Neighbors!
 Come in and browse our large selection of furniture for your home. We specialize in bunk beds, home office, entertainment centers, bedroom and Sealy mattresses. We have over forty years of experience in customer service and satisfaction.
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Open Breakfast, Lunch, and Dinner
 Banquet Facilities Available for Corporate Meetings, Birthday Parties, Anniversaries, and Any other Special Occasion. We will customize a menu for you.
Daily Sunset Dinner Specials
 Early Bird Dinners
 5-Course Meals
Voted Monterey's Best Burgers by Customers and Media
Enjoy Sporting and Other Events on our big Screen TV!
Signature Drinks - Full Cocktail Lounge

10% off for CONA members on all regular menu items. Please show CONA membership card for the discount.

SHOP LOCAL!
SUPPORT LOCAL
BUSINESS

Monterey Fire Department Toy Drive

We had another successful toy drive (see photo) with three dozen gifts and gift wrap donated by CONA members. The wrap party was wonderful, we can still use more help. Next year we need to fill in some gaps in the age groups. It turns out we are weak in the 10 to 16 age group. We had lots for 3 to 8 year olds presents.



CONA 2004 Christmas toy donations



Time to prevent a tragedy

You can see how close this plane came to a home on Liliac last October. **Way too close!** This crash, one in Del Rey Oaks that hit a house and one crash into the parking lot next to Tarpey's restaurant make 3 in our area.. We are surrounded!

All we have asked the FAA to do is to request small aircraft, whenever safety allows to follow the preferred flight pattern over non populated areas (over the Navy Golf course to Garden Road and then over the Navy Lake to the ocean).

Short cuts over our homes will eventually lead to an avoidable tragedy. Please speak up and demand common sense, mention it anytime you see airport officials. When enough of us speak out, we will see change.

In Memoriam:

The recent death of Monterey City Councilwoman Ruth Vreeland has us all deeply saddened.

Ruth had attended most of our neighborhood gatherings for over 20 years. She had consistently supported our neighborhood and others in the city without fail. Ruth supported the building and operation of our community center since the conception of the idea in our neighborhood plan.

Many of you had the opportunity to speak with her over the years. She had a genuine interest in and concern for everyone she met.

Her loss has brought a flood of memories of our members who have passed on. Many of them who gave unselfishly of their time and money to CONA. Some were phone tree callers, some NERT volunteers, newsletter delivery, door-to-door contacts and others who just donated extra money to neighborhood projects. John & Cora Brontsema, Kathryn Gardner, Loren Armstrong, James Keyes, Loren Bell and Jeanne Larcher. There are just too many others to list but you get the idea. Involved citizens who stayed in the background volunteering and those like Ruth who were up front in community activities with their support are what make our neighborhood, city and country special.

Senior Citizen Special Notice

50% off taxi rides

Monterey Seniors can receive a 50% discount on taxi fares for travel within the cities of Monterey, Seaside, Sand City and Del Rey Oaks.

Participants simply purchase a \$20 booklet of taxi script (like coupons) from the City of Monterey for \$10. This is a 50% discount! Scrip can then be used like cash to pay for cab fare within the cities of Monterey, Seaside, Sand City and Del Rey Oaks.

These booklets can be purchased at Casanova Oak Knoll Park Center, 735 Ramona at 646-5665.
You must be a resident of Monterey, over 65 years old and use the Yellow Cab Company.

Salinas California Air Show

Last August CONA was invited to a pre-operational meeting of the Salinas Air Show. They wanted to know how they could lessen the impacts to our neighborhood from the "Thunderbirds". These planes must use the Monterey Airport because the Salinas Airport's runway is not long enough.

In past instances the planes took off directly over our homes in afterburner laying smoke. There were two issues: noise and safety. The news always seem to feature at least one airshow accident a season. An accident in Idaho actually canceled several Thunderbird appearances this summer.

The Airshow promised new takeoff and landing procedures and they delivered. There were no flights over our neighborhood. There was one instance of a bird strike on a plane during landing that did not cause damage.

The following is a letter of apology to our neighborhood: **EXTRA**



MONTEREY --

COUNTY
Fair

October 17, 2003

CONA Neighborhood Association

Monterey, CA 93940 -

Dear Mr. Ruccello:

On behalf of the Monterey County Fair Board and staff, I wish to convey to you our most sincere apology for the inconvenience experienced by the CONA neighborhood last Sunday, October 12th with respect to the event held in the Pat tee Arena at the Monterey County Fairgrounds. The Monterey County Fair has rules and regulations governing sound decibel levels, and effort were made by the promoter, the bands, Fairgrounds staff and Sergeant Sonne to reduce the level of sound that evening to a level that was not troublesome to the surrounding area. After several attempts to correct the sound level and many complaints regarding the noise level, the promoter and I made the decision to stop the music at 9:30 pm. Although the event was scheduled to continue until 10:00 pm, the promoter voluntarily agreed to end the event out of respect for the neighborhood. He has held numerous events at the fairgrounds for more than 5 years without incident or complaint. This was an unusual occurrence and one that is not indicative of the management and operation of the fairgrounds. Deputy Manager Kelly Baldwin responded to all complaints registered with City of Monterey or the Fair Administration office on Tuesday, October 14th. Everyone who left a phone number was called and offered our apologies. The Monterey County Fairgrounds has made every effort in the past several years to eliminate negative impacts to its neighboring communities. With the increase in off-street parking and cooperation of the City of Monterey". large events such as the Monterey Jazz Festival, Monterey Bay Blues Festival and the Monterey County Fair have had less of an impact on the neighborhood. In addition, musical events held at the Fairgrounds have made every effort to reduce their level of sound. I assure you that the concert on October 12th was an isolated event. We will continue to work with the event promoters to make every effort to have little or no impact to the neighborhood.

Today, I had a conversation with Deputy Chief Shelby of the City of Monterey Police Department. He informed me that Lieutenant Ed Smith will continue to be the liaison for the fairgrounds and the events that take place at our facility. We look forward to the continuing relationship between the City of Monterey, CONA, and the Monterey County Fairgrounds.

I want to again apologize for the sound disturbance. I feel we have made great strides in improving our relationship with the CONA neighbors, and look forward to a continuing positive relationship. Thank you for your communications with our staff. We appreciate your compliments when we're doing things correctly, and we also appreciate the constructive criticism when we fall short of the expectations of the neighborhood.

Very Truly Yours,

Michele Wakeham CEO/Manager

Cc: City Manager Fred Muerer Deputy Chief Tim Shelby Lieutenant Ed Smith

New Business Organization Formed!

In November 2003, the Monterey City Council approved an ordinance to create the North Fremont Street Business Improvement District. The creation of the BID followed over a year's worth of effort by a committed group of North Fremont Street business owners and managers.

The BID Steering and Advisory Committee members developed a Mission Statement: That the North Monterey Business Improvement District (BID) shall be formed to ensure an attractive destination for local residents, businesses and visitors alike thereby generating sustainable revenues.

As a result of the successful creation of the BID, a new association, the North Fremont Business District of Monterey is being formed as the governing body to administer the goals and objectives of the district. These goals include creating a *cleaner, safer and more attractive* business district, ensuring a *stable and predictable resource base* to fund supplemental programs and services, helping to *maintain and increase property values, and improve sales and occupancy rates*, thereby increasing the community's overall tax base and developing a *stable environment and distinct district identity*.

Funds to support the district's program will be generated by an assessment based on 25% of each current business license fee with a maximum (cap) of \$500.00. The first general meeting of the assessment district membership will be held in February at which time officers and directors will be elected to form the organization's governing board. Casanova/Oak Knolls Neighborhood Improvement Association President, Richard Ruccello, served in an advisory capacity throughout the formation process and shall continue in that role. The Pease Partnership has been engaged to manage the administrative duties of the association.

For more information, email to partners@peasepartnership.com or call 647-1827.

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.**

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

- Cona traffic calming I&II-\$215K
- New playground equip -\$8K
- Bruce Lane curb&gutter -\$43K
- Chemical cleanup accelerated 3 yrs.

2004 More to Come

