



# CASANOVA OAK KNOLL

## NEIGHBORHOOD ASSOCIATION

July 2007 [www.cona.info](http://www.cona.info)

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### Condo conversion approved for 825 Casanova!

#### Monterey City Council approves apartment to condominium conversion

**In a months long process, the Monterey City Council approved the condo plan on June 19<sup>th</sup>. Based on negotiated plan changes, upheld by the Planning Commission and agreed to by it's neighbors, the plan was passed unanimously by the council.**

The newly approved plan reduces the number of units from 90 to 83. It increases on site parking by 54 spaces. It also saves 7 major trees (28"-36") originally slated for removal leaving the rear slope intact. The approval includes purchase and inclusion of 831B Casanova, the main solution to adding necessary parking.

The present condition of this apartment complex is severely deteriorated. The developers are committing over \$8.3 million dollars in addition to the purchase price to completely renovate the units prior to sale. They are including renewal of the heating, plumbing, electrical, windows and roofing.

Casanova has had a documented parking deficit for years. The projects parking study clearly showed that deficit with a street overflow impact of 20 vehicles per night during peak use. Convert that deficit for those 90 units to the 740 total units on Casanova and the problem is clearly seen. The increase of

54 spaces will go directly toward solving this problem. Now we need the city to impose similar requirements for future proposals from any of the apartment complexes on this street.

The CONA Melway parking program still is not working properly. The problem has been erratic enforcement due to police department understaffing. CONA has met with our new Police Chief, Tim Shelby, and will be meeting with other city staff soon in search of an enforceable solution to this continuing issue. The increase in parking slots for the condominium conversion will help.

### Laguna Seca motorcycle race result in 400 helicopter flights from Airport

**B**Y the time you read this, it will be old news. A recent announcement by the Airport District stated that during the weekend of the Laguna Seca motorcycle races, 400 trips would be generated by helicopters going between the Airport and Laguna Seca.

Included in the announcement was the statement that two F-18 fighter aircraft would land at the Airport with the purpose of doing flyovers of the races. CONA concerns continue to emphasize the safety issues with over flights of residential homes. City of Monterey

Councilman Jeff Haferman, in response to a CONA letter scheduled an Airport/City liaison meeting specifically to address CONA concerns. The meeting was held on July 23 and included a public hearing on the new noise compatibility study. CONA reiterated our concerns regarding the safety of aircraft over flights of our homes.

Representatives of the Airport District and the FAA continue to give us the same "we can do nothing attitude". Freedom of the skies should also mean ground safety is a priority.

CONA feels it is reasonable to request aircraft to approach and depart the airport over less populated areas, if at all possible. We asked the FAA directly to tell us what we could do to fix the problem, not what we cannot do. Please keep calling the Airport District asking for them to address aircraft over flights of our neighborhood. Nothing will happen unless we keep trying. The Airport District office number is 648-7000.

CONA's next step is to get the Monterey City Council to pass a resolution supporting solutions to these problems.

**CONA PARK DAY – AUGUST 5, 2007**

## CONA Driveway approach lottery

July 17, 2007 the Monterey City Council approved the 2007 Neighborhood Improvement Program. A total 40 projects throughout the city passed. The final phase of the CONA driveway approaches was successful as item #16.

The following addresses applied for this last phase. All of these driveway approaches first have to be designed by the city engineer: after completion of design, the contract will be issued to the city on-call contractor. Mostly likely, construction will be completed in the fall. This years NIP funding was based on this number of driveways; **there is no more funding for further requests.**

Approved:

- |                    |                   |
|--------------------|-------------------|
| 1. 241 Edinburgh   | 14. 261 Edinburgh |
| 2. 721 Airport     | 15. 206 Edinburgh |
| 3. 257 Edinburgh   | 16. 214 Edinburgh |
| 4. 10 Melway       | 17. 222 Dundee    |
| 5. 213 Littleness  | 18. 222 Edinburgh |
| 6. 254 Dundee      | 19. 202 Lerwick   |
| 7. 249 Littleness  | 20. 253 Edinburgh |
| 8. 725 Airport     |                   |
| 9. 206 Stuart      |                   |
| 10. 217 Littleness |                   |
| 11. 219 Lerwick    |                   |
| 12. 254 Edinburgh  |                   |
| 13. 209 Stuart     |                   |

**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.

## Prostitution sting results in multiple arrests

In response to public complaints, the Monterey Police Department conducted an Internet sting on North Fremont Street netting 6 arrests from Craig's List referrals. Following this event the police bagged 14 with more undercover stings on the same commercial street.

## Safeway N. Fremont-Scheduled to close in October

The constantly moving completion date of the Safeway North Fremont Street address to Del Rey Oaks appears to be over. The latest word is that they have targeted their move for this October. Given the construction level at the former Ralphs store, one tends to be pessimistic about this timing. Trader Joe's in the former Safeway location downtown is scheduled to open by Thanksgiving. Both are going to really have to step up their rate of construction to meet these timelines.

## Street Tree Replacement!

In an expanded effort to plant more street trees, the Monterey Forester is still taking new reservations for either a Liquid Amber or a Cork Oak tree. These trees can only be planted in the city easement, which is usually within 12 feet of the curb on the street. If you would like a tree please call 375-6241.

## Mansionization

This is a term used to describe owners who redevelop their homes to maximum dimensions. McMansion is a similar derogatory term. Frequently house remodels are maxed out on height, side and rear yard setbacks, parking, etc. In many cases the development plans ask the city for further variances beyond the codes. The city started investigating this subject due to resident complaints about loss of neighborhood character and of adjoining property privacy. Large homes were looming over their windows and yards.

This subject will be coming before the Monterey City Council in the near future. Refer your questions to Chip Rerig at 646-3885 with Monterey Planning.

## Mixed Use on N. Fremont

Monterey is currently looking at modifying city codes regarding mixed-use standards. Current standards for N. Fremont are up to three stories (35 feet) and they were looking at the possibility of increasing to 45' (also 3 stories). This proposal is now on hold waiting further community involvement. Dundee residents need to stay on top of this discussion as it could directly affect the development behind them on N. Fremont. Monterey staff contact is Kim Cole at 646-3885.

## Neighborhood Improvement Program 2007 results!

A brief summary of the accomplishments of the 2007 Neighborhood Improvement Program:

This year CONA projects approved include various Park and Community Center upgrades, and two new solar traffic signs for Casanova. The affected residents declined two signs for Ramona.

CONA driveway approaches Phase IV received approval. There is a full article on this project above listing all the successful addresses.

The NIP program this year approved projects for greenbelt management, traffic calming throughout the city, drainage improvements, a new dog park near El Estero lake, another donation to the Monterey High School football field renovation, and continuation of the El Estero lake edge restoration. The committee made a \$225,000 approval of funds toward the Monterey Bay Park landscaping (Mohr motors was purchased by the city for a park expansion). This money goes towards the demolition and subsequent landscaping.

## CONA Baseball diamond

A worthy project, this project would have created a joint use baseball diamond in the Fairgrounds carnival area for use by neighborhood children. After approval by both the Fairgrounds and the NIP to explore the feasibility, it was determined that it would not work out. The Fairgrounds needed use of the area at the same time of year that the city would want to use it for baseball. The city then looked at the Navy Golf Course baseball site, it is being removed per their master plan, and at the La Mesa School play area. Nothing worked out, so NIP redirected the funds to go towards a city/MPUSD joint use at the Monterey High School lower field.

Through joint use, our city children will now have use of a new baseball diamond. Because the schools football field is now being constructed the fill dirt that would have had to be trucked offsite is now going to construction of this ball diamond right below the football field. NIP felt this leverage use of funds was a very appropriate project to fund.

**BELLECI'S JANITORIAL  
WINDOW CLEANING  
831-372-2238**

## CONA Traffic Calming 2007

The same issues keep presenting themselves over and over again. The number one complaint we always hear is speeding cars, and second is airport noise. Back to number one, traffic calming, first you have to get neighbor consensus, adopt a plan after numerous public meetings, traffic committee, planning commission and then city council approval. Then it's onto finding the money, always only NIP. Then design, approval of the design by affected neighbors and then a call for bids. Usually by this time the costs have escalated and you are back to looking for money. So far we have been at it over 7 years. During the intervals, houses are sold, and residents change their minds. Back to step one.

The root cause of the concerns over whether traffic calming is working has one main reason, enforcement. There is no traffic calming solution that will continue to work without consistent enforcement. We have not seen the full effects of the construction we have already completed because the Monterey Police Department does not have a fully staffed functional traffic division. They are working on it but you read all the time about the acute shortage of trained experienced police personnel all over the entire country.

So far, of the planned, approved traffic calming elements in our neighborhood two medians on Airport have been canceled, one on Ramona and two solar traffic signs also on Ramona have been denied by the directly affected residents.

Traffic calming plans are similar to a string of pearls. They function best whole, not in separated pieces, but as one unbroken chain.

**Message from our Mayor to CONA:**

Dear Residents:

On March 2, 2007, your City Council met to work on developing:

- A shared vision for the future of Monterey
- A mission statement that could help guide their work as a Council
- A set of value drivers that could provide focus around the key challenges and opportunities for application of council time and energy

After several meetings and many hours of constructive discussion, your City Council agreed upon the following vision for Monterey:

***Monterey is committed to being a model city for its quality of life driven by responsiveness of local government, historical and cultural preservation, mobility opportunities emphasizing pedestrians over vehicles, economic sustainability, a strong sense of place and good stewardship of the natural environment.***

Two strategic initiatives address environmental concerns directly and they are:

- Working to improve the quality of life of our residents
- Appropriately preserve, promote and maintain our historic, cultural and environmental assets

To that end, on July 11, 2007, I was pleased to sign the U.S. Mayors' Climate Protection Agreement and the U.N. Urban Environmental Accords.

Your City is committed to a variety of issues and I am happy to share a few of them with you. The Council and I plan to address the following issues over the next couple of months and years:

--Adopt & enforce land-use policies that reduce sprawl, preserve open space and

Create walkable urban areas;

--Promote transportation options such as commute trip reduction programs, incentives

For car pooling and public transit;

--Make energy efficiency a priority through building code improvements, retrofitting city facilities with energy efficient lighting;

--Increase the average fuel efficiency of City fleet vehicles; launch an employee education program including anti-idling messages;

- Continue to increase recycling rates in City operations and in the community; and

Maintain healthy urban forests; promote tree planting to absorb CO<sub>2</sub>.

Again, thank you for the opportunity to communicate the vision of your City Council. I hope that we can count on your support in tackling all the issues that help sustain our beautiful city of Monterey.

Regards,  
Chuck Della Sala  
Mayor

## **CONA PARK CENTER schedules**

### **Pool Pals - For adults and seniors**

Mondays and Wednesdays, Continuous, 1:00-3:00 pm

Pool Pals is a free, drop-in billiards program for seniors.

Bring a friend and share an afternoon enjoying a challenging game of pool!

### **Family Night - For teens and their families**

Tuesdays, Continuous, 5:00-8:45 pm

Come and enjoy the many activities provided such as billiards, ping-pong, foosball and video games. Join the fun!

### **Beginning Guitar - Ages 13+**

Wednesday, Oct 10-Jan 9, 7:50-8:50 pm

MCR Fee \$125/OCR Fee \$163

Welcome to the world of guitar. You will learn tuning, holding and playing positions, picks and finger style, the five foundation chords shapes, rhythms and songs.

### **Bicycle Maintenance for Youth - Ages 8-13**

Monday, Oct 22, 5:00-7:00 pm

MCR Fee \$15/OCR Fee \$20 Join us and learn basic maintenance and safety. You will learn how to inflate your tires, change a flat tire, adjust your brakes, and keep your bike clean and lubed. You will also learn basic helmet fit.

### **Bicycle Maintenance - Ages 14+**

Tuesday, Oct 23, 7:00-9:00 pm

MCR Fee \$25/OCR Fee \$33 Join us and learn basic maintenance and safety. You will learn how to inflate your tires, change a flat tire, adjust your brakes, and keep your bike clean and lubed. You will also learn basic helmet fit.

### **Chess for Kids - Ages K-6 Grade**

Thursday, Aug 2-Aug 23, 5:00-6:00 pm

Thursday, Aug 30-Sep 20, 5:00-6:00 pm

Thursday, Sep 27-Oct 18, 5:00-6:00 pm

Thursday, Oct 25-Nov 15, 5:00-6:00 pm

MCR Fee \$60/OCR Fee \$78 Capture the enemy King and declare checkmate! Chess is an excellent game for kids that encourages concentration, critical thinking, and discourages impulsive action

### **Scrapbooking 101: Preserving Your Memories - Ages 18+**

Saturday, Aug 4, 12:00-5:00 pm

Saturday, Oct 6, 12:00-5:00 pm

MCR Fee \$40/OCR Fee \$52 During this class, you will learn how to organize and preserve your memories using only photo-safe products. Bring your questions, your photos and memorabilia, and complete an album in just one session. A \$35 materials fee will cover the cost of all materials used.

### **Monday Morning Stories and Adventures - Ages 3-5**

Mondays, Aug 6-27, 10:00 am-1:00 pm, MCR Fee \$30/OCR

Fee \$39 Mondays, Sep 17-Oct 1, 10:00 am-1:00 pm, MCR Fee \$23/OCR Fee \$30

Mondays, Oct 22-Nov 26, 10:00 am-1:00 pm, MCR Fee

\$38/OCR Fee \$50 This weekly three hour class is a delightful program of children's literature combined with arts, crafts, music and movement.

### **Mini Monet - Ages 3-5**

Tuesday, Aug 21-Sep 11, 2:30-3:30 pm

MCR Fee \$25/OCR Fee \$33 This hands-on class offers

unique painting experiences, sculpting, printing, sand art and more which encourage fine motor development and engage the senses as young ones explore color and texture!

### **Scrapbooking 102: Maintaining Your Memories Ages 18+**

Saturday, Sep 8, 12:00-5:00 pm

Saturday, Nov 3, 12:00-5:00 pm

MCR Fee \$40/OCR Fee \$52 Continue your memory making process by bringing in your own photo albums and supplies. Learn new techniques to complete your albums faster. If you have supplies but don't know what to do with them, this class is for you! A \$10 materials fee will be collected.

### **Beginning Drawing - Ages 11 to 15**

Mondays, Sep 17-Oct 8, 6:00-7:30 pm

MCR Fee \$32/OCR Fee \$42 This class introduces drawing concepts and techniques as young artists create contour, still life, landscape and gesture drawings. Participants will use pencils, pastels, charcoal and ink. Materials are provided.

### **Fall Holiday Program for Preschoolers - Ages 3-5**

Monday-Friday, Oct 8-Oct 12, 10:00 am-1:00 pm

Monday-Friday, Oct 15-Oct 19, 10:00 am-1:00 pm MCR

Fee \$59/OCR Fee \$77 Preschool age children are invited to take part in this fun-filled Fall Holiday Program. Teachers will instruct children in theme based activities. Arts, crafts, cooking, games, music and movement, and much more! Children must bring a sack lunch.

### **What's In Your Food? How to Read the Labels on the Food You Buy! - Ages 18+**

Tuesday, Oct 9, 7:00-8:30 pm MCR Fee \$15/OCR Fee \$20

You will learn how to read labels and identify ingredients that can rob you of the very health you are trying to maintain. Bring your food labels to class.

### **Wizard Training - Ages 5-8**

Saturday, Oct 20, 2:00-4:00 pm MCR Fee \$30/OCR Fee

\$39 You are invited to attend a day in sorcerer's school! Mix up some magic and practice your potions all in time for Halloween. Make an official wizard's hat and enjoy treats fresh from the cauldron!

### **Tricks, Treats and Sweets - Ages 6-12**

Friday, Oct 26, 6:00-8:30 pm

MCR Fee \$25/OCR Fee \$33 Calling all ghosts and goblins...join us for a howling good time as we create creeping crafts, ghoulish goodies, play ghostly games and experience some truly spectacular surprises.

### **Grandma & Me Christmas Cookie Creations - Ages 5-12**

Saturday, Dec 1, 10:00 am-12:00 pm

MCR Fee \$25 (per parent child pair) \$10 (per additional participant) OCR Fee \$33 (per parent child pair) \$13 (per additional participant) Together grandmothers and their grandchildren will design and bake tasty holiday cookies, work on delightful craft projects and spend some time together during this special time of the year.

646-5665

*Stephanie Shepherd*

Recreation Specialist