



# CASANOVA OAK KNOLL

## NEIGHBORHOOD ASSOCIATION

JUNE 2017 [www.cona.info](http://www.cona.info) phone 831-324-4569 or 831-375-3465 email -- [conamonterey@aol.com](mailto:conamonterey@aol.com)

### ARC denies Village Motors mixed use project 7-0

On May 17<sup>th</sup>, the Monterey Architectural Review Commission denied the proposed design with findings that it deviated from several conditions of the N. Fremont Specific Plan. This project would have been the first mixed use project built on N. Fremont and as such would have set the standard for the future developments.

This project really showed the deficiencies of the Specific Plan language. The Plan cites corner lots as especially important Anchor sites, but does not adequately describe what attributes should be in the design. What is an adequate space for viable resident serving commercial? What is adequate parking for a viable business? In this case it was 2.7 spaces in the rear of the building. What

should be the setbacks for second and third floors, again not mentioned in the Plan. Should mixed use have all uses under one building envelope? In this case there were two buildings.

CONA is in process of requesting the Monterey City Council begin an Amendment to the N. Fremont Specific Plan. We need to address these issues and plainly explain them in the Amendment; it is only fair that developers are given guidance so they do not waste money and time on designs that do not fit the Plan criteria.

This same project was reviewed in November, the ARC made several suggestions. It came back with few changes, but the City Staff still approved it, the ARC saw things differently, we applaud

them for adhering to the long fought over Specific Plan.

Warren Buffet says retail commercial is dead. Between Big Box stores and Amazon prime the retail world has changed forever. Vacant storefronts abound throughout Monterey; clearly showing the difficulty of renting in today's sky rocketing rent and soaring business costs.

Present developers are primarily interested in building apartments. With Monterey streets permanently gridlocked, we also need resident-serving commercial within walking distance.

It is up to us to patronize local businesses if we want them to stay and be successful.

### Schedule of construction projects in the CONA area

Everyone has had his patience tested on the construction projects affecting our neighborhood. CONA spent a great deal of time communicating to our members and the City with the traffic detours. Everyone was surprised by the large number of motorists who would not comply with any road closures. They drove over cones, right over barricades and through wet concrete.

Workmen were almost hit and neighbors had confrontations with drivers. It was a daily problem; the instances were so spread out it was difficult to get the timing right for police enforcement.

Commuters frustrated with N. Fremont gridlock were not cooperating

and continued using our streets as a by-pass. Many lessons were learned. In the future we absolutely need more enforcement; these drivers will not listen to anything other than a citation.

Here is a list of projects that are coming up, these are tentative dates:

**Stuart Avenue** – traffic study this summer, design documents to follow.

The construction into a Cul-de-Sac 2018. A power pole on Stuart will be moved prior to the construction.

**N. Fremont Bikeway/Pedestrian** project December through September 2018

**Mark Thomas pipeline**-September through November

**Highway 68 pipeline bridge**-August to December

**Curb repair** and repair of brick crosswalk Fairgrounds Rd at Airport Rd. June 5.

**Fairgrounds Road resurfacing** – Fall Scheduled CONA street resurfacing Sept-November

**New Play equipment** at our Park

Design in the fall and construction in the spring of 2018.

**Street drainage** and street resurfacing construction will occur throughout the year.

**CONA ANNUAL MEETING JUNE 28, 2017 . @ 7:00 P.M.**

## CASANOVA OAK KNOLL PARK CENTER

Hello neighbors! We are planning a fun-filled Summer and Fall at Casanova Oak Knoll Park Center! There are four different camps being held during the next two months, Art Camp, Cooking Camp, Super Science Camp, and Summer Craft Camp. We are also hosting three large special events in the Park & Center. If you have any questions, don't hesitate to give us a call 646-5665! We hope to see you here!

### Family Fun Day

**Saturday, June 24, 11:00 am- 2:00 pm!** A day of family fun and games await you! We will have face painting, activities for kids, games the whole family can enjoy, a bounce house, and the Bookmobile!

### Movie in the Park

**The Monterey Fire Department and Casanova Oak Knoll Park Center invite you to our Movie in the Park on Friday, July 21, 6:00-10:00 pm.** Enjoy a summer evening with friends and family while watching a free movie outdoors at the beautiful Casanova Oak Knoll Park! Delicious food, goodies and face painting will be available from 6:00-8:00 pm or while supplies last. The event itself begins at 6:00 pm. The movie will begin at 8:00 pm.

### Holiday Arts and Crafts Fair

**Saturday, November 4, 9:00 am -1:00 pm,** We are hosting our 4th annual Holiday Arts & Crafts Fair! Local Artists and Crafters are selling their unique homemade creations just in time for the holidays! Please stop by for a cup of coffee and support local artists!



## CONA ANNUAL MEETING

This is our most important meeting of the year. Monterey Councilman Dan Albert, Jr. will be our featured speaker. It is your opportunity to express your opinion and priorities on our neighborhood and city.

2016 was an extremely busy year for CONA. Dealing with the Cam Am Pipeline construction and its traffic impacts to our neighborhood has been trying. Night use of the Carnival lot was a tremendous burden for those who live near it. N. Fremont was in absolute gridlock for weeks. Next year promises to be similar with the N. Fremont construction.

There are three possible new commercial buildings coming to N. Fremont. This will be the start of the N. Fremont renaissance. We need everyone to participate, it is vital that these first buildings fit what everyone has agreed to.

CONA is only effective when everyone participates. In May, thirteen of our members met with the head of the Monterey Planning Department. It was two good hours of everyone sharing their views of our area of town.

This newsletter goes out to all current members, if you have not been receiving CONA emails, you need to send your new address to [conamonte-rey@aol.com](mailto:conamonte-rey@aol.com).

## DOOR PRIZES

**All members at the annual meeting will receive a ticket for door prizes that will be drawn for:**  
**Fire Extinguishers & Smoke alarms**  
**See's candy (donated)**  
**Drawing at the end of the meeting**

## MARK YOUR CALENDAR

2017

## GENERAL MEETING

June 28 – Wednesday

7:00 to 8:45 p.m.

PARK CENTER

735 Ramona

Agenda

**7:00** Call to order

Reports

**2017 Election of officers**

Old Business

2016-17 Priorities

New Business

**7:30 7:45** Monterey Councilman Dan Albert, Jr.

**7:45-8:45** Question and answers on issues affecting CONA

**8:45** Adjournment

## COME & BRING YOUR NEIGHBOR

2016

### CONA BOARD OF DIRECTORS

President-Richard Ruccello

Vice-president-Gary Carlsen

Secretary-Mary Larkin

Treasurer-Debra Maxwell

Board members

Michael Brassfield

Kimberly Svetich-Will

Robert Yoha

Paul Warfield

Scott Dent

Faith Dent

Webmaster-Louis Agaze

NIP Representative-Richard Ruccello

Alternate NIP Representatives:

Mike Brassfield

Kimberly Svetich-Will

## 2017 Calendar

**June 10 & 11** – Garage Sale Sat.&Sun

**Jan 24** – Family Fun Day

**June 28** – 7:00 p.m. Annual Meeting

**July 21** – Movie in the Park!

**December** – Firemen's Toy Drive

**35<sup>th</sup>. Annual**  
**Casanova Oak Knoll Neighborhood Association**  
**2 Days!!!**  
**Neighborhood-Wide**  
**GARAGE SALE**

**Rain or Shine**  
**Saturday & Sunday June 10 & 11, 2016**  
**Start time 10:00 a.m.**  
**No pre-registration**

**Each year our association places multiple ads in the Herald listing all our streets. All our members are invited to have their garage sale in their own driveway.**

**Your Choice! Saturday or Sunday – ONE, BOTH OR NOT AT ALL**

**Neighborhood Improvement Program 2017**

The number one project recommended this year from NIP was the closure of Stuart. Unanimous approval from all their residents with almost everyone showing up to speak made all the difference. CONA had an excellent turnout!

New play equipment for the Park was approved along with extensive ADA access upgrades.

\$300,000 was also designated to get the construction going in December on the N. Fremont Bikeway/Pedestrian project, together with State grants the total is way past \$7 million dollars. We all hope this will be the start of the renewal of N. Fremont Street.

NIP also recommended a Police/Fire Honor Garden, and a new learning lab at the Monterey Library, 3D printing classes coming soon. NIP will be investing in our largest effort on (fuel load reduction) Greenbelt maintenance after a huge winter. Many street projects, art murals and traffic calming rounded out a list that had members at the meeting until 12:30 a.m.

**Monterey Public Library CONA Bookmobile Stops:**

The library comes to you. Avoid the gridlock and lack of parking.

**Every Thursday you can find the Bookmobile at**

Casanova Oak Knoll Park 2:30-3:45 p.m.

Lerwick Drive 5:00-5:45 p.m.

Books and materials can be ordered on line for delivery at these stops: [www.monterey.org/library](http://www.monterey.org/library)

**Neighborhood Improvement Program**

This program has had a tremendous impact on our neighborhood. New sidewalks, BBQ area, Community Center, traffic calming, CERT Shed, storm water drainage, the list is long. **We need volunteers as alternate representatives.**

Please be part of the solution, let us know.

**City Manager updates on City News!**

From Mike McCarthy:

Our city budget is always important. We are in relatively strong shape compared to most agencies, but the recent changes in how PERS projects its earnings will impact all agencies greatly. That's a big concern. We are forecasting approximately \$4M increase in PERS costs by 2021.

Large project construction schedule: A. Conference Center completion this year. B. Roundabout completion this year. C North Fremont construction on the horizon. D. Measure P construction going VERY well. E. Sewer Project on time and under budget.

Downtown Revitalization continues: Cooper Molera construction to start soon; Construction at Munras/Webster vacant lot anticipated soon (mixed use of retail and residential); beer garden next to Peets has started construction.

Public Safety staffing: Nothing is more important to a community than safety, and we will propose to increase the number of police officers during a lean budget cycle.

The White House announced its hope for a BRAC round in 2021...we'll see!

**updates flight pattern takeoffs**

Last January, as promised the FAA reversed its position on early takeoffs from the Monterey Airport. They reissued their notice of Standard Instrument Departure (SID) procedure to pilots that the preferred takeoff is back to the original plan. It replaces an early turn procedure the FAA implemented. This notice is advisory and as always, at the pilots safety decision.

It is very important in that Monterey is one of very few areas in the United States where the change has been made. Credit for this goes to Sam Farr who personally met with the Chair of the FAA multiple times before he retired.

## 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 toy drive), please note how the successes have changed **your quality of life in our neighborhood.**

- **1983**
- Neighborhood Plan & Survey
- Reopened Fairgrounds Road 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 highest survey results in City
- Door viewers & smoke alarms installed for members.
- **1985**
- CDBG funds sidewalks on Airport Road. \$50,000
- Life membership to Planner Butch Cope
- New Bookmobile ordered for City
- J.C.Penny Community Service Award
- P.G. & E. Community Service Award
- **1986**
- Capital Improvement Program -\$50K Casanova right turn lane to N. Fremont
- Street sweeper is back!
- Fairgrounds parking program
- Sidewalks curbs & gutter on Ramona
- **1987**
- Stop sign installed at Bruce Lane
- New retaining wall 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 Airport, Edinburgh, Littleness Stuart
- Cypress Bowl building torn down
- Installed 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 Airport, Euclid, Fern ,Bush
- Approve bike path on Mark Thomas
- Successfully opposed Ramona 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
- NIP purchased property for a CONA 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
- 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
- **1995**
- N.E.R.T. graduated 25 team members
- Purchased 2 Emergency radios
- Obtained special FCC license
- Picnic area renovation completed
- CPR class
- Park Center Acoustical tiles & carpet upgrade
- **1996**
- N.E.R.T. graduated almost 50, #1
- Playground fencing & flagpole
- Purchased 3rd. emergency radio
- **1997**
- Full time director at Park Center
- NERT radio base station Park Center
- 3 additional NERT radios A.T.&T.
- 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
- First CONA City Council 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
- \$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**
- NIP 20 driveway approaches \$60K
- CONA traffic calming phase III \$200K
- Solar speed signs \$30K
- Park Center pre-school deck \$5K
- Park Center window opener \$4K
- **2005**
- New Park Bench installed at Park Center
- 3 New CONA entry signs approved
- CONA Traffic Calming Phase IV
- NIP 20 driveway approaches Phase II
- **2006**
- CONA appeal of new loading dock for Safeway results in mandatory quiet time
- The day after appeal the earsplitting gas generator turkey trailer left hopefully for good
- CONA Traffic Calming Phase V approved
- NIP 20 driveway approaches Phase III
- Successfully opposed return of motorcycle races at Fairgrounds
- Obtained extra funds for entry signs
- **2007**
- 825 Casanova condo conversion approved
- Final driveway approaches approved
- Two solar speed signs for Casanova approved
- CONA entry signs installed
- Record breaking CONA XMAS toy drive
- City Council supports CONA Airport resolution
- **2008**
- Sidewalk trip hazards repaired
- New streetlight in front of Park Center
- New Fairgrounds fence facing neighborhood
- New traffic calming reduces speeds in CONA
- North Fremont Street Streetscape Plan started.
- **2009**
- Replacement emergency water tank
- N. Fremont streetscape adopted
- CONA CERT team doubles in numbers
- CONA Neighborhood revitalization program
- New Bookmobile serving neighborhood
- Handicap access installed at park play area
- **2010**
- \$40K HUD grant for CONA spring cleanup
- 1<sup>st</sup> in city to get hazardous waste pickup
- \$20K provided for home remodels
- Program funds for CONA code enforcement
- **2011**
- Crosswalks approved for disabled on Casanova
- Renovation for Park BBQ area approved
- Neighborhood Watch cards delivered to members
- Spring Cleanup was a success
- **2012**
- NIP approves extra \$42,000 towards designing Casanova/Euclid ADA ramps & crosswalks
- CONA approved & purchased new CERT radios
- **2013**
- USACE Plume cleanup finished at \$18 million
- N. Fremont Plan finished with CONA input
- 32 CONA CERT graduates – sign up now!
- Solar radar speed signs installed on Casanova
- **2014**
- \$6.48 million dollar N. Fremont grant
- \$200,000 in NIP matching funds for N. Fremont
- Park BBQ shade structure
- ADA and sidewalk repair on Casanova
- Melway storm drain relining
- New CONA CERT shed roof approved by NIP
- **2015**
- NIP passed Stuart traffic study
- FAA Airport success in restoring flight patterns
- Success in moving GWR pump station
- N. Fremont Adaptive Signal upgrade
- **2016**
- Airport Rd reconstructed and resurfaced
- \$10,000 designated for CONA street trees
- Implemented Neighborhood Video Partnership
- CONA Shed solar backup for radio installed
- Successful agreement to get Eddie's demolished

**More to come!**