

# NEW MONTEREY NEIGHBORHOOD ASSOCIATION NEWS

MARCH 2014

# NMNA



Paper Wing Theatre will soon present "Oh Brother, Where Art Thou?"  
Fridays and Saturdays, March 21 - April 21, at 8pm.

[Visit New Monterey Neighborhood Association on Facebook!](#)

## Important Dates

- **Monday, March 10**  
NMNA Members meeting.  
Open to all. Hilltop Center. 7pm
  - **Tuesday, March 18**  
City Council will hear NMNA Appeal.  
City Hall. Time TBD
  - **Monday, April 8**  
NMNA Members meeting.  
Open to all. Hilltop Center. 7pm
- NMNA monthly meetings are normally held at Hilltop Center, 871 Jessie Street on the second Monday of the month.*

## Board Elects Officers

*Our newly elected board*, numbering eight for the first time in years, elected its officers for the 2014 term. *Sharon Dwight* was reelected president and will continue to serve on the NIP Committee. *Carole Hayter*, a new member, was elected vice president. *Paula Cathy*, also a new member, agreed in abstentia to be secretary and *Bob Evans* will continue as treasurer. *Howard Fosler* will continue to create the newsletter and be adjunct to the New Monterey Business Association. *Brendan McAlary* is at large. Other assignments will be dispensed as needed.

## Lighthouse Development Project Contested

*After discussion* among board members, NMNA board decided to appeal the January 28 Planning Commission approval of two 3-story buildings containing 32 units and 6,186 sq ft of commercial space at 230 Lighthouse. This project replaces 3 2-story buildings (3 businesses with 5 units of housing upstairs) and 1 1-story house.

A mixed use (retail and apartments) project is appropriate in this block. Permitted density for this site would be 21 units. The project is two 3-story buildings, one toward Foam Street with 6 2-bedroom units and the larger building facing Lighthouse with retail downstairs and 26 apartments. A double driveway onto Lighthouse next to the Subway sandwich parking lot would serve the complex.

What has been appealed is solid 3-story on the water-side of Lighthouse (the only 3-story on that side of the street and the only 3-story with a full 3rd floor on either side of the street) with features almost 40' tall, blank walls next to neighboring properties, a double driveway on Lighthouse allowing left turns in across traffic, and falling 3 parking spaces short of required parking for

residents and employees. (Parking for customers is not required.) Density 53% more than permitted density is also part of this appeal.

There are policies in the City General Plan, Lighthouse Area Plan and the City Code that restrict height and guide massing decisions. The General Plan permits exceeding allowed density if affordable housing is included (2 out of 32 units would be moderate-income, far short of 25% that triggers that exception). NMNA board believes the City has a responsibility to follow its own laws.

We see that density closer to the 21 permitted units could eliminate the Lighthouse driveway and allow entering from Foam Street. Traffic from 32 residential units and employees of 3 or 4 businesses would not all have to travel through the 200 block of Lighthouse. Lower density would require a less massive building, so it would be more compatible with adjoining buildings and have enough space to provide all of the required parking on-site.

The appeal will be heard by the City Council on March 18. If you believe as we do that moderation in development is required, especially in the 200 block of Lighthouse, and that following the policy documents of the city is the proper course, then we invite you to communicate that to Council members and planning staff. The public is also welcome to come and participate.

## Please Renew!

*Mailing expenses are up again.* If we can send you this newsletter via email we save a lot of money and your copy arrives in color! Please convert if you can by sending us your email address. We will keep it safe and not share it.

## Membership Dues: 2014 NMNA Membership Form

Basic: \$10

Additional Support: \$20

or

\$ \_\_\_\_\_

Make checks payable to  
NMNA and Mail to:

P.O. Box 2642

Monterey, CA 93942

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Deliver my newsletter via Email:  Yes  No

Comments/Suggestions?: \_\_\_\_\_

## Lighthouse Curve

Anyone who has walked along the Curve or seen pedestrians there with that look of terror in their eyes can appreciate how dangerous it can be.



Carl Outzen has documented the risk with this photo showing a car coming down the sidewalk. The area is unsafe by its nature and your association has asked the City on several occasions to intervene to redesign it for more security. New striping will be added, but short of that one will have more peace of mind and a delightful experience by taking instead the nearly finished shortcut path thru Lower Presidio Park. It extends roughly from Pvt Bolio to Artillery.

If you see him be sure to say hello to City Engineer Tom Reeves who commutes on the path from his house to City Hall nearly every day rain or shine.

## What's New On Lighthouse?

*The Lighthouse Business District Association* suggests we take a look at all the new businesses popping up in our downtown. Facelifts are adding new life to the area and the food scene gets better every month. Take a look at their website, [www.lighthousedistrict.net](http://www.lighthousedistrict.net). There is talk that one might find discount coupons just for New Montereyans before too long.

*Been to a live performance lately?* Paper Wing Theatre will soon present a live musical tribute to the wonderfully fun "Oh Brother, Where Art Thou?" Fridays and Saturdays, March 21 - April 21, at 8pm. Tickets are \$25, general admission, and \$22 for students, seniors, and military. Visit [paperwing.com](http://paperwing.com) to purchase.

Paper Wing's New Monterey theater occupies the second floor of the building at the corner of Hoffman Ave. and Lighthouse Ave. directly above the Cat's Meow and The Bulldog British Pub across the street from Book Buyers and Papa John's Pizza.

## Scholze Park Community Center

*A number of great day trips* at very reasonable prices are in the works. They will travel by bus to San Francisco on May 17, Los Gatos on June 7, and the San Francisco Ferry Building on June 21. And they will catch the musical "The Jersey Boys" in San Jose on July 20. For more information, please call the Center at 831-646-3878. No more excuses- get out there and go have an experience with your neighbors.

## Reaffirm Your Support

*A group like NMNA needs three things to be effective.* It needs lots of members. It needs financial support. It needs good leadership. First on the list is members. Without a representative number we become a group or perhaps a club. To be a meaningful force at City Hall we need members, people who understand that vigilance is essential in a democracy, people who will support the activities of their representative organization with funding and physical presence if necessary.

For your leaders to be effective they must be aware of your views, informed of your concerns, understand the issues and be willing to present those positions in an honest and effective manner to the appropriate authority in the city government.

Without a voice you and your neighbors have little influence with the decision makers who work every day to create a city as they envision it. With complete faith in their abilities and intentions you have nothing to worry about. With anything less you need a vigilant representative to oversee those activities and act on your behalf when necessary.

Your financial backing is necessary, but mostly, we need you to grant your support to our effort by being a member and asking others to be members. We have the constitutional right to petition our government with our concerns. We must exercise that right, or one day it will be useless. Renew today.

## NMNA Agenda

*At the March 10 meeting of NMNA,* we want to hear your thoughts and concerns for inclusion in our updated Area Plan. Our January newsletter listed concerns that we've heard from residents through the years: noise; traffic; barking dogs; protecting views; light overspill; parking of trailers, boats, RVs and commercial vehicles; code enforcement; street maintenance; illegal units. (See that newsletter for a complete listing.)

New Monterey is one of the oldest neighborhoods (1886). It is the largest neighborhood (with around 5500 residents). It is located on a hill approximately 2 miles long, so views matter. It is one of the few residential neighborhoods that has a truck route the full length. Residents have two ways off the Peninsula: Lighthouse Curve and Holman Highway. When Lighthouse Avenue with its 35,000 to 50,000 trips per day doesn't move and when Holman Highway backs up from Carmel Hill to Pacific Grove city limits, we're in a heap of hurt. When we're wrapped in fog, all aircraft are directed to land over our neighborhood.

These are just a few of the ways New Monterey differs from other neighborhoods in the city. Our area plan should address our special issues and outline our unique solutions. Please come and share your insights. **7 PM at Hilltop Park Center, downstairs.**

**2014 NMNA Board Contacts**  
 Sharon Dwight - President - NIP 375-0841  
 Carole Hayter- Vice President  
 Bob Evans - Treasurer 372-8323  
 Nancy Runyun  
 Howard Fosler - 649-6935  
 NMNA Website  
[newmontereyneighborhood.org](http://newmontereyneighborhood.org)