

Meeting Minutes 12 Nov 2009

Minutes taken by Greg Weirs

Board Members Attending:

Erin Quinn
Nancy Denker
Jeff Gittelman
Steve Elkins
David Corby
Mary Beth Nelson
Ash Achrekar
Greg Weirs
Jim Strozier
Chris Smith
James Hallinan

Note on building security

Board members to be aware of who is coming and going through the room and confirm they have legitimate business in the Church.

Zoning

Jim presented a quick history of zoning in our neighborhood. The city process for "Status established building review" was intended to handle currently nonconforming properties that were built before zoning was established in 1959.

Case 09ZHE-80343: 215 Richmond SE Nick Pisano requesting Status Established Building Review for existing casita. After presenting his case, the Board voted to support Mr. Pisano's request.

Case 09ZHE-80376: 400 Morningside SE Paul Padilla requesting a conditional use for a proposed accessory living quarters. Attempts to contact Mr. Padilla by mail and telephone unsuccessful so his plans have not been presented to the board. The Board to request a deferral.

Treasurer's report

Movie income \$100, expecting more next month
Memberships \$40
Balance \$1720.76

Ad in newsletter - \$50 – reported by Nancy

Review of vision and planning meeting

Conclusion: Not enough visioning

The board will hold a second meeting for February 25th, 2010

NHNA participation at Shop and Stroll

Chris says booth, banner are ready

Ash and Richard are making progress in planning

What does a neighbor get for joining? What do you get for \$10? Discussion.

Ash will send signup email for time slots to man the booth

Presentation of preliminary plans for Graceland Arms residential building

Presented by Juno Raby (Sheffield Partners) and his architect Chris

Sheffield Partners owns the property at Graceland and Silver

The point of the presentation is to make the Board aware of the plans and to get a sense of how much support the proposal would receive at a ZHE hearing.

The proposal was for a residential building that would target affordability. This results in a larger number of smaller units, compared to most building proposals.

Challenges: small lot size, in an area that might not be perceived as safe to prospective buyers

4 stories 46' (zoning allows 54')

floor 1 parking and entrance lobby

floors 2, 3, 4 residential units around an open courtyard

27 units – mostly studios and 1br

For these preliminary plans, Sheffield Partners would request 4 variances

- 1.) room for 19 parking spaces rather than 13 cuts into zoning
- 2.) 19 spots for 27 units will not provide enough to meet zoning
- 3.) 3' setback on silver instead of 8' (for parking)
- 4.) 4th level – waive 15' setback required by sector plan

Board members were generally encouraging about developing in the area, providing affordable entry point to market (~ \$120,000), and increasing population density in the area. Board members had reservations about all the variances, and in particular, perceived conflicts with the guidelines in the Sector Plan. Board members suggested other approaches to addressing parking that have been successful in the neighborhood.

Insurance for the NHNA Board

James talked to Bob White.

NA's do not fall under the city's legal insurance. He said (private opinion) said over 30 years, there have only been 1 or 2 entities that tried to sue an NA, neither successful

Jim will investigate further

Responding to email sent to theboard@nobhill.com

Brief discussion. Board members may reply directly but should emphasize they are responding as individuals and not as a statement of the Board. Greg will ensure that all emails will get a reply within a few days.

Outreach/Public Relations Committee

Erin spoke to the owner of Imbibe; receptive to hosting. (Spring or summer would be more likely considering their space. There was also a question concerning a smoky environment.)

Tentative plans for outreach events:

Jan 28th – invite Karen Montoya Bernalillo County Assessor, Richard Berry Albuquerque Mayor, possibly Maggie Stebbins Bernalillo County Commissioner
March 25th - Film industry focus, Dave to arrange

Newsletter committee

District 6 Coalition –

James – the coalition is very excited to have our participation
The board voted to approve a \$50 dues payment to the coalition
APD teams can be targeted to address specific crime and safety issues, contact ssolis@cabq.gov if an issue is identified.

Safe City Program

Advertisement of meeting at One Ten Richmond next Wednesday
Request to individuals to inquire at local businesses about leaving on exterior lighting to improve safety and pedestrian traffic

December 10 Board meeting

No zoning hearings, no critical items on the agenda. Board votes to cancel meeting.

Letter to city on process regarding special exceptions

Jim passed out a draft letter, Board member should review and send comments/corrections to Jim.