

NOB HILL NEIGHBORHOOD ASSOCIATION
MINUTES MAY 9, 2016

Minutes taken by Anne Acuff, Secretary.

Director's Present: Greg Weirs, Gary Eyster, Anne Acuff, Ron Halbgewachs, Shani Madden, Skye Devore, Govinda Haines.

Call to order: 6:32 PM, Quorum established.

Treasurer's Report: Skye - \$8641.31.

Agenda: Jeff Tuttle's presentation postponed. Walkability postponed.

Guests were introduced.

ZONING:

16ZHE-80053. Project 1010752. Randy and Cynthia Price special exception request. (See minutes of 4/11/16 meeting). Ron has not received a notice of a facilitated meeting with the Price's. It has to come from the Neighborhood Coordination Office. It was moved to send a 2nd letter to the ZHE requesting a postponement of the hearing until a facilitated meeting can be held. The motion passed with 7 directors voted to approve the motion.

16ZHE=80101. Project 1010807. Megan Evans McGuiness requesting a special exception for a variance of 1 ft. to the allowed 3 ft. ht. requirement in the front yard setback for their residence at 421 Morningside Dr. SE. The hearing is set for May 17th. The variance is being requested primarily for the safety of their current child and possible future children. They live on a corner where there has been an increasing level of traffic over the last few years. The fence proposed is an attractive see-through type design of iron tubing and mesh which will not substantially obstruct sight lines. The neighbor to the North of the property has been contacted and they do not oppose the 1 ft. ht. addition. There was discussion by the board of maintaining consistency of our decisions in light of keeping the historic nature of the neighborhood intact. Additionally, the property is also in the SE Heights Neighborhood Assoc. and they may have an opinion on the fence. Various options were discussed. A motion was made based on the material of the fence and that it was on a corner lot to take no action and let the ZHE make a determination on the requests' merits. 3 Directors voted in support of the motion and 4 opposed. The motion failed. A second motion was made to approve the request for the variance as presented in the drawing. The motion was denied with 3 in support and 4 opposed. Hence the majority of the Board was not in support of the request.

16ZHE-80108 Project 1010815. Roy Solomon (Dana Koller, Agent) Requesting a special exception as a conditional use to allow the retail of alcoholic drink for off premise consumption for Kaktus Brewing Co located at 2929 Monte Vista Blvd. NE. The hearing is set for May 17th. Mark Matheson presented the request to the board. They would like to sell Growlers (1/2 gallon jugs) for off premise consumption. The growlers will be sealed and have screw tops. If the request is approved the exception will likely continue on with the property if the business is

sold. There was discussion that the request should be modified to specifically state it is beer and not “alcoholic drink” that is being sold. The applicant agreed to the distinction. It was moved to support the request based on the representation by the applicant that the off premise sale is only for beer, not alcoholic drink. 6 directors voted to support the request, 1 in opposition. The motion passed.

PRESENTATIONS:

1. Jennifer James Restaurant, 3509 Central Ave. NE – Cory Greenfield, Architect attended the meeting along with Ms. James and Nelle Bauer to let the Neighborhood know of their plans. No action from the Board was requested. They are excited to moving back to Nob Hill. They will have 2600 Sq. Ft. and expect to serve approximately 60 people. Regarding parking, they have met with the city’s planning and review committee and have been told they are exempt from newer parking requirements as their building was built prior to 1965. So they don’t have to meet the 1 space per 6 patron rule. They are not adding on space nor is there any new construction. They are hopeful people will walk, bike or use public transportation. The site comes with 4 spaces.

2. Asian Street Food, 3422 Central Ave. Tony Punya attended the meeting as they are requesting a Restaurant Liquor License for beer and wine. The hearing is scheduled for May 12th. Mr. Punya has recently taken over the business at the site. The restaurant already has a beer and wine license. There is no change in use. It is mostly a transfer. No objections were expressed at the meeting. It was moved to support the request given the information provided to the board. The vote was unanimous in support.

3. Matanza Restaurant, 3225 Central Ave. Requesting a restaurant liquor license. Hearing June First. Keith Mallory and Kyla Stoker presented their business plan for Matanza to move to a full service restaurant as an inter-local dispenser. They would like the ability to have full service liquor sales for their dining customers. It would be for on- site consumption only. Their business hours will remain the same (closing at 11:00 PM). No shots will be served. Their restaurant is close to residences and it would be important not to create a nuisance for them. Ms. Stoker stated they meet all the current zoning requirements. It was moved to support the request for on-site consumption provided they keep the same hours as they have currently and that all zoning requirements are met. The motion passed with 4 Directors in favor, 2 opposed, 1 abstention.

CONSENT AGENDA:

1. Minutes of past meeting: Anne – approved.
2. Newsletter: Skye – no report.
3. Approved. District 6 Coalition report – Ron – Next meeting is in June. Ron requests \$50 for the current membership fee to be paid.
4. Public Officials: Ron – no report.
5. Communications Committee: Skye no report.

NEW BUSINESS:

1. Sector Plan, Module 2 of ABC to Z. Susan Michie - Susan has attended meetings chaired by City Planning. The parking requirements as presented in the plan are presently very complicated and difficult to understand. It would be a good idea to get them to clarify and revise it. The height requirements for Nob Hill still have 4 stories listed and not the current 3. Upper Nob Hill to go to 5 stories. Nothing on walls or fences in front yards was seen. The Board was asked by Ron to look at the latest information on-line to be informed about it. The deadline for comments is June 3rd which is before our next meeting. A special meeting is needed for the board to be able to write an informed letter to the City regarding the proposals. June 1st is a possibility.
2. Letter from Roybal-Mack Law, P.C. re: City Zoning enforcement of parking requirements for restaurants. No response from the board is required. No specific question was posed in the letter. The Board is aware of the parking problems and is paying attention to the parking and zoning requirements in the neighborhood.
3. Zillow – Request for housing resource by Isaac Thrupp. They have written the Board asking for a link on the list-serve. Ron to send a response stating we do not put advertisements on the web-site.
4. NH is 100 – Outreach. Gary – Nob Hill Insider’s Tour is in the final planning stages. More docents are needed to lead the tours.
5. Bernco Neighborhood Outreach Grant Application: Susan Michie – Susan is waiting to hear from them. She has not received the money as yet.

OLD BUSINESS:

1. Earth Day: Gary – It was a good event. We had representatives passing out pamphlets on neighborhood activities. Hats, towels, bags were sold with a good response from people.
2. Pet Parade: Gary – Also a good event with a lot of people attending with their pets. The Animal non-profits attending were given approximately \$3500 for their organizations. HB Construction was the primary sponsor for the event.
3. ART Station: Gary – He has written the follow up emails but still has not received a response. He will continue to follow up. Ron to also try getting an answer about the design. There is a meeting coming up with EDO and Huning Highland which Shani and Ron plan to attend.

Meeting adjourned 8:50.

Next Meetings June 13th, July 11th, August 8th.