

NOB HILL NEIGHBORHOOD ASSOCIATION MINUTES SEPTEMBER 12, 2016

Minutes taken by Greg Weirs

Directors Present: Ron Halbgewachs, Gary Eyster, Pat Massey, Skye Devore, Shani Madden, Greg Weirs, Govinda Haines

Call to Order: Ron Halbgewachs, President. 6:32

Treasurer's Report: Skye Devore. Current balance: \$10351.85

Approval of Agenda: Approved adding 10 minutes to first presentation.

No zoning or liquor license requests.

PRESENTATIONS:

1. SECTOR PLAN: Liquor Control Waiver: Mo Chavez and Jerry Hamm on behalf of La Cristina, a proposed New Mexican Restaurant in the former La Provence location.

A proposed city ordinance would allow a waiver to the prohibition of a liquor license within 300 feet of church. The city could approve such a waiver taking into account input from the church or other qualifying property and the surrounding community. The ordinance would apply between Girard and Carlisle, within 100 feet of Central. The wording of the draft ordinance is attached at the end of the minutes. Councillor Davis does not have a position on the issue and is interested in the neighborhood's input on the matter.

At this time, this waiver mechanism already exists for a restaurant (beer and wine) liquor license, but not a dispenser ("full") liquor license. Also at this time, a waiver for a full liquor license is available for a part of downtown Albuquerque.

Mr. Chavez and Mr. Hamm emphasized that the ordinance only allows a business desiring a full liquor license to apply for the waiver; the business still has to convince a hearing officer of the merits of their particular business, and that the public can give their input at the hearing as well. Supporting the ordinance does not equate to allowing a full liquor license to their proposed business (La Cristina).

Other guests noted that existing requirements have been in place for decades and have not been a problem. There was also a concern that the ordinance singled out just a section of Nob Hill; if it really addressed a broader problem, it should apply city-wide.

The Board voted 7-0 in favor of opening the floor at the Annual Meeting for neighborhood discussion and input on this issue.

2. Nob Hill Consulting Contract with Robert Gibbs (Carolyn Chavez, NHMS)

Ms. Chavez explained that the Nob Hill Main Street program had approached Councillor Davis about funding Robert Gibbs (nationally known consultant on retail business). Mr. Gibbs or his firm would review the proposed IDO (new zoning ordinance) and highlight the effects on existing and new retail businesses in Nob Hill.

The initial word was that the city would match funds up to \$10,000, and would the NHNA consider providing any part of the private funding. However, another city department (economic development) offered to fund the full consultants fee under the constraints that the advice of the consultants, or the principles advanced by the consultants, could be applied more broadly across the city, and that specific attention be given to how to boost retail business environment.

The consultants will provide recommendations by mid- or late-September so the ABC to Z project can consider their input in time to include it in the IDO.

Responding to a question, Ms. Chavez said that recommendations from the consultants on how to help existing businesses through ART construction was not part of this contract - this is not the particular area of expertise of Mr. Gibbs. However, other city efforts are aimed at this topic, and NHMS will hold a series of small events for Nob Hill merchants funded by the ART project.

3. Approval of Consent Agenda

Includes:

Minutes of August Board meeting

District 6 Coalition Report (nothing to report)

Public Official Contacts Report (verbal - invitations to the annual meeting)

The Board voted to accept the consent agenda 7-0

4. New Business

Newsletter (Skye Devore): The fall newsletter is complete, has been printed, and has been delivered to most of the neighborhood

Annual Meeting (Ron Halbgewachs)

September 29th

Rough agenda, Ron will arrange and finalize:

Reports from the President, officers, and directors

Liquor waiver ordinance

Election of new directors

Refreshments: two fruit trays, ice cream left over from the social, water

Anne will take minutes

Membership table - Skye, Greg

Nob Hill is 100 (Gary Eyster)

The Chicken dinner is 2-6pm on September 17th, and will include corn hole games, the premier of a NH short film, the Bandonier Jump Rope Team (3:30pm), and of

course chicken dinner prepared by chef Daryn Wilson. Proceeds and donations will go to St. Martins Hospitality Center

Outreach Events (Gary Eyster)

Tentatively holding October 20th for an outreach event on preserving Monte Vista Elementary School

5. Old Business

CABQ Arts Board Grant for Wellesley Triangle (Susan Michie)

The Arts Board has narrowed down to five applicants; they will make mockups and show them to the NHNA and nearby neighbors, and the Arts Board will vote to select the winner. Possible installation in the new year (early 2017)?

ABC to Z IDO (Greg Weirs)

The Board discussed a number of statements compiled by Mr. Weirs from submissions by directors. In most cases, directors (as individuals) have sent their comments directly to the project planners. Nevertheless, the most directors felt the Board should send comments on the IDO in the name of the NHNA. The statements were discussed and modified, and then a vote was taken on each (support, oppose, abstain). These statements are attached at the end of the minutes. Mr. Weirs will draft a cover letter to include with the statements and the Board's votes.

Adjournment 10:25pm

1.) Character protection overlay zone

IDO Sec 2-7.4, Character Protection Overlay Zone: creates CPO-3, Nob Hill. It addresses building articulation, fenestration, and other character-defining features. **We will comment on this section when we see the map and further details.** For: 6 Opposed: 0

2.) Building heights

IDO Section 2-7.4 is silent on allowable height. The IDO will place Central Ave from Girard to Aliso in the MX-M zone which allows building height of 4 stories. Our sector plan allows heights up to 3 stories. **We support respecting the 3 story allowable height in this area in section 2-7.4.** For: 5 Opposed: 0 Abstain: 1

OR-1 maximum building heights: The current OR-1 zones have a maximum building height of 26 ft. Proposed MX-T zones would allow 30 ft. **Please retain the current 26 ft for MX-T zones in Nob Hill.** For: 3 Opposed: 2 Abstain: 1

3.) Historic Character and Walls and Carports in front yard setbacks

Section 3-3.6 R Permitted accessory structures in required setback areas - carports: **Carports are prohibited in setback areas in the mapped area.** For: 6 Opposed: 0 Abstain: 0

Historic character-preserving concepts in residential neighborhoods: At meetings CABQ has indicated that historic character-preserving concepts for the SFHD, MRHD, and RTHD zones in Nob Hill will be incorporated in the IDO. These include carports and walls over 3 ft high in front setbacks not allowed as a conditional use and 5 ft step back required on the front of a second story addition. We support including these in the IDO. For: 4 Opposed: 2 Abstain: 0

4.) Stepbacks

CCR-1 and CCR-2 stepping down to residential: Current CCR-1 and CCR-2 zones require commercial buildings are stepped down on the side that abuts residential zones. **Please make sure that the new MX-M zone provides the same stepback requirement as in the existing CCR-1 and CCR-2 zones for commercial buildings over 26 ft tall.** For: 6 Opposed: 0 Abstain: 0

5.) Solar Access

Solar rights: Please ensure that the residential solar rights provisions in current Nob Hill zoning is transferred to the new zoning. If the language is changed, please make sure that the new language provides equivalent or greater solar access hours on winter solstice.

For: 5 Opposed: 1 Abstain: