

NOB HILL NEIGHBORHOOD ASSOCIATION

MINUTES JANUARY 9, 2017

Call to Order: Adrian Carver 6:32pm

Minutes taken by Greg Weirs

Directors Present: Flora Silva, Shani Madden, Adrian Carver, Gary Eyster, Skye Devore, Beverly Hill, Maria Munguia, Greg Weirs, Mo Chavez, Govinda Haines, Andy Novat

Absent: Tim Ross (travel), Joanna Kelsey (travel), Bob Anderson, Kyle Ruggles

Quorum: 11 of 15 directors present

Changes to the Agenda

Move Outreach Committee item from the Consent Agenda to Old Business discussion. The Board accepted this change to the agenda without dissent.

President's Announcements

- The Bylaws committee will hold its first meeting on Jan. 18th, 6pm.
- We are trying to establish a regular meeting with Councilor Pat Davis. (He has standing commitments on Mondays.) Thursday evenings seem the best option for most of the Board.

Consent Agenda

The Outreach Committee report was moved to New Business, and the Board voted unanimously to approve the consent agenda. There was a brief appeal from Skye and Beverly to send suggestions for article topics and possibly a newsletter theme.

Attachments for: Treasurer's report.

Zoning and License Requests

16ZHE-80311 Project#1011060 GUY GEMMER requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 3 ft 6 in to the 10 ft separation required for all or a portion of Lot 2, Block 39, University Heights zoned OR-1, located on 204 RICHMOND DR SE (K-16)

Guy and Noelle Gemmer attended the meeting to present their plans. Note that their request has been deferred to the February ZHE hearing.

Their house faces west and has the original, as-built dimensions (approximately 1000 sq. ft.), with a detached, single car garage at the northeast part (rear) of the lot accessed by the alley. There is also a driveway on the south edge of the lot, accessed from Richmond, that they use as parking.

They propose an "addition" to improve the value of their property, and perhaps as a residence for an older parent. The addition is a secondary dwelling unit, with cooking facilities, living room, bathroom, and bedroom, and a two-car garage. It would be

located at the southeast end of the lot and the garage would be accessed by extending the existing driveway from Richmond (which is now used for parking).

The secondary dwelling unit would measure at maximum 45' east-west and 21'6" north-south, although the plan is not rectangular. The height is not listed but the structure is limited to one story.

Secondary dwelling units are generally opposed in residential areas of Nob Hill, but the applicants state that their lot is zoned OR-1 and secondary dwelling units are therefore a permissive use. The proposed structure would be 2'6" from the southern boundary of the property, which may not meet the side yard setback requirement; it is also located 5' from the alley, which may not satisfy the rear yard setback requirement.

The proposed structure would be 6'6" from the existing detached garage, and the requirement for a 10' separation from other structures is what motivates their variance request. The Board was concerned about access to the structures on the property by firefighters and their equipment, but street and alley access allayed concerns. The Board did not find the lot to be exceptional.

The Board voted 10-0 (one abstention) to support the variance request.

Legislative Preview: Representative Gail Chesey

Ms. Chesey spoke about the upcoming legislative session. She said, "The budget is a wreck," which sets the context for everything else. The court system is severely stressed, and is in danger of losing jury trials and public defenders because of inability to pay for them. The administration will not consider new taxes. Most other areas of the state government are also under severe financial constraints as well.

Ms. Chesey also said that talking to your legislators is the most effective way to get things done. While they read email, phone calls are more effective. (This applies to legislators in general.) Her email address is gail@gailchesey.com, and office phone is (505) 246-2221.

CABQ Liquor License Request

El Cotorro has applied for a beer and wine (restaurant) liquor license. Daniel Boardman attended the meeting to describe his business and why he would like a liquor license.

El Cotorro is an existing restaurant (opened within the last year) and its main menu item is tacos. Mr. Boardman would like to offer beer and wine as well. The restaurant is located on the southwest corner of Carlisle and Copper, and has interior and patio dining; alcohol would be available for consumption in the dining room, but not on the patio. The restaurant is currently open until 8pm most days but 9pm on Friday and Saturday. Mr. Boardman does not intend to change these hours if a liquor license is

obtained, although nothing in the license would restrict them to the existing operating hours. The zoning for the property is CCR-2. While signs announcing the application for the liquor license have been posted, neighboring businesses and residences have not been otherwise notified.

A part of the discussion concerned the general acceptance of supporting liquor licenses off Central Ave and in particular, in close proximity to residences. While in this particular case there were no significant concerns, other establishments may interpret this liquor license (if granted) as a broader acceptance of alcohol sales throughout the neighborhood.

The Board voted 5-4, 2 abstentions, to support the liquor license application.

Old Business

Wellesley/Campus Public Art Installation: (Susan Michie)

The city is funding, through the 1% for Art program, a piece of public art for the small island at Wellesley and Campus. The arts committee meeting was divided between the two finalists, and was somewhat contentious. The committee voted several times to make a selection. A main concern about the winning selection regarded the color palette.

The city will not fund landscaping where there is art. Ms. Michie asked if the NHNA would consider purchasing weed barrier and crusher fines for the rest of the traffic island. There were questions from the Board on whether the artist would reconsider the color palette. The Board chose to wait for cost estimates and answers to other questions before taking action.

New Business

Proposed Silver/Morningside Diverter Removal

Originally, CABQ had requested neighborhood input on whether or not to keep the diverter, which prevents traffic on Morningside from turning west onto Silver Ave. At least some neighbors want to keep the diverter and have written a letter to the city, which has dropped plans to remove it.

Integrated Development Ordinance

In the interest of time, the Board will hold an email discussion on how to proceed.

Issues for Meeting with Councillor Davis

At the conclusion of the Board meeting there will be a brief brainstorming session to come up with neighborhood issues.

Crime and Safety Meeting

This meeting will go on hiatus until further notice; it will likely be replaced by a different forum.

Outreach Committee

The outreach event on liquor licenses and other alcohol related issues is tentatively scheduled for January 26th, 6:30pm, Monte Vista Christian Church. The focus is on alcohol regulations and processes, and the proposed format is a panel discussion following a brief overview. Guests would include the liquor hearing officer, someone from the city, and perhaps a local business owner. At this time speakers/panelists have not been confirmed.

The Nob Hill Main Street program is putting together a the second annual Pet Fair, which would probably be held in April. The initial meeting is on January 10th, 4pm, at Newton's Cradle.

Other potential outreach events coming up: Earth Day Fair at the Coop (neighborhood booth) in April; Historic Preservation, with emphasis on historic structures in NH and tax credits for historic rehabilitation (May?); and Neighborhood open spaces and their maintenance.

Adjournment

The meeting was adjourned at 8:42pm.

Income	Proposed		Acutal					
	2015/2016	2016/2017	2016/2017	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17
Membership	\$ 1,235.00	\$ 1,230.00	\$ 1,437.00	\$ 20.00	\$ 717.00	\$ 300.00	\$ 200.00	\$ 200.00
Merchandise	\$ 624.00	\$ 624.00	\$ 196.00	\$	\$ 94.00	\$	\$	\$ 102.00
Outreach	\$ 100.00	\$ 100.00	\$ 186.30	\$	\$ 100.00	\$	\$	\$ 86.30
Newsletter	\$ 5,228.67	\$ 5,100.00	\$ 1,205.00	\$ 605.00	\$	\$	\$	\$ 600.00
Petty Cash	\$ 200.00	\$ -	\$ -	\$	\$	\$	\$	\$
Tree Grant	\$ 330.00	\$ -	\$ -	\$	\$	\$	\$	\$
Total Income	\$ 7,717.67	\$ 7,054.00	\$ 3,024.30	\$ 625.00	\$ 911.00	\$ 300.00	\$ 200.00	\$ 988.30

Expenses	Proposed		Acutal					
	2015/2016	2016/2017	2016/2017	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17
Newsletter	\$ 3,479.69	\$ 3,400.00	\$ 1,780.31	\$	\$	\$	\$	\$
Outreach	\$ 782.14	\$ 800.00	\$ 185.44	\$	\$ 127.45	\$ 57.99	\$	\$
Admin Expenses	\$ 378.48	\$ 380.00	\$ 275.95	\$	\$ 261.78	\$ 14.17	\$	\$
Merchandise	\$ 849.56	\$ 500.00	\$ -	\$	\$	\$	\$	\$
Misc	\$ 150.00	\$ 150.00	\$ -	\$	\$	\$	\$	\$
Bank/PayPal Fee	\$ 91.19	\$ 100.00	\$ 31.82	\$ 3.54	\$	\$ 14.45	\$ 5.28	\$ 8.55
Petty Cash	\$ 200.00	\$ -	\$ -	\$	\$	\$	\$	\$
NH100	\$ 800.00	\$ -	\$ 429.25	\$	\$	\$	\$ 429.25	\$
Think NH First	\$ -	\$ -	\$ -	\$	\$	\$	\$	\$
Tree Grant	\$ 330.00	\$ -	\$ -	\$	\$	\$	\$	\$
Total Expense	\$ 7,061.06	\$ 5,330.00	\$ 2,702.77	\$ 1,783.85	\$ 389.23	\$ 86.61	\$ 434.53	\$ 8.55

B. Balance \$ 10,131.85 \$ 8,973.00 \$ 9,494.77 \$ 9,708.16 \$ 9,473.63
E. Balance \$ 8,973.00 \$ 9,494.77 \$ 9,708.16 \$ 9,473.63 \$ 10,453.38