

**NOB HILL NEIGHBORHOOD ASSOCIATION**  
**MINUTES May 8th, 2017**

**Call to Order: Adrian Carver 6:39pm**

Minutes taken by Greg Weirs

Directors Present: Flora Silva, Greg Weirs, Skye Devore, Adrian Carver, Beverly Hill, Shani Madden, Tim Ross, Gary Eyster, Govinda Haines

Absent: Mo Chavez, Joanne Kelsey, Bob Anderson, Maria Munguia, Kyle Ruggles, Andy Novat

Quorum: 9 of 15 directors present

**Changes to the Agenda and Consent Agenda**

Move Outreach Committee from Consent Agenda to New Business. The changes to the agenda and consent agenda were accepted without opposition. Consent Agenda: attachment for Treasurer's Report.

**President's Announcements**

- Special Membership Meeting on April 24th: Not enough members attended to make a quorum, so no actions were taken. The meeting was held to present and vote on changes to the Bylaws and some of these were discussed. Interested parties should contact Adrian to be included on the ad hoc Bylaws Committee to discuss changes to the Bylaws.
- Taste of Nob Hill: Saturday, May 13th. Tickets can be bought online or at the door. The event is organized by the Nob Hill Main Street program.

**Guest Presentation - Central Avenue Good to Great**

Speakers were unable to attend the meeting.

**Informational Presentation - Update on Traffic Island**

Postponed to the Old Business part of the meeting due to lack of computer access.

**Zoning and License Requests**

17ZHE-80095 Project# 101167 JIM MANNING (JAMES L JERGER, AGENT) requests a special exception to Nob Hill SDP Pg 107 and 14-16-2-6(E)(1) : a VARIANCE of 4 ft to the required 20 ft front yard setback for all or a portion of Lot 11, Block 40, Monte Vista Addn zoned SFHD, located on 601 AMHERST DR NE (K-16)

Jim Jerger presented the applicant's case to the Board. The proposal is to extend an existing attached garage 4' towards the street. The existing garage is on the south side of the lot, and the driveway is 31' long: 3' of sidewalk, 8' for a right of way, and then 20' for the front yard setback. The residence and garage face east to Amherst Drive NE and the lot is on the northwest corner at the intersection with Monte Vista

Blvd. There is a stopping for south-bound traffic on Amherst at the southeast corner of the lot, basically at the end of the driveway. At this intersection, Monte Vista runs mostly south-southwest, so while the property in question is on the corner, the two neighboring residences south (with addresses on Monte Vista) are aligned in essentially the same direction.

The existing, single-car garage was built at the same time as the house, and cannot accommodate a modern car. Because of the stop sign, the applicant cannot park in the street in front of his house. The proposed extension, 4' into the front yard setback, will allow the applicant to park in the garage, rather than in the driveway. The NHNA generally opposes such encroachments because of the detrimental effects on the streetscape and the pedestrian experience, and is particularly sensitive to this issue in the Monte Vista and College View historic districts which substantially derive their historic status from the streetscape.

After significant discussion, the Board accepted that the lot's location at the unusual intersection as the basis for exceptionality. Considering that the extension is only 4', and under the condition that the garage extension match the existing style, height, massing, and finish to the original as much as possible, the Board voted 8 in favor, 1 opposed to support the variance request.

17ZHE-80006 Project# 1011109 SOUTHWEST CONVENIENCE STORES, LLC (JOSHUA SKARSGARD-RETAIL S. W., AGENT) requests a special exception to Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow the retail sale of alcoholic drink for consumption off premise within 500 feet of a residential zone for all or a portion of Lot 32A1A, Block 32, Heights Reservoir Addn zoned C-2 located on 4510 LOMAS BLVD NE 87110 (K-17)

Last month the Board summarized several discussions of this case and sent a letter opposing the request to the ZHE. The applicants understood that the Board has already developed and stated its position and that no further action would be taken, but have requested a discussion.

The applicants were represented by Joshua Skarsgard, David XXX, and YYY. David XXX had read our letter, which had cited security as a concern, and noted that security has improved and now there are 11 security cameras at the property. In the last year, 7-11 has purchased 14 "run down" stores in the Albuquerque area from Robert's Oil. They have improved security at all of them, including providing security camera access directly to APD for monitoring. Their company (7-11) would like to know what else they could do to improve their stores and address neighborhood opposition.

In the discussion, the track record of the previous store owners was cited: regular and repeated calls to the APD to address crime and violence on the store property. While the current store owners may not be responsible for the past, they will have to establish a demonstrably improved track record, and this will take time, effort, and investment. The subject of liquor in small quantities ("minis") was raised. The

applicants and some others attending the meeting responded that other places sell minis but do not have a crime issue. The question for applicants was then, what are the places that sell alcohol, but do not have crime problems, doing to maintain security that the previous 7-11 store owners were not?

17ZHE-80065 Project# 1011197 PRISCILLA KINZER (ROBERT PENNINGTON, AGENT) requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 12 ft to the required 20 ft front yard setback for all or a portion of Lot 4, Block 2, Granada Heights Addn zoned R-1, located on 216 HERMOSA DR SE (K- 17)

Ms. Kinzer attended the Board meeting to present her proposal. She has lived in the residence for 25 years and is planning a significant renovation. There will be an addition of about 700 sq. ft. of living space, including a handicapped accessible bathroom, in preparation for her parent moving in. There will also be some reconfiguration of the existing space and some remodeling. However, much of the renovation is on the back part of the house, and the only part of the project requiring a variance is an extension of the garage into the front yard setback.

The applicant's residence faces west to Hermosa Dr. SE. The lot is 135 feet deep, with 35 feet from the sidewalk to the house. An existing, attached single-car garage is on the southwest corner of the house, and does not extend as far forward (towards the street) as the room at the northwest corner of the house. The existing garage is less than 11' wide, and not long enough to hold a modern car. While living there, the applicant has experienced three cars stolen from her driveway and four cases of vandalism. The applicant would like to mitigate the risk of crime to her vehicle. In the proposal, the garage would be extended 16' towards Hermosa (12' in to the front yard setback) and would be wider than the existing garage. When asked why the garage couldn't be extended away from the street, rather than towards it, she said she would have preferred that alternative but that many utilities at the back of the existing garage would be expensive to relocate and widening the garage going back into the house would require moving the south wall of the living room. Widening the garage is a significant part of the proposal because the width, as well as the length, restricts the use of the existing garage.

The applicant stated that she had discussed the proposal with her neighbors and non voiced any concerns. Overall, the Board viewed the renovation positively. However, the extension of the garage was problematic. The Board did not find a basis for exceptionality. The extension of the garage was a significant disruption of the streetscape; all the nearby houses' facades are in a uniform line at the boundary of the front yard setback. Many on the Board feel that preserving the streetscape is important for a positive pedestrian experience, which Nob Hill residents regularly cite as an asset of the neighborhood. Historic preservation of the streetscape through consistent structural massing, even when the design features and finishes are not historic, public visibility of the front yard as a deterrent to crime, and visibility of traffic are also benefits of the existing streetscape. The Board voted 5 in favor, 3

opposed, 1 abstention to not support the request, with the main argument being the lack of exceptionality of the lot that would justify a variance.

## **Old Business**

### ***DeAnza Development Proposal***

Last month, Jim Trump and others on the De Anza redevelopment team updated the Board on the status of the project, and planned to return to ask for a letter of support for their plans when they were more fully fleshed out.

Gary drafted a letter of support based on the conditions presented last month: murals remain in place with a new building above them, Turquoise Cafe space generally preserved for a new tenant, new lodging buildings replacing those on the sides and back of the lot, but referencing historic massing and appearance, Zuni Pueblo involvement if possible, and no objection to moving the existing sign towards the corner of the lot at Washington and Central.

This month, Jim Trump presented the most recent plans. The new lodging buildings are a mix of one and two stories. There will be 40 units, mostly one-bedroom but some two-bedroom and studios. Initially, 25% will be extended-stay hotel rooms and the rest monthly apartment rentals; over time the balance will shift towards extended-stay hotel rooms. The rooms will be smaller and with lower rents than the Platinum Apartments, so significant effort is being spent on community access rooms and community spaces. A new central building will be built above the basement with the murals and will house a workout room and community space; the existing building will be torn down essentially by hand to avoid vibration that might impact the murals.

Elizabeth Chestnut (Route 66 De Anza Association) attended the meeting and is involved with the redevelopment team and its interactions with the Zuni Pueblo. The vision is to have limited, guided access to the murals several times/year, as managed by Zuni Pueblo.

The Board voted 9 in favor, 0 opposed, to send Gary's draft letter in support of the project, with minor edits.

### ***Traffic Island Update***

Tim Ross updated the Board on the traffic island proposal for the intersection of Amherst, Marquette, and Purdue Pl NE. The city is working on one proposal and some UNM civil engineering students are working on another. Both involve extending the sidewalks south on Amherst and southeast on Marquette to fill in part of the intersection; the result would be something like a traditional 4-way intersection, with west-bound Marquette coming off at an angle and Purdue Pl coming in to that section of Marquette a little west of the existing intersection. This configuration is permitted under the existing guidelines that the city must follow. The island configuration does not fall under these guidelines, but it has emerged that that configuration can be considered if it is a research project.

### ***Integrated Development Ordinance***

Tabled for this month due to limited time.

### ***Outreach Committee***

The NHNA will staff a booth at the Coop Earth Fest on April 23rd; Directors should volunteer and Gary will coordinate time slots to cover the whole day.

The premiere of the last three films of Nob Hill is 100 was a success.

### ***Bylaws Committee***

Reminder: Directors or anyone else interested in changes to the Bylaws should contact Adrian about joining the ad hoc Bylaws Committee.

## **New Business**

### ***Former Trinity Church Site (Flora Silva)***

Flora updated the Board on the status of the site of Trinity Church. The property was bought by Chris Pino, a local real estate agent. He had started renovating it when he bought it about a year ago, but no work has been done for a while. It is now a site for vandalism, graffiti, drug trade in adjoining alleys, and the homeless. Mr. Pino was recently involved in an altercation with two men in the alley, resulting in the death of one of the men and a murder charge. Our concern is that the legal owner of the property will be even less able to address the crime issues at the site.

Flora will draft a letter outlining these concerns, to be sent to Councilor Davis, Mayor Berry, and JJ Griego (APD Southeast Area Command.) The Board voted to accept an email vote on the final version of the letter when Flora completes it (she already has a draft but it needs to be edited.)

### ***Outreach Events (Gary Eyster)***

We have two outreach events planned:

- May 25th at Monte Vista Christian Church: Harvey Kaplan (NM Historic Preservation Commission) will be the speaker on state tax credits for renovations of historic properties.
- June 15th at Monte Vista Christian Church: A speaker from the NM Alcohol and Gaming Division on Alcohol Laws of New Mexico. A CABQ representative on zoning may also be available to describe any city ordinances and alcohol related zoning changes in the IDO, but this speaker has not yet been confirmed.

The Board voted to approve up to \$100 for refreshments for each of these outreach events.

## **Adjournment**

The meeting was adjourned at 8:46pm.