

ECCNPT – Land Use Committee Regular Meeting Minutes and monthly Report for ECCNPT

October 6, 2015 –

Reported at ECCNPCT October 21, 2015 monthly meeting - Terrazas Library

6:00pm – Introduction of committee members:

Shawn Somerville, Chairman

Leslie Thompson, Member

Other ECCNPT members in attendance:

Jose Valera

Richard Roberts

Greg Foulkes

6:05 – Citizens Communications and neighborhood concerns

Paul Steeves who lives on Garden between Comal & Chalmers introduced himself and said in the last 2 days two homes on his street had ben cleared and gutted. And is concerned and getting nervous about the amount and speed of new development. Shawn Somerville requested that anyone who receives hearing notices to please bring them to the attention of the committee as the team is not receiving them.

6:15 – **Request for Conditional Use Permit for 910 E. Cesar Chavez**

Current Use – Office/rehabilitation services

Proposed Use – Restaurant/ no alcohol sales

Current disposition of LUC – final plans have not been submitted, no votes taken

Current use is an office building. J. Saul Duran passed out the site plan and architectural plans. Shawn Somerville pointed out that there were errors in the plans as it showed the lot size as 15,000 square feet and the actual lot size is more around 7000 square feet. There were also errors in the impervious coverage calculations. It was determined that per the requirement of (1 spot/100 square feet with 20% reduction) that the property plan looks like it has enough spaces (9) to meet the requirement based on the building square footage of approximately 1200 square feet, but LUC asked the Conditional Use Site Plan be updated to verify this.

Christian, son of J. Saul Duran, then presented the overall plan (similar to his presentations to the full ECCNPT meeting in September).

While the architectural plans, and the name of the establishment and even who will be running it (a 3rd party versus the owners) have not been determined, they did relay that there would be absolutely no alcoholic beverage sold. The plan is a small Hispanic folkloric coffee shop, selling pastries, churros, empanadas, etc. It may be family run or it may be rented out to a 3rd party. Mother of J. Saul Duran, emphatically stated that there will be no alcohol sales.

Shawn Somerville indicated that since they were not asking for a demo permit, had sufficient parking and would NOT be selling alcohol, that if they would consider a Deed Restriction prohibiting alcohol sales, he would be in favor of sending a letter of support

of the project to the Planning Commission and ECC, however if there is no legal document restricting alcohol sales there will be no support. It was also further explained that this committee was not a governing body, rather a neighborhood planning team that makes recommendations to support or oppose projects affecting their neighborhood.

After extensive discussion on the implications and ramifications of such deed restriction, it was suggested that J Sol Duran consult an attorney for specific guidance. Next steps are for them to get their plans revised and corrected, consult an attorney and come prepared to present to the full committee at either the October or November meetings.

6:45 – Plan Presentation of 1505 E. Cesar Chavez, aka the old car wash property,

Request for Conditional Use Permit

Current Use – Car Wash

Proposed Use – Restaurant/Bar

Current LUC disposition – No final plans have been submitted, no votes taken

LOC Consultants are the civil engineering firm hired for this project. They are represented by Sergio Lozano, who is a former member of the ECCNPT and a Civil Engineer now in private consulting practice.

Raj Idnani – owner of the property under Blueprint Capital Management

Sam Hellman-Mass, LLC – Chef & Partner in Barley Swine and Odd Duck

Matthew Garcia and Bart Whatley (Architectural Design) - Matthew Garcia Design

They came before the committee to start a dialogue and are in the very beginning stages of their project. They showed a preliminary site plan and architectural rendering which illustrated a 2500 square foot building and parking lot on the former Car Wash site. They are requesting a Conditional Use Permit in order to have a General Restaurant with alcohol sales.

The restaurant concept will be similar to Odd Duck and Barley Swine. They would be offering a full bar during operating hours. After much discussion and debate the three main issues discussed were:

- General compatibility with the surrounding neighborhood and ECC neighborhood plan.
- Alcohol Sales
- Parking/traffic
- Trash
- Lighting pollution
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Next Steps – continue to communicate as the project progresses. We expect to see them again at our next regularly scheduled Land Use Committee meeting Tuesday Nov. 3rd, 6pm @ Terrazas Library.

Other Proposals discussed during other meetings not presented at the Regular LUC meeting:

Oct. 7th - Meeting between Myself, David Andersen, and Victor Wang. Other LUC committee members were invited but were unable to attend.

Proposal – Development of 1634 E. Cesar Chavez

Current Use - This is a tract of land of 1.5 acres, bounded by Chavez, Chalmers, and 2nd street.

It is across the street from the Shell and Citgo gas stations. Formerly on this site was the Felix Chavez Nationwide insurance office, the Methodone clinic on 2nd, and a few other businesses. Huaraches Restaurant is outside of this lot area.

Proposed Use – 3-story office and retail with 3 restaurants on entire lot.

Request – Applicants are requesting a Conditional Use Permit for the three restaurants with alcohol sales. Previous discussions with the developers they have proposed three restaurants, all three they requested to have alcohol sales. We are waiting to hear what their final proposal/request will be.

Site Plan Numbers:

- 3 stories
- Office 79,529 sf
- Retail 6619 sf
- Restaurant 9000 sf
- Parking – required 314 spaces, provided 338 spaces
- Lot Area = 1.46 Acres
- Impervious Cover 90% (required is under 95%)

Land Use Committee has been meeting with the developers since Springtime. Developers have modified several design points in response to LUC discussions.

- They widened sidewalks to accommodate more pedestrian traffic
- Reduced Restaurant total area from 12,000 sf to 9,000 sf.
- Re-designed the corners of the building on the ground floor to have “inset” corners where the restaurants are located

Next Steps: They will present their final design/CUP request at the next LUC meeting, Nov. 3rd 6pm @ Terrazas Library. LUC will vote on proposal.