

CITY HEIGHTS AREA PLANNING COMMITTEE
Minutes of January 3, 2018

1. Chairman Russ Connelly called the meeting to order at 6:34PM. Rickie Brown, Russ Connelly, Maria Cortez, Kindra Green Carson, Brian Green Carson, Roddy Jerome, Aracely Lara, Taylor McDonald, Mazda Mehrnaz, Halima Musa, David Nelson, Andre Sanz, Juan Pablo Sanchez, Jessie Sergent, Jim Varnadore and Abdullahi Yusuf were present. Krista Berry Ortega, Jose Hernandez, Patty Vaccariello, and Randy van Vleck were absent.

2. Roddy moved, Jessie seconded a motion to adopt the agenda. The Committee voted 14/0/0 (chair not voting) and the motion passed.

3. The revised minutes of November 6, and draft minutes of December 4, 2017 were accepted.

4. Robert Leif, David Bowen, and Mark Jolles offered public comments.

5. Kelvin Barrios from CD-9 offered staff comments and updates.

6. Andre, Taylor, Aracely, and Maria offered Committee comment.

7. The Chairman reported about the City's Undergrounding Master plan, about a fire station proposed near Fairmount Avenue and Home Avenue, and about recusals from participation in Committee activities.

8.1 The Chairman solicited nominees for the vacant Youth-18 seat. No one volunteered. The Chairman solicited nominees for the vacant School/Non-profit-18 seat. Brenda Diaz and Gerald Womaniala asked to be nominated and each was asked to speak. David nominated Brenda Diaz, Jesse seconded, and the Committee voted 7/0/7. Kindra nominated Gerald Womaniala, Rickie seconded, and the committee voted 9/0/5 (chair not voting). The chair accepted Gerald in the School/Non-profit seat.

8.2 Alison Mandelbaum from Price Charities offered an update on the project at the Northeast corner of Fairmount Avenue and University Avenue. The applicant has changed its proposal and asked the Committee to review the new proposal. Four major changes were introduced: 1) a 5,000SqFt meeting room was added; 2) some parking was reduced and re-arranged; 3) some units will be changed to 4-bedroom units; and 3) all residential units will be subsidized - no market rate units. There was considerable discussion. After discussion, Taylor offered, Jim seconded a motion to recommend approval of a Neighborhood Use Permit with the four changes. The Committee voted 4/11/0 (chair not voting) and the motion failed. After further discussion, Brian offered, Juan Pablo seconded a motion to recommend approval of the revised plan with the four major changes on the condition that community groups in City Heights be allowed to control the scheduling of the meeting room using a Community Benefit Agreement arranged with the applicant. The Committee voted 10/6/0 (chair not voting) and the motion passed.

8.3 Architect Bret Farrow presented an application for a Site Development Permit and Map Waiver to subdivide a residential parcel which now has two houses on it into three separate lots and to build a third house on the parcel created by the division. After discussion, Juan Pablo offered, Maria seconded a motion to recommend approval. The Committee voted 12/2/0 (chair not voting) and the motion passed.

8.4 Roberto Vejar-Parra of the City public works department described a pipeline upgrade project planned for the Community. The Committee and the audience asked questions and discussed the project.

8.5 Maria offered a report of progress with preparations for the election in March.

9. The meeting was adjourned at 9:20PM.