

Jefferson Park United Neighbors (JPUN)
Land Use Committee (LUC)
August 20, 2009
Zocalo Conference Room
Minutes by: Fred Lai

<u>Attendees:</u>	<u>LUC</u>	<u>Presenter/Visitor</u>	<u>Project</u>
Fred Lai, Co-Chair	X		
David Solomon, Co-Chair	X		
Joseph Boven	X		
Markus Byron	X		
Bill Seward	X		
Ed Rovey	X		
Rafael Espinoza	X		
Kari-elin Mock	X		

7:15p.m. – Meeting called to order. Sign-in sheet distributed.

General:

1. Meeting minutes were not distributed for the July meeting.

Old Business:

1. Discussions continued regarding the proposed New Zoning Map Draft #2 for Jefferson Park.
2. The group decided that the intent of the OD-9 exclusions should be honored on the new map but that the exclusions should be treated as non-LUC topics as to whether the new zoning fit the property or if each land owner would need to discuss a different zoning with the City.
3. There was support that the densities around the Park need to be maintained per the Jefferson Park Neighborhood Plan.
4. RE mentioned that the zoning department is basing any proposed changes on having a minimum of two supporting documents.
5. The group mentioned sending the proposed zoning map to CM Garcia for his support.
6. The group decided that any old or new comments should be transferred to the new New Zoning Map Draft #2.
7. The group decided that this new map should be put to a vote in front of General Membership for their support and approval.
8. There was concern about where the center /focal point / main atmosphere of the neighborhood should to be located? The Park? The Town Square? The new Allied development?
9. A motion was made by KM, seconded by BS.
 - a. The previous LUC review comments will be transferred to the New Zoning Map Draft #2.
 - b. KM will send out to LUC for final comments.

- c. This map will be presented to General Membership at the September meeting for a vote of support.
 - d. Upon passing, the map will be sent to CM Garcia for his support.
 - e. The map will then be sent to the CPD Zoning Department, with or without CM Garcia's support.
 - f. The vote was 7 in favor, 1 abstain (ER)
10. Update on traffic study and Alcott vacation:
- a. A meeting was held with CM Garcia, Allied, Brinkerhoffs, DS, and TB.
 - b. Nothing was resolved and neither side was willing to budge on their stance.
11. A motion was made by RE, seconded by ER.
- a. LUC requests that Allied provide some documentation that ties the Alcott vacation to their construction permit.
 - b. This letter will be copied to CM Garcia.
 - c. DS to follow-up with Allied.
 - d. The vote was 8 in favor.

Projects:

- 1. Pure Townhomes:
 - a. The City officially excluded them from the OD-9 on Monday, August 17th.
- 2. La Loma / Brinkerhoffs:
 - a. No update.
- 3. 2785 Speer / Allied Realty:
 - a. No update.
- 4. Element 47 (formerly Pinnacle Station) / Spanos:
 - a. Received feedback from the City at the end of July and working through those comments.
 - b. Resubmittal towards the end of the August.
 - c. May have more to update at the next General Membership meeting.

8:30p.m. - Meeting adjourned.