

Jefferson Park United Neighbors (JPUN)  
 Land Use Committee (LUC)  
 September 17, 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		
Bill Seward	X		
Ed Rovey	X		
Scott Kinsey		X	
Lauren Brockman			X

7:00p.m. – Meeting called to order. Sign-in sheet distributed.

General:

1. No corrections to July or August Meeting Minutes.

Old Business:

1. Proposed New Zoning Map Draft #2 for Jefferson Park:
  - a. FL has sent a letter and zoning map to CM Garcia via email.
  - b. FL will contact CM Garcia’s office to present a follow-up hardcopy or meet over any comments.
  - c. Additional comments are still welcome for the next Draft Copy.
  
2. Allied Letter tying Alcott vacation to building permit:
  - a. City hearing for Alcott vacation will be in late October.
  - b. A public hearing is not required but CM Garcia will probably want to have the open forum.
  - c. City Attorney Bucky(?) is working with Allied on the correct language to include in the letter tying the Alcott vacation the Allied building permit.
  - d. Traffic Study for Alcott vacation, as summarized by Lauren Brockman:
    - i. closing Alcott has no effect – positive nor negative
    - ii. possible median requirement for left hand turns in or out
    - iii. study shows an additional 200 cars with final buildout
    - iv. additional 75 cars at Alcott and Speer
    - v. additional 41 cars at Alcott and 26<sup>th</sup>
    - vi. possible light at Bryant and Speer

Projects:

1. 2785 Speer / Allied Realty: (Lauren Brockman)
  - a. working on refinancing their land loan
  - b. no further progress until the beginning of the year
  - c. trying to procure a two bank loan
  - d. SWAT team training continues at the Allied property
  - e. not feasible to obtain tenants for current property occupancy

New Business:

1. FL mentioned that pending October approval of the revised JPUN Bylaws, the next LUC chair election would be in November. He asked if anyone was interested in taking over the duties, although he would be willing to continue the position.

8:00p.m. - Meeting adjourned.