

Holly Neighborhood Coalition - April 6, 2015 – Meeting Minutes

Attendance

- Franny Zarate, Chair
- Michael Phalan, Treasurer
- Elizabeth Walsh, Secretary
- Adrienne Newman
- Amy
- Sean Norris
- John Zarate
- Emily Phalan
- Yolanda Velasquez
- Carol Stall
- Phil Thomas
- Guests:
 - Moya Khabele with Hops and Grain Brewery, requesting a conditional use permit application to allow for a tasting room at the brewery
 - Martin Varerra - architect looking for support on a variance application for a neighborhood church

2316 VARIANCE REQUEST FOR CHURCH

- Martin Varerra, an architect, came with his client, the pastor (Pastor Jose ?) from the neighborhood church over at 2316 Santa Maria which has been there since the 1930s. The church owns two adjacent properties, one for the church and one zoned residential where the parsonage for the church is. The pastor's family is growing, and now has 6 family members. They seek to expand the parsonage in light of this need and are requesting variances to allow for a larger building on this small lot (45 x 75).
- These variance requests include:
 - Front from 25 feet (required) to 13 feet, which is the existing setback and in line with neighbors.
 - Side variances
 - Could keep the wall grandfathered but then they couldn't add windows or change them. No advantage to grandfathering it. They will move it back to the 5 foot sideback required, and then they can have windows in the bedrooms.
 - Rear setback will be maintained.
 - Other will be maintained.
 - Requested small lot amnesty request that would expand building cover from 40% to 55%, but they are currently at 52% building cover.
 - Asking for a variance to residential design and compatibility standards that would include increased length of wall before articulation.

Fairly strong interest in a clean, green, affordable laundromat, following the demise of the KLEEN Wash which was never all that clean anyway.

Some interest in a neighborhood café, maybe –connected to the park in the back. But it could not have alcohol as it's close to the school.

Affordable housing is a strong community concern.

5 acres next door, 411 Chicon, the City is talking about partnering with GNDC on an affordable housing development there. The building services building would be leaving. That should be considered when thinking about the site.

Recommendations

Since there were less than a dozen people here today, so we don't represent all. If the developer would like to prepare a survey, we can get it out to people via NextDoor, etc. But many people aren't on NextDoor. A mailed survey might be more effective. No one in this group has time to do general outreach.