

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
May 6, 2009**

Attendees:

Committee Members: Dominick Argumedo, Donna Brody, Jill Chambers, Jeff Cory, Bill Dunkley, Ingrid Eckersberg, Walter Hallen, Stefanie Levine, Michael Rons, Carlos Ruiz,

Other Staff: Brian Barnes, Susan Guderley, Bobbie Newman, Ann Stuart

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:36 p.m.

Projects Reviewed:

SPAARC	601 Dempster	Recommendation to P&D Committee
Propose sidewalk café for Type 1 restaurant, Dozika, liquor served at restaurant		

APPLICATION PRESENTED BY: Kamoporn Weeraprajuk Applicant

GENERAL DISCUSSION:

Ms. Stuart of the Health Dept. explained the City's health, smoking, waste disposal and other regulations and concerns of the City pertaining to sidewalk cafés. The applicant agreed to abide:

- Dozika will be storing furniture inside
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- An unobstructed walkway of 6' must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside
- Liquor may not be served except with food
- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Dozika will be using reusable flatware
- Applicant is requesting that the City waive the requirement that liquor not be sold outside the downtown liquor control area

ACTION:

The Committee voted unanimously to recommend approval to the P&D Committee of the sidewalk café license for Dozika, finding that it will not cause a disruption or negative impact on the community.

Presentation of revisions to landscaping/exterior plan as requested by SPAARC

APPLICATION PRESENTED BY: Nick Underwood Architect

GENERAL DISCUSSION:

Mr. Underwood presented plat of survey showing revised plans. The following was discussed:

- Easement issue and profiles to be reviewed separately so site work permit can be issued
- CVS proposes a 5' sidewalk with 5' tree grades
- Corner has been rounded off and tree count and plant list submitted, as requested
- Ms. Guderley acknowledged that the plan complies with the Central Street Streetscape Plan
- Sidewalks will have profile at corner
- Sidewalk will continue across driveways, as requested
- Expanding sidewalk onto CVS property to create an easement/access
- Ms. Eckersberg said the City would buy the sidewalk property or establish a cross easement
- Critical features have been addressed:
 - Widened sidewalk
 - 25-30' intervals between trees
 - Planting beds have been added along sidewalk
 - Interior islands added in parking lot
- Fence location has not changed

ACTION:

The Committee voted unanimously to approve the final plan on the following conditions:

- Sidewalk profile and easement issues have been resolved for site work permit issuance

Proposal to demolish existing animal hospital building and reconstruct a larger building for continued use

APPLICATION PRESENTED BY: Joe McCarthy Representing Berglund Animal Hospital
Robert Fugman Architect

GENERAL DISCUSSION:

Mr. McCarthy presented plans. The following was discussed:

- Applicant is before SPAARC for Special Use recommendation
- Mr. Dunkley said since this animal hospital use is not defined by a zoning ordinance, it is up to the Zoning Administrator to determine the amount of parking spaces required. After researching other cities and discussions with the applicant, he determined that the existing 8 spaces are more than sufficient and that this amount may be reduced in order to make a compliant ADA space

- Larger building is to better serve current customers, not to expand employees or customer base.
- Applicant considered leasing parking across the street
- City has been using private property of Applicant as a public sidewalk since 1954 at no cost to the City.
- Proposal is zoning compliant

ACTION:

The Committee voted unanimously to recommend approval of the Special Use.

Other Business:

The Committee voted by majority with two abstaining to approve the minutes of the April 29, 2009 SPAARC meeting.

The meeting adjourned at 3:08 p.m.

Respectfully submitted,
Bobbie Newman