

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
May 7, 2008**

Attendees:

Committee Members: Frank Aguado, Jill Chambers, Jeff Cory,
Ingrid Eckersberg, Kerry Demski, Rajeev Dahal,
Carlos Ruiz

Citizen Member: Tad Cook

Other Staff: Brian Barnes, Bobbie Newman, Ann Stuart

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:30 p.m.

Projects Reviewed:

SPAARC 2545 Prairie Avenue Recommendation for Sidewalk Café (Liquor)
Review Application for Sidewalk Café for Type 1 restaurant, "Jacky's Bistro"

APPLICATION PRESENTED BY: Steve McSweeney Owner

And

SPAARC 1640 Chicago Avenue Recommendation for Sidewalk Café
Review Application for Sidewalk Café for "Whole Foods Market"

APPLICATION PRESENTED BY: Kristen Kaza Marketing Director

And

SPAARC 1930 Central Street Recommendation for Sidewalk Café (Liquor)
Review Application for Sidewalk Café for Type 1 restaurant, "Royin"

APPLICATION PRESENTED BY: Siritat Suwanratanabus Manager

GENERAL DISCUSSION:

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés serving liquor. The applicants agreed to abide:

- Royin and Jacky's Bistro are using non-disposable utensils/dishes
- Royin and Whole Foods agreed to pay the fee for storing their furniture outside
- Royin and Jacky's Bistro have parking within the required area of their restaurants
- 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
- Customers are not left unattended
- 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
- Cannot attach chairs/tables/equipment to sidewalk
- Must delimit café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Liquor must be served with a full meal
- Liquor must be cleared from sidewalk cafés by 10pm Sunday through Thursday and 11pm on Friday and Saturday

ACTION:

The Committee voted unanimously to approve all three sidewalk café permits, finding that they will not cause a disruption or negative impact on the community.

SPAARC 1800 Maple Street Concept
Exterior alterations to the west elevation of the Maple Avenue Garage

PROJECT PERESNTED BY: Anil Khatkhate Owner
 Beth Kruger Consultant

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Kruger presented elevations and site plan of the proposed changes to the original design. The following was discussed:

- Propose to put a 10' screen of a different material than originally proposed, strategically placed in front of light fixtures within existing openings
- Material:
 - Louvered clear-anodized aluminum with matte finish; will blend with color of building façade
 - This material allows them to meet open garage category (not requiring sprinklers)
- Changing light fixtures to have cutoff so they provide down light; currently 5-sided textured glass; it will be just as bright inside
- It will be very difficult to see lights from Ridge Avenue

ACTION:

No votes taken on concepts.

Partial elimination of parking spaces to create an outdoor seating area; additional parking to be located off site

PROJECT PERESNTED BY: Hallie Kowal Representative of Barker Nestor, Architects
Rohit Sahajpal Manager

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Kowal presented plat of survey and elevations of the proposed plan. The following was discussed:

- Propose to add:
 - Accessible bathrooms inside
 - One exterior door with path to bathrooms
 - Bar with no food preparation
 - Screen from existing interior bar
 - 3 panel sliding doors, matching existing panel doors
 - Screens on all doors
 - Outdoor trellis system
 - Retractable awnings
 - 3 parking spaces on site; Mr. Aguado advised applicant that 2 of the new spaces will have to be combined to make 1 ADA space
 - Heaters
 - Planting in front and back; Committee asked for more planting
 - Collapsible awnings to be in sections; 1 over bar and 2 between columns for trellis
- Mr. Dahal stated that they will need to reconstruct the driveway by installing curbing and re-doing the pavers to make it even with the sidewalk. They had agreed.
- Leasing parking garage spaces off site; transponder system for customers
- Entrance: using matching existing masonry material for a 4' garden wall; eliminating existing tall masonry wall
- Wrought iron gate with ornamental signage
- Chair Hallen advised applicant that the Fire Dept. will have to be consulted about the outside fireplace
- Sconces on columns of trellis; columns to match existing masonry
- Chair Hallen advised applicant that sound may be an issue
- Mr. Barnes advised that the path from the parking lot be easily navigable by wheelchair and cane-assisted customers
- Mr. Barnes advised that the disabled seating area has a 3' wide access aisle
- Mr. Barnes suggested power-assisted doors
- Mr. Barnes suggested lavatory faucets be motion-activated to stay on for a minimum of 10-seconds
- Drainage: there is a catch basin on site maintained by Tommy Nevins
- Mr. Dahal asked that they install bike racks; Mr. Sahajpal said they will be added.
- Seasonal sidewalk café to remain on Sherman side

ACTION:

No vote taken on concepts.

SPAARC 1117 Howard Street Recommendation to Sign Board
Installation of multiple signs, wall, freestanding, pole, etc.

PROJECT PERESENTED BY: Walter Hallen Interim Chair, SPAARC

GENERAL PROJECT PRESENTATION/DISCUSSION:

Chair Hallen presented a site plan with the proposed sign locations. The following was discussed:

- McDonald's is rebuilding the store and proposes the following signs:
 - Pole sign at southwest corner is to be re-affixed; flag sign is exempt depending on size of sign
 - Signs at each corner of building
 - Arches on Building and one McDonald's sign on building
 - Canopy sign on east side "order here"
 - 7 arches
 - 2 menu boards
 - Most signs are illuminated
- Variations:
 - One free-standing per site allowed; they propose 4
 - Flag sign is exempt depending on size of sign
- Mr. Ruiz recommended they allow additional freestanding signs and reduce wall signs that don't need a variance

ACTION:

The Committee voted unanimously to recommend approval of the signs subject to the elimination of any signs on the north elevation of the building and trying to minimize some wall signs on the other 3 elevations.

Other Business:

The Committee voted by majority with 1 abstaining to approve the SPAARC meeting notes of the April 30, 2008 SPAARC meeting.

The meeting adjourned at 3:35 p.m. The next SPAARC meeting will be held on Wednesday, May 14, 2008, unless otherwise notified.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division