DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 3, 2020


Staff Present: M. Rivera, E. Golden, D. Stoneback, I. Ogbo, C. Ruiz

Others Present:

Presiding Member: J. Leonard

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

Suspension of the Rules

1. Members participate electronically or by telephone.

L. Biggs made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by M. Tristan.

The Committee voted, 9-0, to suspend the rules allowing members to participate electronically or by telephone.

Approval of Minutes

1. May 27, 2020, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the meeting minutes, seconded by J. Hyink.

The Committee voted, 8-0, to approve the meeting minutes, one abstention.

New Business

1. 750 Chicago Avenue Sidewalk Cafe
Firehouse Grill submits for a sidewalk cafe in the C1a Commercial District.

APPLICATION PRESENTED BY: Pat Fowler, applicant

DISCUSSION:

- Applicant stated the proposal is to add tables along the outside of the perimeter of the existing patio. Tables on the patio and new proposed tables will be 6’ apart.
- D. Stoneback stated a fire hydrant, the bike rack and other obstructions need to be shown on the site plan.
- J. Leonard asked if there is enough space along Madison Street?
D. Stoneback stated the Madison Street side looks fine. The sidewalk slopes and may be within ADA requirements.

S. Mangum asked if the on-site ADA parking space on the west side of the fence will remain?

Applicant stated the parking space will remain, there will be 6’ between the fence and new table.

I. Ogbo stated the site plan needs to label streets and the planter box in relation to tables. He stated the required 6’ separation is measured between occupied seats.

J. Leonard asked if the table should be pushed away from the corner? She asked for the table and chair size.

Applicant stated the tables are 2-tops, 24” diameter, chairs are the same dimension.

J. Leonard stated she is fine with the two tables along Madison Street. Applicant will need to revise the plan, provide more details, and come back to DAPR to be approved for tables along Chicago Avenue.

L. Biggs made a motion to approve the sidewalk cafe for two tables on Madison Street, applicant to submit a revised plan for tables on Chicago Avenue, seconded by S. Mangum.

The Committee voted, 8-1, to approve the sidewalk cafe subject to conditions noted above.

J. Hyink voted nay saying there is not enough space on Madison Street to be 6’ apart.

2. 821 Chicago Avenue  
   Sidewalk Cafe
   Sketchbook Brewing submits for a sidewalk cafe in the C1a Commercial District.

J. Leonard pulled this item from the agenda, the applicant is requesting to use a public park for their cafe which requires further discussion and City Council approval.

3. 1514 Sherman Avenue  
   Sidewalk Cafe
   Kansuku submits for a sidewalk cafe in the D2 Downtown District.

APPLICATION PRESENTED BY:   Applicant not present

DISCUSSION:

- L. Biggs stated tables extend over to Bar Louie, has Bar Louie approved?
- J. Leonard stated the property is under the same ownership, Bar Louie is closed currently.
- L. Biggs stated the proposed table next to the ADA space is a problem.
- D. Stoneback stated the distance between building wall to curb, table size, and distance to the restaurant door are needed.
- J. Hyink stated a pedestrian walking through the sidewalk cafe will be 3’ from tables.
- I. Ogbo stated removing tables along the street curb can address that issue. Table size and distance to the tree are needed.
- Committee discussed how the 6’ required distancing is measured. I. Ogbo stated the required separation is measured from occupied seats. He stated extended time is needed for virus transmission, walking through the area is not the concern. Eliminating tables along the street curb will address this concern.
• Committee agreed that more details are needed before the sidewalk cafe can be approved.

Committee held item to allow the applicant additional time to provide more details.

4. 703 Church Street  
Farmhouse submits for a sidewalk cafe in the D3 Downtown District.

APPLICATION PRESENTED BY: Applicant not present

DISCUSSION:
• L. Biggs stated the site plan does not match the approved plan.
• D. Stoneback stated the applicant proposes to use City benches for cafe seating.

Committee held item to allow the applicant additional time to provide a revised plan.

5. 600 Davis Street  
Patisserie Coralie submits for a sidewalk cafe in the D2 Downtown District.

APPLICATION PRESENTED BY: Applicant not present

DISCUSSION:
• L. Biggs stated the site plan shows a table next to the planter which will require pedestrians to wind around. This table should be eliminated.
• D. Stoneback stated the site plan is missing a pole south of the traffic signal control box.
• E. Cano stated the north table is too close to the building edge, concerned with pedestrian visibility, and if there will be enough distance between this table and people congregating at the street crossing.

L. Biggs made a motion to approve the sidewalk cafe subject to: 1. Tables next to the building to be shifted south to provide 6’ clearance at the building corner, and 2. Eliminate the table next to the planter, seconded by M. Tristan.

The Committee voted, 9-0, to approve the sidewalk cafe subject to the conditions noted above.

6. 622 Davis Street  
Newport Coffee House submits for a sidewalk cafe in the D2 Downtown District.

APPLICATION PRESENTED BY: Applicant not present

DISCUSSION:
• D. Stoneback stated the west table blocks a door, dimension needed between parking meter pay box and table, table size.
• S. Mangum stated it isn’t clear if the plan is for tables or benches.
• I. Ogbo stated the distance between the restaurant door and tables are needed.

Committee held item to allow the applicant additional time to provide additional details.

7. 2010 Central Street  

Tag’s Bakery submits for a sidewalk cafe in the B1a Business District and oCSC Overlay District.

APPLICATION PRESENTED BY: Applicant not present

DISCUSSION:
● D. Stoneback stated dimension is needed between table and tree, east table blocks a door.
● Committee noted there is not enough space to provide a sidewalk cafe and provide the required 6’ distance.

L. Biggs made a motion to deny the sidewalk cafe application due to a lack of adequate space to provide required 6’ distancing, seconded by M. Tristan.

The Committee voted, 9-0, to deny the application.

8. 2022 Central Street Sidewalk Cafe
Lush Wine and Spirits submits for a sidewalk cafe in the B1a Business District and oCSC Overlay District.

APPLICATION PRESENTED BY: Applicant not present

DISCUSSION:
● D. Stoneback questioned why the tables are shown at an angle on the site plan.
● L. Biggs stated the table and chair conflict with the door.
● D. Stoneback questioned the distance between tables, street curb, and tree. There may be room for one table.
● E. Cano questioned the distance between the west table and the door to the library.
● L. Biggs estimated the distance to be about 12’ between storefront doors.
● I. Ogbo stated that is not enough space.

L. Biggs made a motion to deny the sidewalk cafe application due to lack of adequate space to provide required 6’ distancing, seconded by E. Cano.

The Committee voted, 9-0, to deny the application.

Adjournment
L. Biggs made a motion to adjourn, seconded by M. Tristan. The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:22 p.m.

The next DAPR meeting is scheduled for Wednesday, June 10, 2020, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.

Respectfully submitted,