



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commissioners

From: Maryann Pickering, AICP
Principal Planner

Date: July 31, 2014

Re: Time Extension for Publik
PLNHLC2013-00335

Please see the attached letter from Mr. Warren Lloyd, representing Publik on Three and G, located at 502 E. Third Avenue, requesting a one-year time extension for the request approved by the Historic Landmark Commission on July 18, 2013. The original approval is for an addition of approximately 450 square feet to an existing commercial building located within The Avenues Historic District.

In addition to the letter, an excerpt of the minutes from the original approval on July 18, 2013 is attached. If you would like to read the staff report from the July 18, 2013, a link is provided below and will be included in the Dropbox folder for the August 7, 2014 meeting.

<http://www.slcdocs.com/Planning/HLC/2013/335.pdf>

As per 21A.34.020R of the Salt Lake City Zoning Ordinance, the Historic Landmark Commission may grant extensions for approvals.

Please contact Maryann Pickering at maryann.pickering@slcgov.com or (801) 535-7660 if you have any questions.

Planning

Wednesday, June 18, 2014

Maryann Pickering
Salt Lake City Planning Division

re: Publik Coffee - 502 E. Third Ave

Dear Maryann,

We are requesting an extension to the Historic Landmark approval for the renovation / addition to the building located at 502 E. Third Avenue which was received July 2013. The construction phase for this project has been delayed as the Owners have been focussing on the coffee roaster and flagship store also located in Salt Lake City on West Temple. This facility opened in May 2014 and the next phase is to complete the Avenues location this coming fall. The schedule is to complete all engineering drawings and submit for the building permit in the next several months.

We appreciate the patience of the planning division and the Historic Landmark Commission and are proposing no changes to the plans that were approved in July 2013. We are available and anxious to answer any questions related to this extension and / or attend your next HLC hearing regarding this matter.

Sincerely,

A handwritten signature in black ink, reading "Warren Knight Lloyd". The signature is written in a cursive, flowing style.

Warren Knight Lloyd AIA LEED AP

**Excerpt of
SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Minutes of the Meeting
Room 326, 451 South State Street
July 18, 2013**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at 5:50 PM. Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Sheleigh Harding; Vice Chairperson Polly Hart, Earle Bevins III, Thomas Brennan, Robert McClintic, Charles Shepherd and Heather Thuet. Commissioners Arla Funk and Stephen James were excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Joel Paterson, Planning Manager; Janice Lew, Senior Planner; Lex Traughber, Senior Planner; Michelle Moeller, Senior Secretary and Paul Neilson, City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the work session. Planning Commissioners present were: Earle Bevins, Sheleigh Harding, Polly Hart, Charles Shepherd, Robert McClintic and Heather Thuet. Staff members in attendance were Joel Paterson, Maryann Pickering and Lex Traughber.

The following locations were visited:

1. 206 North 200 West – The 200 Apartments new construction project
2. 546 North Wall Ave – Taylor major alteration
3. 502 and 518 East Third Avenue – Publik on Third and G major alteration

6:23:00

Publik on Three and G Major Alteration at approximately 502 – 518 East Third Avenue - Warren Lloyd of Lloyd Architects is requesting approval from the City for an addition to an existing commercial business at the above listed addresses. The existing building contained a former restaurant use that is now vacant. The properties are zoned CN (Neighborhood Commercial) and RMF-35 (Moderate Density Multi-family Residential) and located within the Avenues Historic District. This type of application must be reviewed as a Major Alteration in a local historic district. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or

maryann.pickering@slcgov.com. Case number PLNHLC2013-00335).

Ms. Maryann Pickering, Principal Planner reviewed the petition as presented in the Staff Report (located in the case file). She stated it was Staff's recommendation that the Historic Landmark Commission approve the petition as presented.

The Commission and Staff discussed why the lots needed to be combined and what zoning would apply once the lots were combined. Staff explained how the zoning would be determined and the reason for combining the lots.

Chairperson Harding disclosed that Mr. Warren Lloyd, Applicant, had once chaired the Commission and asked the Commission if they had any issues with allowing him to present his petition. The Commission agreed they did not see a conflict of interest.

Mr. Warren Lloyd, Applicant, reported the historic fence would stay on the property but would be relocated to the property line. He reviewed the reason for joining the two lots and the history of the property.

The Applicants stated the reason they would like the addition was to grow their business and to allow for a larger food service business on the property.

The Commission and Applicant discussed where the outside seating and garbage cans would be located. The Applicant reviewed the setbacks for the property.

The Commission and Applicant discussed the amount of seating that was allowed outdoor and if it would affect the parking area. They discussed the location of the existing fence and where it would be relocated. The Commission and Applicant discussed the materials for the addition.

PUBLIC HEARING 6:40:36

Chairperson Harding opened the Public Hearing.

The following persons spoke to the proposal: Mr. Wayne Anderson, Mr. Eric Wiseman, Mr. Dan Schelling, Ms. Tessa Arneson and Mr. Albert Reed.

The following comments were made:

- Fence was not historical it was added in the 1980's
- Garbage cans in the rear alcove encroach on the surrounding properties
- Location of outdoor dining encroached on privacy of neighboring properties
- Building had never been a restaurant

- Noise from outdoor seating was an issue
- Parking and smoking in the area were an issue
- Need to take the neighbors into consideration
- Coffee shop was well received in the area
- Smaller property was not big enough to develop and this would help to make it viable
- Great local business for the area

The Commission asked where people would go to address the health issues. Staff stated the health issues such as smoking would be addressed by the Health Department. The occupancy load (the allowable number of seats) would be addressed by the building code. Chairperson Harding closed the Public Hearing.

The Applicants explained the intent of their business and that the property complied with the parking requirements. They stated the outdoor seating area would be between the building and the street creating a more walkable business. The Applicant stated the business was a small coffee shop with no smoking and would only be open until approximately 7:00 pm each night.

DISCUSSION

The Commission discussed the importance of keeping the fence and that the business was appropriate for the area.

MOTION 6:58:08

Commissioner Hart stated regarding PLNHL2013-00335, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Commission approve the request for a major alteration at 502 and 518 East Third Avenue subject to the conditions in the Staff Report. Specifically, the Commission finds that the proposed project complies with all of the review standards and subject to the following conditions

- 1. The two lots shall be combined as one lot**
- 2. The project must meet all other applicable City requirements**
- 3. The approval will expire if a permit has not been taken out or an extension granted within twelve months of the date of approval.**

Commissioner Shepherd seconded the motion. The motion passed unanimously.

The Commission strongly encouraged the Applicant to work with the neighbors and minimize the impact on the neighborhood.