

Denver Planning Board
Meeting Record for Wednesday, September 15, 2021 at 3 p.m.

1. Call to Order at 3:00pm

Board Members Present (7): Angelle Foucher, Fred Glick, Gosia Kung, Joel Noble (Chair), Ignacio Correa-Ortiz, Heidi Majerik, Mary Beth Susman

Staff Present: Francisca Peñafiel, Valerie Herrera, Edson Ibanez, Kyle Dalton, Andrew Webb (filling in as Staff to Board), Adam Hernandez (CAO).

2. Public Comment

None.

3. Meeting Records for Approval – August 18, 2021

Motion by Fred Glick: I move to approve the meeting record for September 1, 2021. Second by Angelle Foucher. Motion passes 5-0. (Mary Beth Sussman and Heidi Majerik abstain).

Consent Agenda

Agenda items #5 and 6 removed from consent agenda.

Motion by Gosia Kung: I move to approve the Consent Agenda (Agenda items 4 and 7). Second by Fred Glick. Motion passes 7-0

4. Comprehensive Sign Plan amendment, application #CSA-2020-000007-Amend for 1800 Wazee Street. Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 1800 Wazee Street, based on compliance with the criteria in the Denver Zoning Code Section 10.10.3.3.

Case Manager & Presenter: Francisca Peñafiel, CPD – Planning Services

Recommendation: Recommendation of approval

Fred Glick disclosed he had reviewed this item as part of Lower Downtown Design Review Committee. Do not feel that those criteria present a conflict for this body, will be voting.

5. PULLED FROM CONSENT. Official Map Amendment, application #2021-00200 at 50 S. Steele Street rezoning from C-MX-8 to C-MX-12. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.

Case Manager: Francisca Peñafiel, CPD – Planning Services

Recommendation: Recommendation of approval

Chair opened at: 4:55pm

Presentation by Fran Penafiel

Applicant comments from Marc Savela

Public comments by:

- Steve Silver: CCEA
- Hunter Banbury: CCEA

- Christie Ziegler: Kavod Senior Live; 22 S Adams St

Questions from Fred Glick, Gosia Kung, Heidi Majerik, Angelle Foucher
Hearing Closed at 5:38pm

Deliberation comments from Fred, Gosia, and Ignacio.
Motion by Fred Glick; Second by Mary Beth Sussman. Vote 7-0, motion passes.

Heidi Majerik left at 5:45

- 6. PULLED FROM CONSENT. Official Map Amendment, application #2021I-00143 at 3255 Newton St & 3254 Osceola Street rezoning from U-SU-B to U-SU-B1. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.**

Case Manager: Francisca Peñafiel, CPD – Planning Services

Recommendation: Recommendation of approval

Chair opened the public hearing at 5:47

Staff presentation by Fran Penafiel

Comments by applicant: Alex Lafleur

Public Comments:

- David Ballantyne, 3254 Newton St.

Public hearing closed at 5:59pm

Deliberation comments from Ignacio Correa-Ortiz.

Motion by Mary Beth Sussman, I move to recommend that city council approve Official Map Amendment, application #2021I-00143 at 3255 Newton St & 3254 Osceola Street rezoning from U-SU-B to U-SU-B1. Seconded by Angelle Foucher. Vote 6-0 (Heidi Majerik had left meeting at this time).

- 7. Comprehensive Sign Plan, application #2020-CSP-0000016 for 621 17th Street. Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 621 17th Street, based on compliance with the criteria in the Denver Zoning Code Section 10.10.3.3.**

Case Manager & Presenter: Edson Ibañez, CPD – Planning Services

Recommendation: Recommendation of approval

Public Hearings – Regular Agenda

- 8. HEARD FIRST PER REQUEST OF APPLICANTS TO OBSERVE YOM KIPPUR RELIGIOUS HOLIDAY: Comprehensive Sign Plan, application #2018-CSP-0000020 for 1000 Chopper Circle. Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 1000 Chopper Circle, based on compliance with the criteria in the Former Chapter 59, Section 59-537.**

Case Manager & Presenter: Valerie Herrera, CPD – Planning Services

Recommendation: Recommendation of approval with conditions

Chair opened the hearing at 3:08 pm
Staff presentation by Valerie Herrera
Applicant Presentation by David Foster
No public comments
Questions and comments from all members.
Chair closed the hearing at 4:30 pm
Deliberations by all members. Updated condition.

Motion by Ignacio Correa-Ortiz to recommend approval of Comprehensive Sign Plan application #2018-CSP-0000020 with a modified Condition #1: That the pre-existing painted signs located on the pavement (ground) of all parking lots surrounding the arena may be maintained as they currently exist until such time as they are removed, but may not be altered or replaced such as by repaving or by replacing with different advertising content. Angelle Foucher seconds. Vote 7-0, motion passes.

Meeting concluded at 6:05 pm.