

# DENVER PLANNING BOARD

March 3<sup>rd</sup>, 2021, 3 p.m.

Participate via Zoom Online or @ the Webb Municipal Bldg. (#4.I.5)  
201 W. Colfax Ave.

## 1. Call to Order 3:00pm

Board members present: A. Abrams, E. Clark, I. Correa-Ortiz, J. Dominguez, D. Elliott, G. Kung, H. Majerik, & J. Noble. Staff present: A. Hock, F. Penafiel, V. Herrera, A. Webb, K. Johnson, T. Axelrad & N. Lucero (CAO).

## 2. Meeting Records for Approval – February 2<sup>nd</sup> & 17<sup>th</sup>, 2021

Motion by E. Clark: I move to approve the meeting record for February 2, 2021. Second by D. Elliott. Vote: unanimous in favor (8-0), motion passes.

Motion by G. Kung: I move to approve the meeting record for February 17, 2021. Second by H. Majerik. Vote: unanimous in favor (8-0), motion passes.

## Consent Agenda

### 5. Comprehensive Sign Plan Amendment, application #CSA-2020-0000006 for 1001 17th St.

*Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan Amendment for 1001 17th Street, based on compliance with the criteria in the Denver Zoning Code section 10.10.3.3.*

**Motion by G. Kung: I move to approve the consent agenda. Second by E. Clark. Vote: unanimous in favor (8-0), motion passes.**

## Map Amendments

*These items removed from the consent agenda*

### 3. Official Map Amendment, application #2020I-00179 4345 Bryant St & 4530 Winona Ct from U-SU-C1 to U-SU-B1. *Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed map amendment. See Denver Zoning Code, Section 12.4.10.*

Chair Noble opened the public hearing. Fran Penafiel, CPD staff, gave the staff report and recommendation. No applicant presentation. No public comments. Questions from board to staff. Chair Noble closed the public hearing. Board deliberation. **Motion by D. Elliott: I move to recommend that City Council approve application #2020I-00179 4345 Bryant St & 4530 Winona Ct from U-SU-C1 to U-SU-B1, finding that the applicable review criteria have been met. Second by I. Correa-Ortiz. Vote: unanimous in favor (8-0), motion passes.**

### 4. Official Map Amendment, application #2020I-00193 4735 Quitman St from U-SU-C to U-SU-C1. *Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed map amendment. See Denver Zoning Code, Section 12.4.10.*

Chair Noble opened the public hearing. Fran Penafiel, CPD staff, gave the staff report and recommendation. No applicant presentation. Public Comment:

- Michael Harmon

Questions from board to staff. Chair Noble closed the public hearing. **Motion by H. Majerik: I move to recommend that City Council approve application #2020I-00193 4735 Quitman St from U-SU-C to U-SU-C1, finding that the applicable review criteria have been met. Second by E. Clark. Vote: unanimous in favor (8-0), motion passes.**

### Information Items

**6. Golden Triangle Zoning Update and Downtown Design Standards and Guidelines.** *Update on project progress with a focus on the preferred zoning strategy. No board action required.*

Kristofer Johnson, CPD-Planning Services, presented updates on the project. No board action taken.

**7. Zoning Code Bundle Text Amendment.** *Update on project progress - public review draft released at end of February. No board action required.* Tina Axelrad, Zoning Administrator, presented updates on the project.

No board action taken.

**8. Group Living Text Amendments - Bridge Amendment.** City Council President Stacie Gilmore has proposed an amendment to the Denver Revised Municipal Code to make the Denver Zoning Code's recently updated definition of "household" effective citywide, including in areas under Former. Ch. 59. This amendment will be filed by the sponsor directly to the Land Use, Transportation and Infrastructure committee. *No board action required.* Andrew Webb, CPD-Planning Services, presented updates on the project. No board action taken.

**9. Manager/Chair Time**

**Meeting Adjourned 7:20pm**