

Denver Planning Board

Meeting Records for Wednesday, February 15th, 2023 at 3 p.m.

1. **Call to Order:** Joel Noble (Chair), Angelle Foucher, Fred Glick (Vice Chair), Gosia Kung, Heidi Majerik, Jordan Block, Mary Beth Susman, Rachel Marion, Caitlin Quander, Melissa Mejia.

Staff Present: Andrew Webb, Francisca Peñafiel, Tony Lechuga, Courtland Hyser, Fernando Abbud, Chelsea Bennouna, Alek Miller.

2. **Public Comment:** *none*

3. **Meeting Records for Approval** – *3 meeting records for approval: January 4th, January 18th, & February 1st, 2023.*

Motion to approve January 4th meeting records with corrections by Fred Glick, second by Angelle Foucher. Motion Passes 9-0 (Heidi Majerik abstaining).

Motion to approve January 18th meeting records with corrections by Jordan Block, second by Mary Beth Susman. Motion Passes 10-0.

Motion to approve January 18th meeting records with corrections by Heidi Majerik, second by Angelle Foucher. Motion Passes 8-0 (Caitlin Quander & Melissa Mejia abstaining).

Consent Agenda

4. **Comprehensive Sign Plan Amendment CSA-2022-000009-AMEND, Multiple addresses including parcels at 158 N Fillmore Street & 2929 E 1st Street.** *Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 158 N Fillmore Street & 2929 E 1st Street, based on compliance with the criteria in Former Chapter 59 59.537.*

Case Manager: William Prince

Presentation by: William Prince

Recommendation: Recommendation of Approval.

Public comment:

Board questions:

Board deliberation from:

5. **Official Map Amendment, application #20221-00212, rezoning 2208 S Williams Street from U-SU-C 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

Presentation by: Francisca Peñafiel

Recommendation: Recommendation of Approval.

Public comment:

Board questions:

Board deliberation from:

Motion by Gosia Kung: I move to approve the consent agenda. Second by Mary Beth Susman.

Vote: Unanimous in favor, motion passes (10-0).

Regular Agenda

6. **Official Map Amendment, application #20221-00167, rezoning 750 9th Avenue from PUD 499 to G-MU-3** *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: Anthony Lechuga

Presentation by: Anthony Lechuga

Recommendation: Recommendation of Approval.

Public comment:

- *Sandra Easter (750 9th Ave)*
- *Linda Rice (750 9th Ave)*
- *Max Odom (Applicant)*

Board questions: Fred Glick, Caitlin Quander, Angelle Foucher, Joel Noble, Gosia Kung.

Board deliberation from: Fred Glick, Jordan Block, Gosia Kung, Angelle Foucher, Rachel Marion, Joel Noble, Mary Beth Susman, Heidi Majerik, Melissa Mejia,

Motion by Fred Glick: I move to approve Official Map Amendment, application #20221-

00167, rezoning 750 9th Avenue from PUD 499 to G-MU-3, finding that all review criteria have been met. Second by Jordan Block.

Vote: Motion passes (8-2, Angelle Foucher & Gosia Kung voting no).

Heidi Majerik left the meeting.

- 7. West Area Plan – Neighborhood Planning Initiative Public Hearing** to approve, approve with conditions, or deny the West Area Plan, and transmit its decision to the CPD Executive Director, Mayor and City Council. See DRMC Section 12-61(d).

Case Manager: Courland Hyser

Presentation by: Courtland Hyser, Fernando Abbud, Chelsea Bennouna, Laura Aldrete (Executive director Community Planning & Development), Council President Jamie Torres, Councilwoman Amanda Sandoval.

Recommendation: Recommendation of Approval.

Public comment:

- Kathy Sandoval (700 Raleigh Street)
- Jaime Aguilar (958 Julian Street)
- Evon Lopez (“Valverde Neighborhood”)
- Heidi Newhart (1445 Mead Street)
- Maureen McCanna (2725 W Bayaud Ave)
- Tyler Downs (Wazee Partners)
- Alden Schiller (No address given)
- Eugene Howard (1071 Chase Street, Lakewood CO)
- Elizabeth Walsh (1339 Stuart Street)
- Renee Martinez-Stone (1035 Osage Street)
- Jeanne Granville (President of Sun Valley Community Coalition [RNO])
- Alisha Hammett (301 W 45th Avenue)

Board questions: Caitlin Quander, Gosia Kung, Joel Noble.

Board deliberation from: Joel Noble, Angelle Foucher, Fred Glick, Gosia Kung, Jordan Block, Mary Beth Susman, Rachel Marion, Caitlin Quander, Melissa Mejia.

Motion by Melissa Mejia: I move to recommend that City Council approve the West Area Plan, with the condition that the plan be edited for clarity and correctness, finding that the applicable review criteria have been met. Second by Angelle Foucher.

Vote: Unanimous in favor, motion passes (9-0).

Manager/Chair Time

Agenda time is allocated for the staff to the board or Board Chair to provide any updates or discuss any relevant matters.