

Denver Planning Board
Meeting Records for Wednesday, January 17th, 2024, at 3 p.m.

1. **Call to Order:** Caitlin Quander (Chair), Fred Glick (Vice Chair, attending virtually), Gosia Kung, Sarah Cawrse, Jordan Block, Melissa Mejia, Angelle Fother, Rachel Marion, Claude Harton

Staff Present: Andrew Webb, Robert Haigh, William Prince.

2. **Public comment** – *Patrick Lavin (2885 Elm Street)*
3. **Meeting Records for Approval** – *none for approval*

Motion by Jordan Block: *I move to waive staff presentation of Official Map Amendment, application #2023i-00123, Official Map Amendment, application #2023i-00152, Official Map Amendment, application #2023i-00127, Official Map Amendment, application #2023i-00132, and Official Map Amendment, application #2023i-00142. Second by Claude Harton. Vote: motion passes (9-0).*

Regular Agenda

4. **Official Map Amendment, application #2023I-00093 Multiple properties in the Hale Neighborhood from E-SU-Dx; E-SU-G; and U-SU-C to E-SU-D1x; E-SU-G1; and U-SU-C1.** *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: Tony Lechuga – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Councilwoman Sawyer*
- *Denise Reich (125 Ivy Street)*
- *Susan Rutherford (4400 E 6th Avenue)*
- *Claudia Crawford (1349 Birch Street)*
- *Joan French (4330 E 6th Avenue)*
- *Lukas Hagen (825 Street)*
- *Anne Botterud (1330 Glencoe Street)*
- *Roxanne Koontz (5040 E 11th Avenue)*
- *Beth Ellis (1325 Glencoe Street)*

Board questions: Angelle Fother, Rachel Marion, Jordan Block, Gosia Kung

Board deliberation from: Gosia Kung, Jordan Block, Rachel Marion, Sarah Cawrse, Melissa

Mejia, Angelle Foucher, Claude Harton, Caitlin Quander.

Motion by Angelle Foucher: *I move to recommend that City Council approve application #2023I-00093 Multiple properties in the Hale Neighborhood from E-SU-Dx; E-SU-G; and U-SU-C to E-SU-D1x; E-SU-G1; and U-SU-C1, finding that the applicable review criteria have been met. Second by Melissa Mejia.*

Vote: motion passes (8-0, Fred Glick abstaining)

- 5. Official Map Amendment, application #2023I-00123, rezoning 1160 Yates from E-SU-DX to E-SU-D1X.** *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: Matthew Bossler – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *none*

Board questions: none

Board deliberation from: none

Motion by Jordan Block: *I move to recommend that City Council approve application #2023I-00123, rezoning 1160 Yates from E-SU-DX to E-SU-D1X, finding that the applicable review criteria have been met. Second by Rachel Marion.*

Vote: motion passes (9-0)

- 6. Official Map Amendment, application #2023I-00152, rezoning 1410 S Humboldt Street from U-SU-C to U-SU-C1.** *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: Alisa Childress – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *none*

Board questions: none

Board deliberation from: none

Motion by Rachel Marion: *I move to recommend that City Council approve application #2023I-00152, rezoning 1410 S Humboldt Street from U-SU-C to U-SU-C1, finding that the applicable review criteria have been met. Second by Angelle Foucher.*

Vote: motion passes (9-0)

- 7. Official Map Amendment, application #2023I-00127, rezoning 548 S Perry St from E-TU-C to E-MX-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: Edson Ibañez – Planning Services**

Presenter: Franicsca Peñafiel

Recommendation: Recommendation of Approval

Gosia Kung recuses herself and leaves room

Public comment:

- *none*

Board questions: none

Board deliberation from: none

Motion by Angelle Foucher: *I move to recommend that City Council application #2023I-00127, rezoning 548 S Perry St from E-TU-C to E-MX-3, finding that the applicable review criteria have been met. Second by Sarah Cawrse.*

Vote: motion passes (8-0, Gosia Kung recused/abstaining)

- 8. Official Map Amendment, application #2023I-00132, rezoning 3446 S Patton Way from S-SU-F to S-SU-F1. 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: Bryan Botello – Planning Services**

Recommendation: Recommendation of Approval

Public comment:

- *none*

Board questions: none

Board deliberation from: none

Motion by Claude Harton: *I move to recommend that City Council approve application #2023I-00132, rezoning 3446 S Patton Way from S-SU-F to S-SU-F1, finding that the applicable review criteria have been met. Second by Gosia Kung.*

Vote: motion passes (9-0)

- 9. Official Map Amendment, application #2022I-00253, rezoning 1409-1471 N Julian and 3317 W 14th Avenue from G-RH-3 to G-MU-5. 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: Matthew Bossler – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *none*

Board questions: n/a

Board deliberation from: n/a

Motion by Gosia Kung: *I move to postpone Official Map Amendment Application 2022I-00253, rezoning 1409-1471 N Julian and 3317 W 14th Avenue from G-RH-3 to G-MU-5 to the Planning Board meeting scheduled for February 21, 2024. Second by Angelle Foucher.*

Vote: motion passes (9-0)

- 10. Official Map Amendment, application #2023I-00142, rezoning 4675 E Iliff Avenue from E-SU-Dx to E-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: Tony Lechuga – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Steven Arnold (2500 S Clermont Street)*
- *Paul Leone (4225 E Iliff Ave)*
- *Jody Davison (2257 S Dexter Street)*
- *Hamideh Etemadnia (Owner, Applicant)*

Board questions: Angelle Foucher

Board deliberation from: Caitlin Quander.

Motion by Angelle Foucher: *I move to recommend that City Council application #2023I-00142, rezoning 4675 E Iliff Avenue from E-SU-Dx to E-SU-B1, finding that the applicable review criteria have been met. Second by Sarah Cawrse.*

Vote: motion passes (9-0)

Information Item

11. Advancing Equity in Rezoning (AEIR) Project – Rezoning Criteria Update and Background

Presenters: Brandon Shaver, Rob Haigh

Community Planning & Development/Chair Time

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