

**Denver Planning Board**  
**Meeting Records for Wednesday, October 2<sup>nd</sup>, 2024, at 3 p.m.**

1. **Call to Order:** Caitlin Quander (Chair), Fred Glick (Vice Chair), Mary Coddington, Gosia Kung, Rachel Marion (online), Sarah Cawrse, Jordan Block, Heidi Majerik, Melissa Mejia.

**Staff Present:** Francisca Peñafiel, Justin Montgomery, Rob Haigh, Libby Kaiser, Joe Green, Fritz Clauson, Elizabeth Weigle, Andrew Webb, Brandon Shaver.

2. **Public comment** – *none*.

3. **Meeting Records for Approval** – *Meeting records for approval: September 4<sup>th</sup>, 2024 & September 18<sup>th</sup>, 2024.*

Motion to approve September 4<sup>th</sup> meeting records by Fred Glick, second by Gosia Kung. Motion Passes 8-0.

Motion to approve September 18<sup>th</sup> meeting records by Mary Coddington, second by Sarah Cawrse. Motion Passes 7-0.

**Information Item**

4. **Near Southeast Legislative Rezoning**  
*Presenter: Francisca Peñafiel – Planning Services*

**Regular Agenda**

5. **Official Map and Text Amendment, application #2024I-00089, Manufactured Home Communities Amendment.** *Public hearing to recommend to City Council approval or denial of the proposed map and text amendment. See Denver Zoning Code Sections 12.4.10 & 12.4.11.*

*Case Manager: Justin Montgomery – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *Councilwoman Torres, Councilwoman Alvidrez, and Councilman Flynn (sponsors)*
- *Alfonso Espino (4409 Josephine St)*
- *Ramon Bargas (4765 York Street)*
- *Michael Santici (4765 York Street)*

*Board questions: Gosia Kung, Jordan Block, Fred Glick, Caitlin Quander, Heidi Majerik*

*Board deliberation from: Heidi Majerik, Mary Coddington, Fred Glick, Gosia Kung, Melissa Mejia.*

Motion by Fred Glick: *I move to recommend that City Council adopt the Official Text and Map Amendment, application #2024I-00089, Manufactured Home Communities Amendment, finding that the applicable review criteria have been met.* Second by Heidi Majerik.

*Vote: motion passes (9-0)*

Motion by Fred Glick: *I move to amend the motion by inserting the following at the end of the motion: with the condition that Planning Board review draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters, as well as any other changes to the Planning Board review draft made necessary by such edits.* Second by Heidi Majerik.

*Vote: motion passes (8-0)*

6. **Official Map Amendment, application #2024I-00035, 1079 S Hooker Street from S-SU-D to E-TU-C.** *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: Joe Green – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *none*

*Board questions: none.*

*Board deliberation from: none.*

Motion by Gosia Kung: *I move to recommend that City Council approve application #2024I-00035, 1079 S Hooker Street from S-SU-D to E-TU-C, finding that the applicable review criteria have been met.* Second by Sarah Cawrse.

*Vote: motion passes (8-0, Jordan Block abstaining due to being out of the room)*

7. **Official Map Amendment, application #2024I-00002, rezoning 950 & 970 N Federal Blvd from E-MX-3 and E-MX-3, UO-1, UO-2 to C-MX-8.** *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: Rob Haigh – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *Jeanne Granville (1230 Decatur Street)*

*Board questions: none*

*Board deliberation from: none*

Motion by Fred Glick: *I move to recommend that City Council approve application #2024I-00002, rezoning 950 & 970 N Federal Blvd from E-MX-3 and E-MX-3, UO-1, UO-2 to C-MX-8, finding that the applicable review criteria have been met. Second by Mary Coddington.*

*Vote: motion passes (9-0)*

- 8. Official Map Amendment, application #2024I-00070, rezoning 3719 N Wolff St from U-SU-C1 to OS-B. 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: Fritz Clauson – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *Ilan Salzberg (applicant)*
- *Richard Rosen (3744 Yates Street)*
- *Edith Anesi (3734 Yates Street)*

*Board questions: Gosia Kung, Fred Glick.*

*Board deliberation from: Fred Glick, Caitlin Quander, Melissa Mejia.*

Motion by Jordan Block: *I move to recommend that City Council approve application #2024I-00070, rezoning 3719 N Wolff St from U-SU-C1 to OS-B, finding that the applicable review criteria have been met. Second by Gosia Kung.*

*Vote: motion passes (8-0, Mary Coddington abstaining)*

### **Information Item**

- 9. Advancing Equity in Rezoning**

*Presenter: Brandon Shaver & Andrew Webb – Planning Services*

### **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*