

**Z2014147**

**ZONING CASE NUMBER Z2014147 (Council District 1)** – May 20, 2014

A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 5, the east part of Block 4, NCB 844; 617 East Euclid Avenue. Staff recommends approval, pending plan amendment.

Staff mailed 28 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Tobin Hill Community Association is in favor. Staff mailed 13 notices to the Planning Team.

Viviana Frank, applicant, stated the purpose of this zoning change request is to allow for the development of a 3 or 4-plex on the subject property. She stated she has met with the neighborhood association who are in support of this request.

**The following citizens appeared to speak:**

Ben Fairbank, Chairman of Tobin Hill Community Association Task Force, stated they have met with the applicant to discuss the proposed development at which time they were informed it would be a 2 story structure with the apartment being on the upper level and parking at ground level. However after viewing the rendering presented there are some concerns and would like to express their opposition. He further stated they are agreeable in working with the applicant to reach a consensus.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

A motion was made by Commissioner Ornelas and seconded by Commissioner Shaw to recommend a continuance until June 3, 2014.

**AYES: Salazar, Briones, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**ZONING CASE NUMBER Z2014147 (Council District 1)** – June 3, 2014

A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 5, the east part of Block 4, NCB 844; 617 East Euclid Avenue. Staff recommends approval, pending plan amendment.

**Z2014147**

Staff mailed 28 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Tobin Hill Community Association. Staff mailed 13 notices to the Planning Team.

Viviana Frank, owner, stated the purpose of this zoning request is to allow the development of a 3 or 4-plex on the subject property. She stated they are proposing to develop the structure to be in keeping with the surrounding residential character. She further stated she has been working with the neighborhood association thru email.

Julian Rotnofsky, applicant, stated they have provided the neighborhood association with a drawing of the proposed development along with other information they requested. He stated based on the information provided there was no need to meet and they are in support.

**The following citizens appeared to speak:**

Frederica Kushner, representing Tobin Hill Community Association, stated they are in support pending the plan amendment and provided they abide by the site plan submitted.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

A motion was made by Commissioner Ornelas and seconded by Commissioner McFarland to recommend approval.

**AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**