

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: I am writing to you today regarding a very important issue
Date: Tuesday, November 12, 2024 9:04:28 AM

From: beldevik@everyactionadvocacy.com <beldevik@everyactionadvocacy.com> on behalf of Bruce Eldevik <beldevik@everyactionadvocacy.com>
Sent: Monday, November 11, 2024 09:28 AM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: I am writing to you today regarding a very important issue

[Some people who received this message don't often get email from beldevik@everyactionadvocacy.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Think Before You Click: This email originated outside our organization.

Dear Council President Mitra Jalali,

I am a resident of Saint Paul in the Como Park neighborhood. I am in favor of increasing our city's supply of affordable housing. From what I hear and read, the need continues to be very great for housing of this nature. Consequently I ask you to vote 'Yes' for the Aragon affordable housing complex, sponsored by Beacon Interfaith Housing, to allow this project to move forward.

Thank you!

Sincerely,
Mr. Bruce Eldevik
1473 Hamline Ave N Saint Paul, MN 55108-2313
beldevik@luthersem.edu

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: I am writing to you today regarding a very important issue
Date: Tuesday, November 12, 2024 9:04:08 AM

From: duttonfosters@everyactionadvocacy.com <duttonfosters@everyactionadvocacy.com> on behalf of Dutton Foster <duttonfosters@everyactionadvocacy.com>
Sent: Sunday, November 10, 2024 08:57 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: I am writing to you today regarding a very important issue

[Some people who received this message don't often get email from duttonfosters@everyactionadvocacy.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Think Before You Click: This email originated outside our organization.

Dear Council President Mitra Jalali,

I am writing to you because I am active with and a supporter of Beacon Interfaith Housing. I care about creating a City of St. Paul where everyone belongs. To create that, we need to say "yes" to affordable housing. I know that Beacon's Kimball Court property in our ward has been the source of serious problems lately, but this is an exception to a generally excellent track record for Beacon. Now we are running into NIMBY resistance on the East Side regarding our proposed Aragon property.

I support you saying "yes" to The Aragon. This is an affordable housing building being proposed by Beacon that passed the planning commission unanimously in October and is coming before the City Council in November.

The Aragon is located on the border of Eastview, and Conway is the type of housing our city needs! Approximately 20% of the apartments are affordable to individuals with incomes below \$25,000 annually, and the remaining homes are affordable to households with less than \$70,000 annually for a family of four.

History shows that the majority of Beacon tenants are good neighbors. They receive support after moving in, support which promotes their integration with the neighborhood and community and their chances of a successful life.

We need to say "yes" to affordable housing and "no" to NIMBY.)

Please vote for The Aragon and say "yes" to affordable housing. The need is great and the cause is just.

Thank You,

Sincerely,
Mr. Dutton Foster
1882 Goodrich Ave Saint Paul, MN 55105-1542

duttonfosters@comcast.net

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: I am writing to you today regarding a very important issue
Date: Tuesday, November 12, 2024 9:04:00 AM

From: 1110klund@everyactionadvocacy.com <1110klund@everyactionadvocacy.com> on behalf of Kristen Lund <1110klund@everyactionadvocacy.com>
Sent: Sunday, November 10, 2024 07:55 AM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: I am writing to you today regarding a very important issue

[Some people who received this message don't often get email from 1110klund@everyactionadvocacy.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Think Before You Click: This email originated outside our organization.

Dear Council President Mitra Jalali,

I am writing to you because I care about creating a City of St. Paul where everyone belongs. To create that, we need to say "yes" to affordable housing.

I know you have been supportive of affordable housing projects in the past and appeal to you to say "yes" to The Aragon. This is an affordable housing project being proposed by Beacon Interfaith Housing Collaborative that passed the planning commission unanimously in October and is coming before the City Council in November.

The Aragon is located on the border of Eastview, and Conway and is the type of housing our city needs! Approximately 20% of the apartments are affordable to individuals with incomes below \$25,000 annually, and the remaining homes are affordable to households with less than \$70,000 annually for a family of four.

Beacon has proven to be a reliable and innovative organization with a mission to create solid, sustainable affordable housing projects. I trust them to develop a project that will benefit our city and improve the lives of many St Paul citizens.

As a strong voice for affordable housing, I ask you to vote for The Aragon.

Thank You,

Sincerely,
Ms. Kristen Lund
1700 Portland Ave Saint Paul, MN 55104-6843
1110klund@gmail.com

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: I am writing to you today regarding a very important issue
Date: Tuesday, November 12, 2024 9:03:43 AM

From: daynamelissa@everyactionadvocacy.com <daynamelissa@everyactionadvocacy.com> on behalf of Dayna Kennedy <daynamelissa@everyactionadvocacy.com>
Sent: Saturday, November 9, 2024 09:29 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: I am writing to you today regarding a very important issue

[Some people who received this message don't often get email from daynamelissa@everyactionadvocacy.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Think Before You Click: This email originated outside our organization.

Dear Council President Mitra Jalali,

I am writing to you because I care about creating a City of St. Paul where everyone belongs. To create that, we need to say "yes" to affordable housing.

I support you saying "yes" to The Aragon. This is an affordable housing building being proposed by Beacon Interfaith Housing Collaborative that passed the planning commission unanimously in October and is coming before the City Council in November.

The Aragon is located on the border of Eastview, and Conway is the type of housing our city needs! Approximately 20% of the apartments are affordable to individuals with incomes below \$25,000 annually, and the remaining homes are affordable to households with less than \$70,000 annually for a family of four.

We need to say "yes" to affordable housing and "no" to NIMBY (not in my backyard.)

Please vote for The Aragon and say "yes" to affordable housing.

Thank You,

Sincerely,
Ms. Dayna Kennedy
1606 Minnehaha Ave W Wedt Saint Paul, MN 55104-1243
daynamelissa@icloud.com

From: [Lifeonaire](#)
To: [*CI-StPaul](#), [Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)
Subject: Fwd: Oppose: Zoning CASE#24-078-931 (470 White Bear Ave)
Date: Tuesday, November 12, 2024 7:42:34 AM

Some people who received this message don't often get email from lifeonaire15@gmail.com. [Learn why this is important](#)

Begin forwarded message:

From: Lifeonaire <lifeonaire15@gmail.com>
Subject: **Oppose: Zoning CASE#24-078-931 (470 White Bear Ave)**
Date: November 12, 2024 at 7:37:27 AM CST
To: ward7@ci.stpaul.mn.us, Melanie.Johnson@ci.stpaul.mn.us,
sumeya.said@ci.stpaul.mn.us, hello@southeastside.org,
SECOboard@southeastside.org, jonathanfrisch@gmail.com,
ethan.osten@gmail.com

Dear City Council Members,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning of 470 White Bear Ave for the construction of a four-story, 53-unit apartment complex by Beacon Interfaith Housing Collaborative.

While I recognize the importance of developing affordable housing, the current proposal raises significant concerns based on the experiences with Beacon's existing project, Kimball Court. The community around Kimball Court has unfortunately experienced a substantial increase in criminal activities (hub of narcotics), nearly 200 police calls for one year, and unrest among its residents, as highlighted in local reports and testimonials.

Moreover, the new development is intended to accommodate families or multiple groups of people living in each unit, yet it offers only 26 parking spaces. This severe lack of parking provisions will undoubtedly create significant parking challenges for the tenants. The proposed site is located on a very busy street, which lacks parking on both sides. This necessity will force tenants to park on adjacent streets, often requiring them to cross this busy and dangerous street—a risk that is particularly concerning for families with children.

Additionally, the location is in close proximity to two elementary schools. The rise in crime associated with similar housing developments, as previously observed, poses an unsafe environment for the children attending

these schools. I have a special ed. child and this project is only 1.5 block away from my house.

The introduction of a new development similar to Kimball Court is likely to exacerbate these issues, leading to further decline in neighborhood safety and quality of life. It is crucial that we learn from the past and do not replicate the same environment of distress and insecurity that residents currently face.

I urge the council to reconsider the rezoning application and ensure that any future development proposals address these concerns thoroughly. It is imperative that they are designed in such a way that ensures the safety and well-being of all residents in the vicinity.

Thank you for your attention to this matter. I hope that through careful consideration and dialogue, we can work toward solutions that truly benefit our community.

Sincerely,

Susane Moua
Conway/ Van Dyke Resident
lifeonaire15@gmail.com

From: [Cheryl Hanzlik](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: Proposed development on White Bear Ave.
Date: Monday, November 11, 2024 6:08:16 PM

You don't often get email from pcca9723@yahoo.com. [Learn why this is important](#)

I am strongly opposed to the proposal by Beacon Interfaith Housing Collaborative to build near 3rd Street in St. Paul. We do NOT need a building on the east side that will have the same problems as Kimball Court in the midway area. There are 2 schools within blocks of this proposed development and children will be exposed to an unsafe situation. The residents near Kimball Court report car and home break-ins, open drug use and sales, fecal matter in their yards and a decrease in their property values because of this building. Why would the city council approve another development that will bring the same problems to another part of the city? This development makes no sense for the east side and should be stopped immediately!

Cheryl Hanzlik
East Side St. Paul resident

[Sent from Yahoo Mail for iPad](#)

From: [Jonathan Frisch](#)
To: [*CI-StPaul_Contact-Council; CouncilHearing \(CI-StPaul\)](#)
Subject: Zoning Case #24-078-931 (470 White Bear Avenue)
Date: Tuesday, November 12, 2024 12:29:07 AM
Attachments: [470 White Bear Avenue Opposition.pdf](#)

Some people who received this message don't often get email from jonathanfrisch@gmail.com. [Learn why this is important](#)

Please verify that you can open the attached file regarding the proposed rezoning of 470 White Bear Avenue.

Thank you,

Jonathan Frisch
1816 Conway Street

Dear Saint Paul City Council Members,

Please consider the following information while you are assessing your support for the proposed subdivision and rezoning of 470 White Bear Avenue as well as for Beacon Interfaith's CUP application for a supportive housing facility at the same address.

- 1) Subdividing and rezoning the lot from H2 to RM2 would likely constitute spot zoning. During the October 3rd meeting of the Saint Paul Zoning Committee, a city representative said they felt it was not spot zoning, but they also stated on the record that they had made a "judgement call". In other words, they admitted that there was room for interpretation, and after the meeting, they conceded that the final decision would be made by a jury, if necessary. If the Council votes for rezoning, then we will find out what a court thinks, but prior to voting, please read the detailed explanation of why it would be spot zoning on pages 4 through 8.
- 2) Community support for rezoning and the CUP is nonexistent. Two thirds of the supporting letters the Zoning Committee received are from people who do not live in Saint Paul. The five letters of support from people who do live in Saint Paul were submitted by people who live far from the proposed development and would be unaffected by it. Proof of this is highlighted on page 9 and 10. On the other hand, as of November 11th, 113 people living within a three-block radius of 470 White Bear Avenue have signed a petition opposing the project (signatures on pages 11 through 17). When I had time, I went door-to-door in my neighborhood with the petition. Comparing the number of houses I visited to the number that answered their doors, I found that about only one out six houses had people home. Out of the people who answered their doors, every single one signed the petition. Extrapolating that ratio turns 113 signatures into 678 eligible voters opposed to rezoning and the CUP, and zero in favor, within just a three-block radius.
- 3) Rezoning and granting Beacon a CUP will produce a financial and resource drain on the city. While rezoning 470 White Bear Avenue up two levels to RM2 will approximately triple its value, the city will see no benefit from this, because both the seller (Saint Pascal Baylon Catholic Church) and the buyer (Beacon Interfaith) are tax exempt entities. At the same time, the surrounding properties (which do pay property taxes) will lose value due to rezoning and the addition of a supportive housing facility in their vicinity, so the city will suffer immediate and continuing long-term financial losses. Finally, evidence shows that there will be regular police calls to the facility, which will cost the city money as well as first responder time and resources.
- 4) Placing a supportive housing facility across the street from two elementary schools is an ill-considered idea. Saint Paul Public Schools [Standard Response Protocol](#) (SRP) is to *Secure* a school in "response to a violent person or incident in the community near [the] school." SRP *Secure* means bringing everyone inside and into their classrooms while locking the building, at which point attendance is taken and students are restricted to their classrooms until the threat is eliminated. In other words, every time police would be summoned to Beacon's proposed facility, the schoolchildren across the street would be hustled inside and restricted to their rooms, and the school would be locked until the police left. Based on Beacon's track record, this would be happening about twice a week.
- 5) Building another 53-unit facility at 470 White Bear Avenue will add to problems in a neighborhood that is already overcrowded (pages 18 and 19), with insufficient space for parking and unenforced anti-dumping laws. Upon receiving notice of Beacon's plans this summer, I took

pictures for six days (July 20-25th) before the Zoning Committee meeting to document the garbage dumping and illegal parking rampant in the neighborhood. You can see the photos on pages 20 through 23. The situation has not improved since then, so if you would like more evidence of the problem, I can provide it at your request. There is no legal on-street parking at the proposed facility, and while Beacon's plans call for only 26 parking spaces, they expect us to believe those will be sufficient for cars belonging to a population occupying 113 bedrooms (pages 24 and 25), not to mention cars of visitors and employees.

- 6) When starting this project, Beacon contacted the Southeast Community Organization (SECO) and received a letter of support, while implying that they were interested in community feedback. However, neither Saint Pascal Baylon Catholic Church nor Beacon nor SECO solicited input from the neighborhood. Beacon attempted to get their proposal through the Zoning Committee without informing anyone. The only reason the neighbors found out about it is because the people living within 350 feet of the property received the legally required notification. When I saw the Zoning Committee report that cited the letter from SECO, I contacted SECO and asked who in the community they talked to before submitting the letter, and after much hemming and hawing, they admitted that the only input they considered was from Beacon. I met with the SECO board (28 October 2024) and presented proof that the project has no community support, and they agreed to reassess their support at the next SECO Land Use Committee meeting (4 November 2024). At that meeting, Beacon brought three representatives, while five neighbors attended in opposition. The Committee moved to withdraw their letter, but the motion failed on a tie vote. That same tie vote on the original motion to submit a letter of support would also have failed, which means if SECO had all the information when they first voted, there would be no letter of support and the Zoning Committee, the Planning Commission, and the City Council would not hold the mistaken belief that there is community support for the project.

I want to be clear, that as a lifelong socialist, I am a proponent of deeply affordable housing, which is why I support Habitat for Humanity (HH). They are solving the housing problem by giving people permanent domiciles with value that can be leveraged into socio-economic advancement. I submit that if Saint Pascal Baylon Catholic Church were really concerned with fighting homelessness, it would donate the land at 470 White Bear Avenue to HH, rather than selling it and pocketing the money. It is currently zoned for six principal dwelling units, and HH could construct abodes with sufficient off-street parking and ample remaining green space, as well as all the advantages that Beacon is citing as reasons for allowing them to build there (e.g., access to public transportation, schools, etc.), while not endangering the children at the elementary schools across the street.

Over twenty years ago, I lost my brother to suicide resulting from untreated mental illness that he was self-medicating with street drugs, so I am also a vocal proponent of government-funded supportive housing facilities, especially for those battling substance abuse and mental illness. However, farming the management out to a company like Beacon is not working, as evidenced by fourteen years of failure at Kimball Court. Placing my brother in a Beacon facility near an elementary school would have been the height of irresponsibility. His behavior was erratic at its best, and downright dangerous when he was in a slump, so I am well aware of the peril people struggling with his demons pose to their neighbors. Rezoning 470 White Bear Avenue and granting Beacon a CUP for a supportive housing facility there would be reckless. They claim the facility will not house people like my brother, but once they are granted a CUP, there will be nothing stopping them from doing so, because § 65.162 defines a supportive

housing facility as “One (1) main building, or portion thereof, on one (1) zoning lot where persons with mental illness, chemical dependency, physical or mental handicaps, and/or persons who have experienced homelessness reside and wherein counseling, training, support groups, and/or similar services are provided to the residents.”

As you can see from the points above, rezoning 470 White Bear Avenue would constitute spot zoning, and would therefore be illegal. Additionally, rezoning and granting Beacon a CUP will produce multiple adverse effects on the neighborhood and city finances and resources, while simultaneously endangering the children at the elementary schools across the street. Finally, there is no local support for the development.

Based on these facts, I urge you to vote against both the rezoning and the CUP.

Best regards,

Jonathan R. Frisch
1816 Conway Street

See Supporting Information on the following pages:

4 through 8	Spot Zoning
9 and 10	Zoning Committee Letters
11 through 17	Petition Signatures
18 and 19	Neighborhood Apartments
20 through 23	Illegal Parking and Dumping
24 and 25	Beacon Plans

Spot Zoning 470 White Bear Avenue

At the first Zoning Committee meeting regarding this proposal (25 July 2024), I and many of my neighbors provided photographic evidence that the tenants in the apartment buildings near our houses routinely park illegally, creating unsafe conditions for driving, bicycling, and even walking in our neighborhood. There are multiple blocks in our neighborhood without sidewalks, so by necessity, we need to walk down the side of the street. When people park illegally in those areas, pedestrians are forced to walk out into the traffic lanes, which is even more unsafe than one would expect under normal circumstances, because there is not room for two cars to pass due to the illegally parked vehicles. This means that when my neighbors and I are forced to walk in the traffic lanes, we are sharing a narrow corridor with moving vehicles.

At the same meeting, we provided photographic evidence that the tenants in those apartments also dump piles of refuse in the streets, on boulevards, and on sidewalks. Here is an example of how bad this problem is. Recently, the garbage was removed prior to resurfacing the streets in our neighborhood. However, once the top layer of asphalt was ground off and before the repair crew had time to put fresh asphalt on the road, there were already bags of garbage and unwanted furniture on it. The garbage was again removed, so the fresh asphalt could be applied. When I left for work one morning, the road was prepared and waiting for the new layer of asphalt. When I returned home that evening, the road had been beautifully resurfaced with smooth asphalt (I would like to express my thanks to the crew for completing a professional and timely job) and there was already a pile of trash on Van Dyke Street between Conway Street and Third Street East! I did not bother taking a picture, because the parking and dumping problems were already well documented for the committee, and the last time we showed pictures, one of the members acknowledged that there are indeed problems and then expressed their belief that adding another apartment building would help cut down on dumping and illegal parking, because “there would be more eyes on the problem.” I understand the idea that people will be less likely to park illegally and dump garbage if they feel they will be observed, but that does not apply in this situation, because the people doing the observing are also the people doing the dumping and parking. Adding another apartment building with insufficient parking would not be adding “more eyes on the problem”, it would just be adding to the population creating the problem.

At that meeting, it became apparent that the problems I reiterated above were not considered by the committee on the basis that they are enforcement issues, not zoning issues. I submit that they are zoning issues, because they occur in our H2 zoned neighborhood only near parcels zoned RM2. Additionally, subdividing and rezoning the parcel at 470 White Bear Avenue would be the very definition of spot zoning according to Anderson’s American Law of Zoning, 4th Edition, because it would be “singling out a small parcel of land for a use classification totally different from that of the surrounding area **for the benefit of the owner of such property and to the detriment of other owners.**” (emphasis mine) The owner of 470 White Bear Avenue will benefit, because subdividing and then rezoning the new parcel will approximately triple or quadruple its assessed value (Figures 1 and 2). The process would also be to the detriment of other owners, because it would decrease the values of adjacent lots (Figure 1) and simultaneously lower the quality of life for those already living the neighborhood.

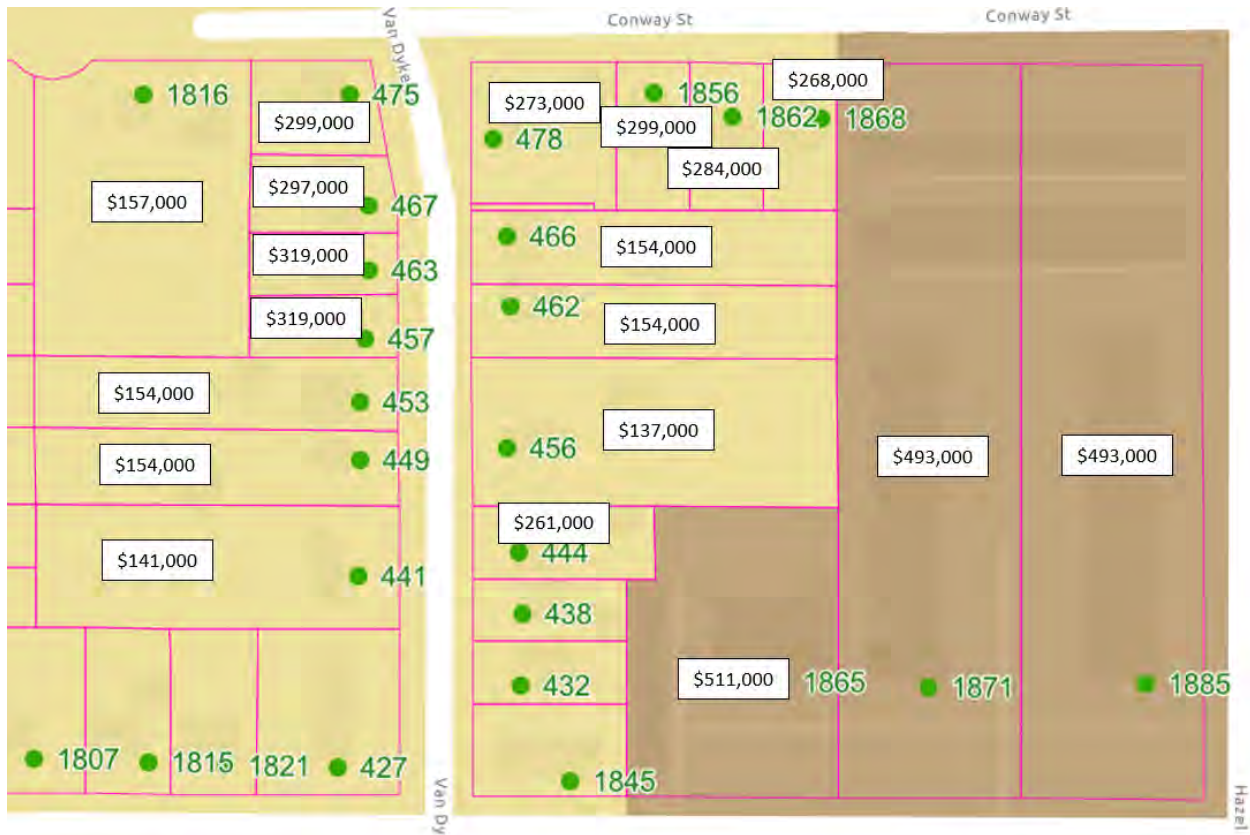


Figure 1: A map showing assessed land values excluding buildings (dollars/acre) of H2 (yellow) and RM2 (brown) parcels. Information taken from <https://stpaul.maps.arcgis.com/apps/instant/sidebar/index.html?appid=47fffa61b84c4d979626c51eb5ef091c>

Figure 1 shows three trends relating to land values (dollars/acre):

1. Within a given zone, land value increases as lot size decreases (Figure 2).
2. When comparing lots of roughly equivalent sizes, RM2 properties are about three times as valuable as H2 properties. For example, 1865 Wilson Avenue (RM2; 0.90 acres) is assessed at 3.25 times the value of 1816 Conway Street (H2; 0.96 acres).
3. The values of similar H2 properties decrease with proximity to RM2 properties. For example, 1856, 1862, and 1868 Conway Street are in a row, and all have the same land area (7405 ft²), but their assessed values are different. The lot with the highest value (1856) is farthest from an RM2 property, while the lot with the lowest value (1868) shares a property line with an RM2 property. The same trend holds true for 1816 Conway Street (0.96 acres) and 456 Van Dyke Street (0.82 acres). The lot at 456 Van Dyke Street has a lower assessed value than 1816 Conway Street by virtue of sharing property lines with two RM2 properties. This holds true despite it being a smaller parcel, which should increase its value (see Trend 1). A third example is comparing the value of 444 Van Dyke Street (0.21 acres) to those of 475, 467, 463, and 457 Van Dyke Street (0.19, 0.18, 0.14 and 0.14 acres, respectively). Once again, the property adjacent to an RM2 lot has a significantly lower value than those of the four properties not sharing property lines with an RM2 lot.

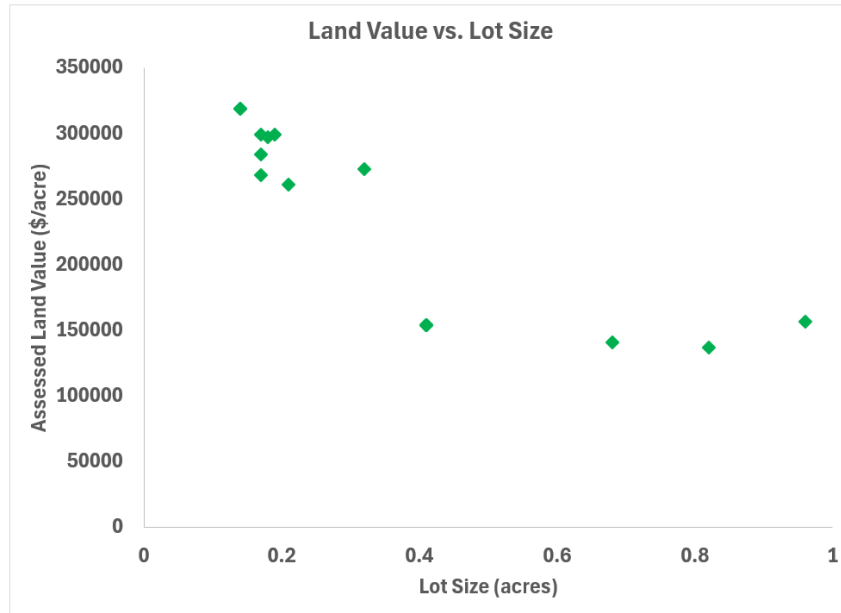


Figure 2: A chart comparing assessed land values and lot sizes for the H2 properties labelled in Figure 1.

In addition to benefitting the owner of 470 White Bear Avenue to the detriment of other owners, another reason that rezoning the parcel would be considered spot zoning is that the new classification would be totally different from that of the surrounding area. Figure 3 shows that the property at 470 White Bear Avenue (blue) is not adjacent to any other RM2 parcels. It is in the middle of an H2 zone with the nearest RM2 property being almost 600 feet away, so rezoning it would “create an island of nonconforming use within a larger zoned property.”

Finally, even if the City Council wishes to argue that the proposed rezoning would not be spot zoning, they would be conflicting with decisions made by the Saint Paul Planning Commission and the City Council about a 2022 rezoning request regarding a similar situation. The owner of the property at 918 5th Street East applied to rezone their property from RT1 to RM1. The Planning Commission recommended to the City Council the rezoning application be denied, which the City Council agreed. A copy of their reasoning (with relevant passages highlighted) is shown in Figure 4 and a map showing the property in question and the surrounding neighborhood is shown in Figure 5.

Note that in their recommendation, the Planning Commission stated that rezoning would produce a property different from similar lots in the area, thus qualifying as spot zoning. They specifically point out that the nearest RM2 property is at the end of the block. That RM2 property is less than 300 feet away from 918 5th Street East, yet that was enough for the Commission to reject the application. As mentioned above, the RM2 property nearest to 470 White Bear Avenue is twice that distance away, so if 300 feet is so far away as to create spot zoning, then 600 feet unquestionably meets that criterion. It is also relevant that the applicant was not asking for rezoning to RM2. They wanted their property rezoned to just RM1, which was denied. If rezoning a single lot to RM1 was deemed too much by the Commission and the Council, the application for rezoning 470 White Bear Avenue to RM2 should also be denied.

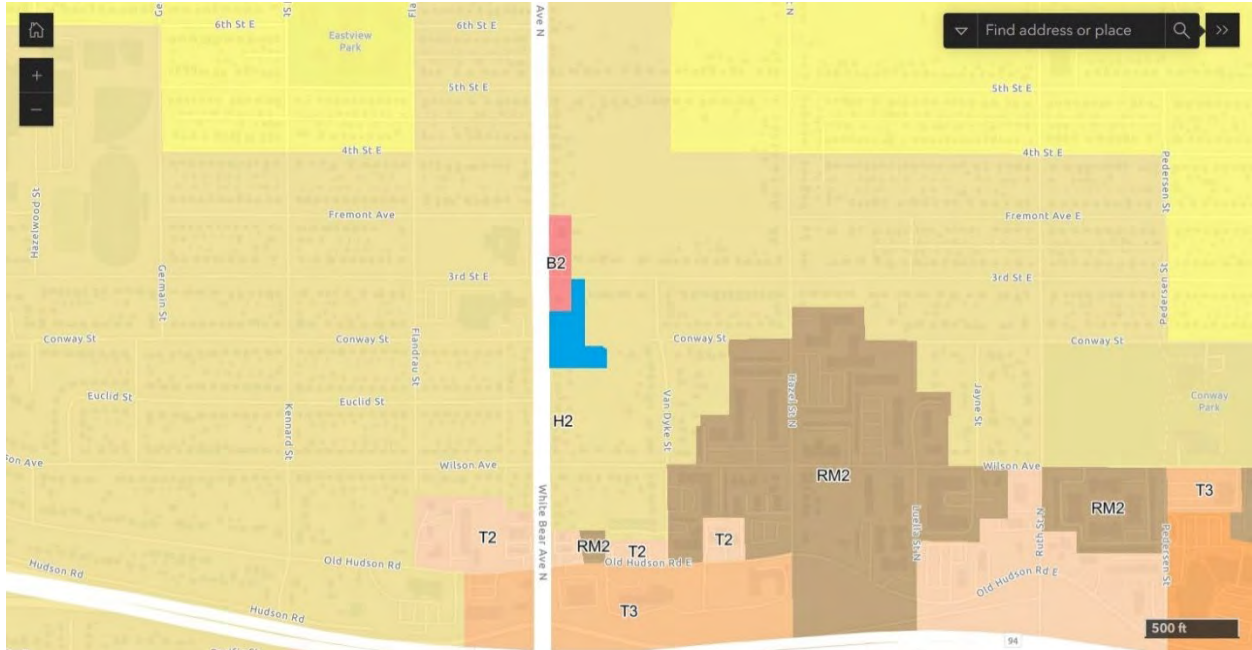


Figure 3: A map showing that 470 White Bear Avenue (blue) is in the middle of an H2 zone, neither adjacent to nor near an RM2 zone. Information taken from <https://stpaul.maps.arcgis.com/apps/instant/sidebar/index.html?appid=47fffa61b84c4d979626c51eb5ef091c>

To summarize, subdividing and rezoning 470 White Bear Avenue to RM2 would constitute spot zoning for the following reasons:

1. It would establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property (Figure 3).
2. It would benefit the owner (Figures 1 and 2) to the detriment of other owners (Figure 1 as well as illegal parking and dumping testimonials).
3. It would meet the criteria that the Planning Commission cited in 2022 to recommend denial of a less drastic rezoning application.

Figures 4 and 5 are on the following page.

WHEREAS, House 11 LLC, James Faillettaz, File # 22-058-214, has applied to rezone from RT1 two-family residential to RM1 multiple-family residential under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 918 5th Street E, Parcel Identification Number (PIN) 33.29.22.23.0005, legally described as Lot 6, Block 95, Daily & Berrisford's Subdivision of Block 95 of Lyman Dayton's Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 30, 2022, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application requests rezoning from RT1 two-family residential district to RM1 multiple-family residential district.
2. **The proposed zoning is not consistent with the way this area has developed.** Nearby interior lots of this size (5,000 s.f., 40 feet wide) have been developed as single-family or duplex residential. Only corner lots and larger lots in this area have been developed as residential uses with more than two units.
3. The proposed zoning is consistent with the Comprehensive Plan and compatible with the surrounding residential land uses. Even the existing duplex, however, is legally nonconforming in the surrounding RT1 two-family residential zoning district because of the small lot size.
4. **Court rulings have determined that "spot zoning" is illegal in Minnesota.** Minnesota courts have stated that this term "applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property. 918 E 5th Street is in the middle of a block in the middle of a large RT1 two-family residential zoning district. There is no other similar nearby small mid-block lot with multiple-family residential land use. Rezoning the small lot at 918 E 5th Street to RM1 multiple-family residential would establish a use classification inconsistent with the surrounding uses, create an island of nonconforming use within a larger zoned property, and constitute spot zoning.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of House 11 LLC, James Faillettaz, for rezoning from RT1 two-family residential to RM1 multiple-family residential for property at 918 5th St E be denied.

Figure 4: A copy of a Saint Paul Planning Commission recommendation to the City Council for denial of a rezoning application based on the illegality of spot zoning in Minnesota.



Figure 5: A map showing the proximity of 918 5th Street East to the nearest RM2 property (600 Mendota Street). Information taken from <https://stpaul.maps.arcgis.com/apps/instant/sidebar/index.html?appid=47ffa61b84c4d979626c51eb5ef091c>

Zoning Committee Letters

When the Saint Paul Zoning Committee met to discuss rezoning the single lot at 470 White Bear Avenue from H2 to RM2 and granting an accompanying CUP, they considered and cited the numbers of letters and speakers supporting and opposing both decisions (see copy of the October 3rd Zoning Committee meeting results on page 10). The community support for rezoning is illusory, as can be seen by examining the letters from supporters at this [link](#).

Of the sixteen letters supporting rezoning, one is from Marcia Caliguire (blue highlight below), who lives less than a block away from the proposed project. She has since withdrawn her support and signed the petition opposing the project after learning it is intended as a supportive living facility. Of the remaining fifteen letters, ten (67%) are from people who do not even live in Saint Paul (yellow highlights below). That leaves only five letters from Saint Paul residents (green highlights below), and all those people are associated with either Beacon or Saint Pascal Baylon Catholic Church (sometimes both), while none of them live in the affected neighborhood. The closest is Ann Lemke, who is both a parishioner of St. Pascal Catholic Church and a member of the Beacon Interfaith Housing Collaborative, and who lives 0.7 miles away (10 blocks), which is still more than a half mile farther away than the 113 people who actually live near 470 White Bear Avenue and signed the petition opposing rezoning and granting Beacon a CUP.

Marcia Caliguire	1730 Conway St	0.1 miles
Anna Karner	3100 Ariel St N (North Saint Paul)	4.7 miles
Kimberly Ann Roering (Pastoral Associate for Faith Formation at St. Pascal)	2686 Greystone Avenue North (Oakdale)	4.4 miles
Beverly Blake	6050 Lake Road (Woodbury)	4.4 miles
Christine Igielski	7194 Waterstone Lane (Woodbury)	6.4 miles
John Mitchell (Pastor at St. Pascal)	Presentation Parish Rectory (Maplewood)	2.8 miles
Geri Padellford	6790 93rd St S (Cottage Grove)	11.8 miles
Mark Padellford	6790 93rd St S (Cottage Grove)	11.8 miles
Julie Moore	916 Ferndale St S (Maplewood)	4.8 miles
John Muggee	1758 Interlachen Bay (Woodbury)	7.0 miles
Sue Krebsbach	1917 Furness St (Maplewood)	3.4 miles
Carmen Johnson	2485 Londin Lane East	3.3 miles
Oby Ballinger	1515 Sherburne Ave	8.9 miles
Audrey Lindenfelser	7 East Sandra Lee Dr. (south of Battle Creek)	1.6 miles
Ann Lemke	1630 Beech Street	0.7 miles
Mary Root	310 Osceola Ave	7.4 miles

Incidentally, the Zoning Committee meeting results show zero letters of support for the CUP. This is likely because Beacon did not originally apply for a CUP, and when they did so after the original Zoning Committee hearing, their supporters did not take the time to rewrite their letters of support, so the letters do not mention the CUP. In fact, if you take time to read the letters, you may notice that some use the exact same language, even when submitted by people living at different addresses (e.g., “the zoning and request of the owner (Saint Pascal Baylon Catholic Church) and the developer (Beacon Interfaith Housing Collaborative) are reasonable and appropriate for the site”). From this, we can infer that the writers of the original letters had been coached, and that Beacon then forgot to tell them how to update their letters to support the added CUP application.

DATE: October 4, 2024
 TO: Planning Commission
 FROM: Zoning Committee
 SUBJECT: Results of October 3, 2024, Zoning Committee Hearing

NEW BUSINESS

		<u>Staff</u>	<u>Recommendation Committee</u>
1.	<p>470 White Bear Rezoning (24-078-931) Rezone from H2 residential district to RM2 medium-density multiple family residential district</p> <p>Address: 470 White Bear Avenue N between 3rd Street and Conway Street</p> <p>District Comment: District 1 submitted a letter recommending approval</p> <p>Support: 4 people spoke, 16 letters</p> <p>Opposition: 5 people spoke, 11 letters</p> <p>Hearing: closed</p> <p>Motion: Approval</p>	Approval	Approval (4 - 1 - 0) (Taghioff opposed)
		<u>Staff</u>	<u>Recommendation Committee</u>
2.	<p>470 White Bear CUP (24-078-938) Conditional use permit for a supportive housing facility serving more than sixteen (16) facility residents.</p> <p>Address: 470 White Bear Avenue N between 3rd Street and Conway Street</p> <p>District Comment: District 1 submitted a letter recommending approval</p> <p>Support: 4 people spoke, 0 letters</p> <p>Opposition: 5 people spoke, 5 letters</p> <p>Hearing: closed</p> <p>Motion: Approval with a condition</p>	Approval with conditions	Approval with conditions (4 - 0 - 1) (Taghioff abstained)

Petition Opposing Rezoning and CUP

We, the undersigned, live in the neighborhood of the parcel at 470 White Bear Avenue in Saint Paul, Minnesota. We oppose any attempts to subdivide and/or rezone the parcel on the basis that doing so would be spot zoning, because it would reclassify the parcel to something totally different than the surrounding area and benefit only the owner of the parcel, while negatively impacting our property values and quality of life. Furthermore, we oppose granting Beacon a CUP for a supportive housing facility, because they have shown they are incapable of safely managing the facilities they already own.

Name	Address	Signature	Date
David Sepeda	1361 Barclay St	David Sepeda	10-19-2024
Ann Selbitschka	2005 3rd St	Ann Selbitschka	10-19-2024
CHIA HER	1794 Fremont Ave E	Chia Her	10-19-24
Ann	1994 Fremont Ave. E	Ann	10-19-24
Austin	1794 Fremont Ave. E	Austin	10-19-24
E. Thorson	544 White Br. Ave	E. Thorson	10-19-24
Ted Thorson	cc	Ted Thorson	10-19-24
David Zimmer	560 WHITE BEAR AVE.	David Zimmer	10-19-24
Ken Orlock	564 " " "	Ken Orlock	10-19-24
Lafarus Boven	588 White Bear Ave	Lafarus Boven	10-19-24
Chiyethi Swo	567 White Bear Ave	Chiyethi Swo	10/19/24
Noel adjoko	561 White Bear Ave	Noel adjoko	10/19/24
Linda adjoko	561 White Bear Ave	Linda adjoko	10/19/24
Wanwan Mae	548 White Bear	Wanwan Mae	10/19/24
Poua Khang	548 White Bear	Poua Khang	10/19/24
Billy Chang	1759 Fremont Ave	Billy Chang	10/19/24
Tou Chang	1759 Fremont Ave	Tou Chang	10/19/24
Mai Ger Xiong	1733 Fremont Ave	Mai Ger Xiong	10/19/24






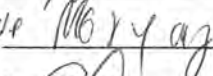
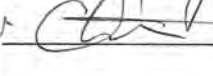
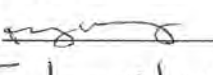
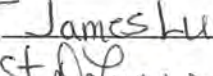

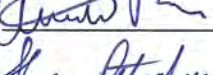
We, the undersigned, live in the neighborhood of the parcel at 470 White Bear Avenue in Saint Paul, Minnesota. We oppose any attempts to subdivide and/or rezone the parcel on the basis that doing so would be spot zoning, because it would reclassify the parcel to something totally different than the surrounding area and benefit only the owner of the parcel, while negatively impacting our property values and quality of life. Furthermore, we oppose granting Beacon a CUP for a supportive housing facility, because they have shown they are incapable of safely managing the facilities they already own.

<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
<u>Latic Kantrod</u>	<u>1722 4th St. E</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Noel Cohen</u>	<u>1705 Fremont Ave</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Zar Vang</u>	<u>1695 Fremont Ave</u>	<u>[Signature]</u>	<u>10/19/2024</u>
<u>Vana Vang</u>	<u>1675 Fremont Ave.</u>	<u>[Signature]</u>	<u>10/19/2024</u>
<u>Bruce Pettis</u>	<u>1668 Fremont Ave</u>	<u>[Signature]</u>	<u>10/19/2024</u>
<u>Cindy Pettig</u>	<u>1668 Fremont Ave</u>	<u>[Signature]</u>	<u>10/19/2024</u>
<u>Josh Pettis</u>	<u>1668 Fremont Ave</u>	<u>[Signature]</u>	<u>10/19/2024</u>
<u>Vue Lee</u>	<u>1674 Fremont Ave</u>	<u>[Signature]</u>	<u>10/19/2024</u>
<u>A Vang</u>	<u>1666 Fremont</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Jessica Thao</u>	<u>1690 Fremont</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Tony Her</u>	<u>1698 Fremont Ave</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Rodrigo Abrego</u>	<u>1700 Fremont Ave</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Bia Chang</u>	<u>1705 3rd St Ave</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Jeffrie Gallyly</u>	<u>1701 3rd St E, Saint Paul</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Mary Heatherton</u>	<u>1676 3rd St E.</u>	<u>[Signature]</u>	<u>10-19-24</u>
<u>Abby Carter</u>	<u>1677 Conway St</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Jan Myles</u>	<u>1677 Conway St</u>	<u>[Signature]</u>	<u>10/19/24</u>
<u>Phil Hoffm</u>	<u>1660 Conway St</u>	<u>[Signature]</u>	<u>10/19/24</u>

We, the undersigned, live in the neighborhood of the parcel at 470 White Bear Avenue in Saint Paul, Minnesota. We oppose any attempts to subdivide and/or rezone the parcel on the basis that doing so would be spot zoning, because it would reclassify the parcel to something totally different than the surrounding area and benefit only the owner of the parcel, while negatively impacting our property values and quality of life.

<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
H9F50 HIRSI	467 Van Dyke St	[Signature]	10/3/2024
OMAR ALI	467 Van Dyke St	[Signature]	10/3/2024
nam Charng	427 VAN DYKE ST	[Signature]	10-3-24
Watt [Signature]	441 VAN DYKE	[Signature]	10-3-24
Andrea Sakny	463 Van Dyke	[Signature]	10-4-24
King Lee	1821 Wilson Ave	[Signature]	10/4/24
Mary Mom	1821 Wilson Ave	[Signature]	10-04-24
No Xiang	1815 Wilson Ave	[Signature]	10-5-24
Nou Vang	1797 Wilson Ave	[Signature]	10-5-2024
JOSE JIANNIS	430 White Bear Ave	JOSE JIANNIS	10/5/2024
TOM WOODRUFF	461 WHITE BEAR AVE	T. Woodruff/Woodruff	10/5/2024
FRANCESCO VEG	461 white BEAR	[Signature]	10-5-2024
ZELDA COLLINS	465 WHITE BEAR AVE N.	Zelda Collins	10-5-2024
ERIC COLLINS	465 White Bear Ave N	Eric Collins	10-5-2024
Anny Tran	477 White Bear Ave N	[Signature]	10-5-2024
Thao Nguyen		Thao Nguyen	
Bao Tran		[Signature]	
Amie Tran		Amie Tran	

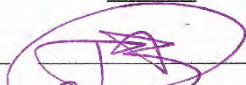

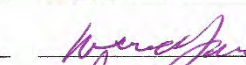
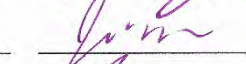
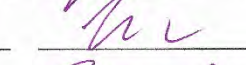
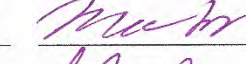




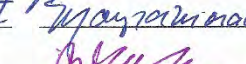
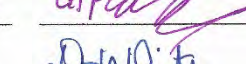
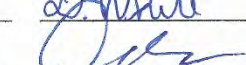

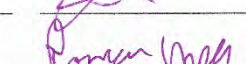

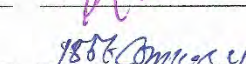

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<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
Herna Lovr	1856 Conway St.		10/3/2024
Carlos Sanchez	477 White Bear Ave		10/5/2024
LEIE STEVENSON	1754 CONWAY ST.		10/5/2024
Sheng Thaw	1748 Conway St	Sheng Thaw	10/5/2024
Philip Lay	1736 Conway	Philip S. Lay	10-5-2024
Marcia Caliguire	1742 Conway St	Marcia Caliguire	10-5-2024
Arthur Brown	1730 Conway St	Arthur Brown	10/5-2024
Pajee Lalson	1880 Old Hudson Rd		10/05/24
Karlo Lucson	520 White Bear Ave		10/05/24
Mor Yang	520 White Bear Ave	Mor Yang	10/5/24
Chee MONG	520 White Bear Av		10/05/24
Lang Yang	1814 Margaret St		10-5-24
James Lucas	520 Van Dyke St	James Lucas	10-5-24
Diane Lucas	520 Van Dyke St		10-5-24
Victoria Peterfesso	458 White Bear Ave		10/11/24
Shawn Peterfesso	458 White Bear Ave	Shawn Peterfesso	10/14/24
Dang Xiong	1824 3rd St		10/19/2024
Sarah Lee	1824 3rd St. E.		10/19/24

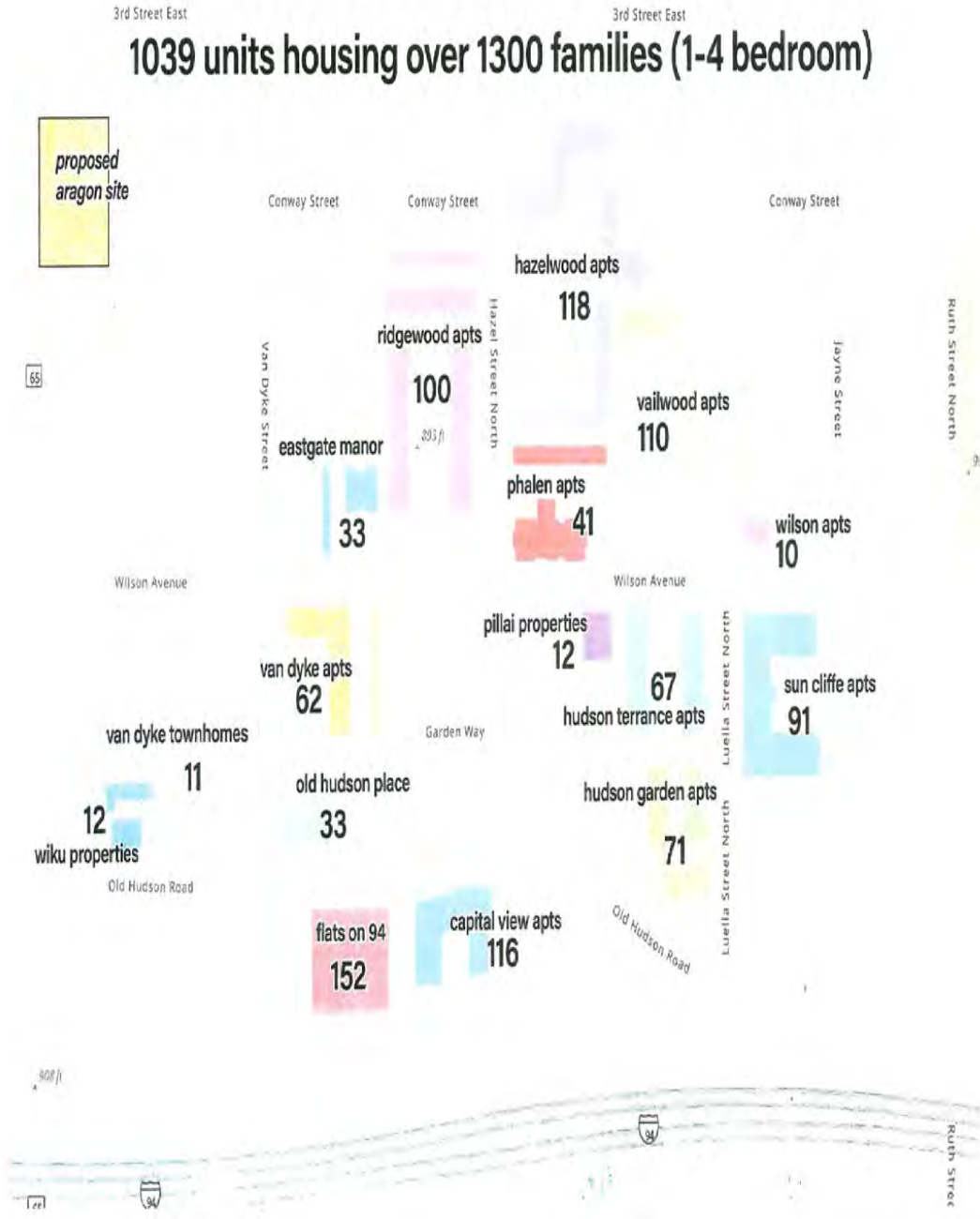
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Name	Address	Signature	Date
Jennifer Harrington	1816 Conway St. ^{SP 5519}		10-1-24
Sheila Bell	475 Van Dyke St.		10-1-24
Tom Campbell	449 Van Dyke St 55119		10/2/24
B Campbell	449 Van Dyke St 55119		10/7/24
Anna Tarsky Engerson	462 Van Dyke St		10/2/24
Michael Czaplowski	466 Van Dyke St ⁵⁵¹¹⁹		10/2/24
Shellie Czaplowski	466 Van Dyke St		10-2-24
Jonathan Fried	1816 Conway St		10/2/24
Nate Reiter	1818 E. 3rd St		10/2/24
Xee Reiter	1818 E. 3rd St.		10/02/24
Thomas O'Keefe	1808 E 3rd St		10/02/24
Ann E. O'Keefe (Ann E. O'Keefe)	1808 E 3rd St		10/2/24
Zelkewagen	466 White Bear Ave N		10/2/24
Mah Xiang	1809 3rd St E ⁵⁵¹¹⁹ St Paul		10/2/24
Michael L Masters	1800 2nd St E 55119		10/2/24
Meghann Masters	1800 3rd St E 55119		10/2/24
Michael Pitelak	1825 3rd St E 55119		10/2/24
Pat Sofie	441 Van Dyke St		10/2/24

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<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
Damon Brink	1166 Conway St		10/19/24
ERICA ROMO	1166 Conway St		10/19/24
Mario Jaime	1682 Conway		10/19/24
Spencer	1708 Conway		10/19/24
JM	1708 Conway		10/19/24
Mark	1728 Conway		10/19/24
Gregor	1728 Conway		10/19/24
Julie Lay	1736 Conway St.		10/19/24
Jason A	1373 Wilson		10/19/24
Elfego Morales	1861 Conway St.		10-26-24
Marya Morales	1861 Conway St.		10-26-24
Charmel	1605 Conway St		10-26-24
Dominique White	1891 Conway St		10/20/24
James	1895 Conway		10/26/24
Robert M. Vandy	1878 3rd St.		10/26/24
Roman Vandy	1898 3rd St E		10-26-24
Robm Matola	1882 3rd St. E		10/26/24
Lucas	1886 Conway St.		11/2/24

Neighborhood Apartments



1-4 bedroom rentals within 4 blocks of the proposed Aragon apartments

property	address	buildings	units
hazelwood apartments	480 hazel st n	2	118
eastgate manor	1865 wilson ave	1	23
ridgewood apartments	1885 wilson ave	2	100
phalen apartments	1905 wilson ave	1	41
pillai properties	1922 wilson ave	1	12
vailwood apartments	1935 wilson ave	3	110
wilson apartments	1975 wilson ave	1	10
van dyke townhomes	395 van dyke st	6	11
van dyke apartments	410 van dyke st	1	62
wiku properties	1797 old hudson rd	1	12
old hudson place	1845 old hudson rd	1	33
flats on 94	1870 old hudson rd	1	152
captial view apartments	1880 old hudson rd	1	116
hudson garden apartments	1935 old hudson rd	3	71
hudson terrace apartment	396 luella st n	1	67
sun cliffe apartments	400 luella st n	1	91

total units 1039

data from stpaul.gov - certificate of occupancy

<https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/renting-property/certificate-occupancy-map>

Illegal Parking and Dumping

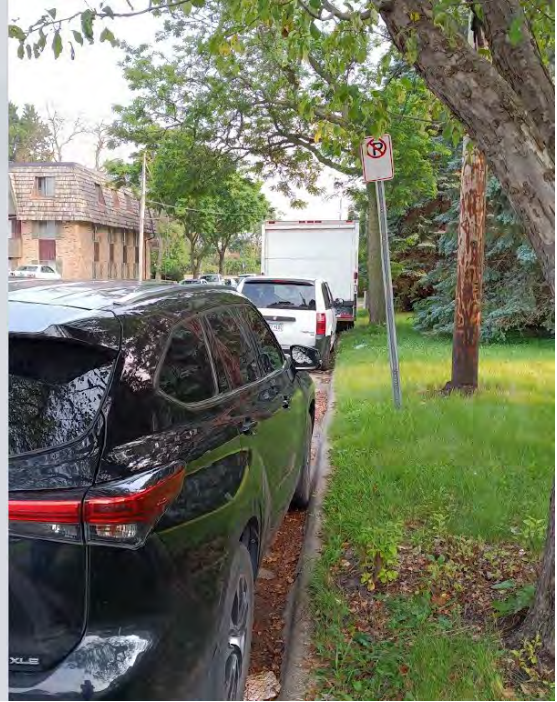
July 20 - 25



July 20



July 21



July 22



July 23



July 24



July 25



Current and Future Problems

- Garbage
 - Renters leave their garbage in the street and on nearby properties
 - Neither the property owners nor the city remove it
- Parking
 - Renters routinely park in "No Parking" zones
 - Narrow streets are choked (one car at a time)
 - Emergency services are hindered
 - Pedestrians are forced to walk in traffic, due to lack of sidewalks
 - The city does nothing to enforce the parking laws



From: [Pat Weiser](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Beacon InterFaith Housing
Date: Tuesday, November 12, 2024 9:53:12 AM

You don't often get email from fischerpat@hotmail.com. [Learn why this is important](#)

My husband and I are strongly opposed to the proposal by Beacon Interfaith Housing Collaborative to build near 3rd Street in St. Paul. We do NOT need a building on the east side that will have the same problems as Kimball Court in the midway area. There are 2 schools within blocks of this proposed development and children will be exposed to an unsafe situation. The residents near Kimball Court report car and home break-ins, open drug use and sales, fecal matter in their yards and a decrease in their property values because of this building. Why would the city council approve another development that will bring the same problems to another part of the city? This development makes no sense for the east side and should be stopped immediately!

Larry and Patricia Weiser

From: [Hanna Gable](#)
To: [#CI-StPaul_Council](#)
Subject: Zoning case #24-078-931(470 White Bear Avenue)
Date: Tuesday, November 12, 2024 9:35:53 AM

Some people who received this message don't often get email from adenrounder93@gmail.com. [Learn why this is important](#)

Think Before You Click: This email originated **outside** our organization.

Dear City Council;

I am emailing in regards to facility proposed at this location because this is my neighborhood. It's not a area where there should be dangerous people placed. It's getting bad enough the way it is without rezoning to move into the criminal type people that have already destroyed the other areas, like all of University Avenue. I work up in that area and watched how that whole area got distroyed. Now with this train being built off 94. I have been worried about that and the traffic of trouble that will bring here with it as well. Please as a property owner just blocks from this location I do not want this facility built at this location. Why can't you find somewhere in Frog town more suitable. Where you don't have to rezone to build.

Sincerely: Home owner Vicki Hyke

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Affordable Housing
Date: Tuesday, November 12, 2024 9:28:53 AM

From: Chris Kwong <kwong001@umn.edu>
Sent: Friday, November 8, 2024 06:41 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Affordable Housing

Some people who received this message don't often get email from kwong001@umn.edu. [Learn why this is important](#)

Think Before You Click: This email originated **outside** our organization.

Council Member Jalali, I urge you and your council to advocate for and encourage development of Aragon. This affordable housing development is critically needed for St Paul's marginal families. Having a home of one's own is a point of pride! Owners will care for their own property. Please act in favor of this project. Thank you.
Chris Kwong,
St Paul

From: [Nate Reiter](#)
To: [*CI-StPaul>Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)
Cc: [Melanie Johnson](#)
Subject: Rezoning hearing (Zoning Case #24-078-931) written comment
Date: Tuesday, November 12, 2024 10:23:58 AM

Re: Zoning Case #24-078-931) at 470 White Bear Ave. N, 55119

My name is Nate Reiter, and I live with my wife and two children at 1818 3 rd St E, two properties East of the proposed development operated by "Beacon" Interfaith.

This is the third written correspondence that I have formally sent to the city expressing my opposition to the proposed rezone from H2 residential to RM2 medium-density family.

I am fully supportive in providing opportunities for low income and un-housed families to be able to live in what is affordable to them. I am even more supportive of a model like "The Heights" has done in working with Habitat for Humanity to build starter homes for these same families.

To have a house to call your own, even with some government assistance to purchase it if needed, contributes more to the overall community and adds to the generational wealth that these families otherwise would not possess with simply renting.

The most concerning part of this proposal is the lack of information and communication provided by "Beacon". I only became aware when my neighbor who attends St. Pascal's showed me the church flyer regarding a community meeting.

Should I have to be a member of a church to hear about dramatic changes that will take place less than 200 feet from my house?

After discussing with my neighbors, and all of us doing research, we learned that SECO (SouthEast Community Organization) discussed the land use proposal without any direct neighborhood input, and sent a letter of support to the city.

We then joined a discussion with the SECO board, and later with the board and "Beacon" representatives, and quickly discovered that there had been a one sided and skewed story being told only by "Beacon" with not even an attempt made to contact the direct neighborhood residents beyond the mentioned church newsletter.

Even more disturbing is that "Beacon" has Kimball Court (545 Snelling Ave, St. Paul) in its portfolio, and plans on a percentage of the residents to need conditional care as they do at Kimball Court.

One Google search will provide you with news stories of violence, open drug use, and countless Police calls at Kimball Court. Keep in mind there are two schools across the street from this proposed building.

The representatives literally brushed this under the rug when asked why we should believe they can manage this project, completely disregarding our concern.

To add to the mistrust, the "Beacon" representatives referenced multiple letters and comments

in support of this project when we had a 100 signature petition of actual neighbors against it.

The letters of support "Beacon" was referring to came from people who don't even live in St. Paul, let alone the East Side, let alone our neighborhood.

This manipulation has cemented my complete opposition to this project, and I hope that "Beacon" is never able to do business in our city moving forward.

We need open, honest, and transparency in issues that affect us as citizens.

After learning about the priorities of our Ward 7 Council member, I believe she would also agree to those simple ways of communication, and am hopeful she will not allow such an organization to pull the wool over our eyes as "Beacon" has done.

Thank you for finally hearing my voice in this.

Sincerely, a concerned EastSider,

Nate Reiter
651-357-6424

From: [Kao Xiong](#)
To: [*CI-StPaul Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#); [Chris Hong](#)
Subject: Zoning Case#24-078-931
Date: Tuesday, November 12, 2024 12:43:42 PM

You don't often get email from kausatoday@yahoo.com. [Learn why this is important](#)

Niah Kao Xiong & Soua Her
1809 3rd St. E
Saint Paul, MN 55119
Phone: 651 442 8808

To Whom It May Concern:

I am Niah Kao Xiong & Soua Her, We can not accept and agree for the St Paul City Council to approve and build any new business building around or close to our house because 3rd street has a lot of cars going through everyday it is now already danger for elderly and children to go cross on to the other side.

At the time, there are thieves stole even your vase of flowers put in front of your house. If new business building has been built to , more cars will be parking on the street. More people will come around there will be more bad people at this area. We strongly don't agree to build new property to this neighborhood.

Please consider and stop this project since all the neighbors here are not agreeing .

Please listen to us.

Thank you

Niah Kao Xiong & Soua Her

From: [ELLIE THORSON](#)
To: [CouncilHearing_English \(CI-StPaul\)](#)
Subject: Voice Mail (1 minute and 51 seconds)
Date: Tuesday, November 12, 2024 12:04:47 PM
Attachments: [audio.mp3](#)

Hi, That man's voice is very, very hard to hear. Yeah, this is Eloise and Ted Thorson. Our address is 544 White Bear Ave. And I'm calling concerning case number 23 that you're going to be hearing. It's about the apartment building that's going to get there. Proposing should be built at 470 White Bear Ave. and it's right that would make it right between two grade schools. And we just think that would be so inappropriate to build such a thing with those that the kind of clientele that will be living there. I'm sorry, but we just don't think that would be right. And my address is 544 White Bear Ave., so it'll be right down the street from me. And I just don't like that idea either because we have enough problems in our neighborhood without asking for more, which I think we would get if that building was built right here in our neighborhood. My phone number is 65173223538756512353875. Ellie and Ted Thorson THORSON. And we live right here at 544 White Bear Ave. And I want to be marked down as saying please don't do that in our neighborhood. Thank you very much.

You received a voice mail from [ELLIE THORSON](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

From: [Thomas O'Keefe](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Case 3 24-078-931
Date: Tuesday, November 12, 2024 11:58:32 AM

You don't often get email from irishblueeyes7@hotmail.com. [Learn why this is important](#)

Dear St. Paul City Council,

My name is Thomas O'Keefe and i oppose any changes to the property at 740 White Bear Ave..

The variance change "spot zoning " is illegal under Minnesota law. The zoning committee approved the zoning change by improperly diagnosing the "spot zoning" the letter of the law to approve the variance. They concluded that White Bear Ave. and 3rd St has already many apartments and duplexes on them. Between McKnight road and downtown 3rd St has 3 apartment complexes 1376 #rd 1 mile away has 12 units, 1060 3rd St has 12 units 1.5 miles with 12 units, and 940 3rd St 1.7 miles has 8 units. Also, there is only one duplex on 3rd St. On White bear Ave from Lower Afton to Maplewood mall 9 miles away there are 3 complexes 910 White Bear Ave 6 units 1.1 miles, Ahern Place (homeless complex) 6 units 1.4 miles, and 1335 White Bear Ave. 12 units 3 miles away. Also 3 duplexes near Maplewood mall. A total of 54 units together on the two streets. The 53-unit complex would not be in character of the streets.

Beacon Interfaith complexes are not good neighbors at Kimball Court with their residents having 1400 police and paramedic calls since 2024. 200 calls already in 2024. How does this fit with the safety of the children of the 2 grade schools that share the corner of 3rd and White Bear Ave. The state of Minnesota has a "drugfree zone" 300 feet from grade schools. Parking for the complex is 41 surface parking for 53 units. In all of the other Beacon complexes in Plymouth and Maplewood they have built 40/60 space underground parking. There is no parking on White bear or on the north side of Conway St.

The solution I propose is to move this complex to 2113 Wilson Ave. next to Sun Ray library. This is city property is vacant except for a beehive. It would be located within one block of Sun Ray Shopping Center with a Cub Food store and many other shops. It would be across the street from a new MTC bus terminal for all regional bus lines. It would also be 1 block of the new Gold Line. There is also a community garden behind this area. The city could lease the land to Beacon and this complex. There is parking on Wilson Ave. Beacon could spend the 3 million dollars for underground parking instead of buying the land. The complex would be on non tax base land. St Pascals can sell the land to Habitat for Humanity and they could build 5 = taxable houses

Steps of Strategy is another homeless housing provider in the area. They are assisting homeless drug and alcohol abuse individuals at 1905

Thomas O'Keefe
1808 E 3rd St
St Paul Mn
55119

From: [Dave Nelson](#)
To: Council@ci.stpaul.mn.us; [CouncilHearing \(CI-StPaul\)](#)
Subject: Zoning Case #24-078-931 Say NO to redone for KIMBALL HOUSING on White Bear Ave.
Date: Tuesday, November 12, 2024 11:53:50 AM

You don't often get email from dnelson1964@icloud.com. [Learn why this is important](#)

I am strongly opposed to the proposal by Beacon Interfaith Housing Collaborative to build near 3rd Street in St. Paul. We do NOT need a building on the east side that will have the same problems as Kimball Court in the midway area. There are 2 schools across the street for this proposed development and children will be exposed to an unsafe situation. The residents near Kimball Court report car and home break-ins, open drug use and sales, fecal matter in their yards and a decrease in their property values because of this building.

Why would the city council approve another development that will bring the same problems to another part of the city? This development makes no sense for the east side and should be stopped immediately! We already have the Gold Line RBY that will bring enough trouble to our quiet neighborhood now you want add more? Shame on all of you!!!!!!

Dave Nelson
1595 Hudson Rd.
St. Paul Mn 55106

From: [michaelIII.kiteck](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: 470 White Bear Ave,
Date: Tuesday, November 12, 2024 11:53:20 AM

You don't often get email from mkiteck@yahoo.com. [Learn why this is important](#)

Zoning Case #24-078-931

This is to let you know I oppose this rezoning. The developer has a facility similar to what is proposed for 470 White Bear, near Snelling and University avenues which is not well managed as shown by nearly 100 police calls so far this year.

470 White Bear is across the street from an elementary school and preschool day care, and very close to a second elementary school on the NW corner of White Bear and 3rd street. Perhaps the most inappropriate location one could find in St. Paul.

Perhaps a senior housing building could be located there as this is at this time a great need.

Thank you for your consideration,

Michael Kiteck

From: [Gini Dodds](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: Zoning Case #24-078-931 (470 White Bear Avenue)
Date: Tuesday, November 12, 2024 11:20:23 AM

[You don't often get email from ginidodds@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear St. Paul City Council Members,

I just found out about the plans for a supportive housing facility at 470 White Bear Avenue by the owners of the problematic Kimball Court on Snelling Avenue. I live one block from that location.

I never in my life thought I would be in the NIMBY camp, but the thought of putting such a facility on a corner with two elementary schools seems alarmingly shortsighted. There have been so many police calls to Kimball Court and neighbors there have said it ruined their neighborhood. I would hate to see kids finding needles and other drug paraphernalia in the area, not to mention trauma from any violent altercations taking place. Please choose another site that is not so close to schools!

I do support supportive housing for the unhoused trying to quit drugs and alcohol, but it needs to be located elsewhere. If this were supportive housing for women fleeing domestic abuse, I would be all for it and look into what I could do to help.

I'm unable to attend the hearings, so am sending my input via this email.

Thank you for your thoughtful consideration.

Gini Dodds
1846 3rd St E
St. Paul MN

Sent from my iPhone

From: [Vang Moua](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: Concern Regarding Prosed Development at Zoning Case #24-078-931(470 White Bear Avenue?
Date: Tuesday, November 12, 2024 3:17:50 PM
Attachments: [Zone 470 White Bear Avenue.docx](#)

You don't often get email from vang_moua2003@hotmail.com. [Learn why this is important](#)

To whom it may concern;

Here is an attachment of my concern regarding the zone 470 White Bear Avenue.

Please read my attachment and hopefully this development won't happen.

Vang Moua

Get [Outlook for Android](#)

Subject: Concern Regarding Proposed Development at Zoning Case #24-078-931(470 White Bear Avenue).

Phone Number: 651-348-0666

My name is Vang Moua, and I am the owner of property located on 3rd Street East and White Bear Ave., close to the proposed development site at Zone 470. I am writing on behalf of my family of seven, including my 100-year-old father, to express our concerns regarding the potential impact of this development in our neighborhood.

We received a notice about the proposed four-story, 53-unit development planned for this location. Our neighborhood is currently a very quiet and safe community, and we are concerned that the new development could disrupt this environment. Additionally, we are aware of reports of crime associated with another property, Kimball Court, located near Snelling Avenue, managed by the same entity. The issues faced at Kimball Court have raised serious concerns for our family and neighbors about the potential for similar problems here.

The proposed location is also close to two elementary schools, and we worry about the potential for increased traffic and a possible rise in crime that could jeopardize the safety of children attending these schools. Our concern is that such a development may bring in individuals or activities that could pose safety risks, including drugs and other criminal activity, to this family-friendly area.

For these reasons, we urge you to carefully consider the potential negative impact of this development on our community's safety and quality of life. We believe many of our neighbors share these concerns, as the proposal could fundamentally change the character of our neighborhood.

Thank you in advance for taking the time to consider our concerns. We hope that the needs and voices of our community will be given strong consideration as you make decisions about this development.

Sincerely,

Vang Moua