



Legislation Details (With Text)

File #: APC 17-3 **Version:** 1

Type: Appeal-Planning Comm **Status:** Archived

In control: City Council

Final action: 12/13/2017

Title: Public hearing to consider the appeal by Rene & Kim Lerma of a Planning Commission decision to affirm in part and modify a Zoning Administrator's similar use determination for Listening House to provide services at First Lutheran Church at 464 Maria Avenue subject to 14 conditions.

Sponsors: Jane L. Prince

Indexes: Appeal

Code sections: Sec. 61.106. - Similar use determination., Sec. 61.701. - Administrative appeals.

Attachments: 1. Appeal by Rene and Kim Lerma, part 1, 2. Appeal by Rene and Kim Lerma, part 2, 3. PC Resolution 17-64, 4. Planning Commission packet, 5. PC action minutes 10-20-17, 6. PC action minutes 10-6-17, 7. draft ZC minutes 9-28-17, 8. ZC minutes 9-14-17, 9. ZC minutes 8-31-17, 10. ZC minutes 8-3-17, 11. Letters from Listening House, 12. Comments Supporting Lerma Appeal, 13. Comments supporting Listening House Appeal, 14. Comments Supporting Listening House Appeal 2, 15. Comments Supporting Listening House Appeal 3, 16. LH letter of support RADIAS, 17. Lerma lh petition, 18. Comments Supporting Lerma Appeal 2, 19. Comments Supporting Lerma Appeal 3, 20. Comments Supporting Lerma Appeal 4, 21. Comments Supporting Listening House Appeal 4, 22. Listening House Ltr of Support Jesuits, 23. Sisters of St. Joseph of Carondelet letters, 24. Sisters of St. Joseph of Carondelet letter, 25. DBCC Listening House Support Letter, 26. Letters Supporting Listening House, 27. Comments Supporting Listening House Appeal 5

Date	Ver.	Action By	Action	Result
12/13/2017	1	City Council	Denied	Pass
12/6/2017	1	City Council	Laid Over	Pass

Public hearing to consider the appeal by Rene & Kim Lerma of a Planning Commission decision to affirm in part and modify a Zoning Administrator's similar use determination for Listening House to provide services at First Lutheran Church at 464 Maria Avenue subject to 14 conditions.

Zoning File #: 17-210-301

File Name: Listening House

Address: 464 Maria Ave,

Purpose: Appeal of a Planning Commission decision to deny a neighbor appeal in part, and to affirm in part and modify a Zoning Administrator's similar use determination for Listening House to provide services at First Lutheran Church at 464 Maria Avenue subject to 14 conditions.

Staff Recommendation: Reverse the Zoning Administrator's decision in full

District Council: District 4 made no recommendation

Zoning Committee Recommendation: Reverse the Zoning Administrator's decision in full, vote: 4 - 3

Support of neighbor appeal: 7 people spoke, 20 letters were received

Opposition of neighbor appeal: 11 people spoke, 8 letters were received

Planning Commission Vote: Affirm in part and modify the Zoning Administrator's decision by adding 11 conditions, vote: 14 - 2

15.99 date: 11/29/17 [extended from September 16 and November 15]

Staff Assigned: Bill Dermody, 651-266-6617

Attachments: Planning Commission resolution,
Planning Commission minutes (drafts),
Zoning Committee minutes,
Planning Commission packet, including:

- ☐ Staff memos and emails
- ☐ Public testimony received
- ☐ Staff report to Zoning Committee