

**From:** [Rob Zelada](#)  
**To:** [\\*CI-StPaul](#); [Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Comments for City Council Meeting 01/24/2024  
**Date:** Monday, January 22, 2024 3:03:53 PM

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To whom it may concern:

My name is Robert Zelada and I live at 222 Griggs St S in St Paul. I am writing to voice my comments for City Council Meeting dated 01/24/2024, Ord 24-4, Agenda Item 16, "Granting the application of Hovda Properties LLC to rezone property at 0 Saint Clair Avenue Rezone from B1 local business to T3 traditional neighborhood and amending Chapter 60 of the Legislative Code pertaining to the zoning map".

My four comments related to the current rezoning topic and the proposed construction at the adject parcel immediately west:

1. I concur/support the testimony from Mark Kleinschmidt given at the City Council meeting held 01/17/2024. More specifically, the 11/09/2023 application as submitted with the 10/10/2023 proposed site plan fails to meet section 65.143 of the Zoning Code. This needs to be addressed before re-zoning can continue. This also needs to be addressed before moving forward with this overall construction on the adjacent property.
2. Peak traffic at the intersection of St Clair Ave and the west side off-ramp/on-ramp to Ayd Mill road are already congested and dangerous for motorists and pedestrians. Some sort of preventative plans for traffic control/calming should be implemented along with any construction on this site that will significantly increase vehicle traffic in the area.
3. A plan should be devised for street parking that both provides capacity for already existing neighborhood housing and the proposed new apartment inhabitants. While the proposed construction includes some parking, it does not provide parking for all inhabitants. It also reduces the amount of currently available parking on Griggs due to the proposed garage door parking entry. This will force parking north on Griggs, north and west on Sargent Ave, and north and west on Osceola Ave. Failure to address this before construction will cause parking congestion and frustration.
4. I do not oppose construction at the 1219 St Clair location and I am, in fact, glad to have a plan put forth for making good use of this property. To make any plan successful, though, traffic and parking should be addressed along with the project.

Thank you for your time.

Rob Zelada  
222 Griggs St S