

From: [Anne Zachritz](#)
To: [cpud; Yetter, Angela D](#)
Subject: December HPC meeting - comments from Mesta Park PRC
Date: Tuesday, December 5, 2023 1:04:59 PM

The Mesta Park PRC submits the following comments on the applications set before the Commission for the December meeting:

HPCA-23-00136, 620 NW 18th – the proposal is to demolish the house and fence. This application was continued in November to gather more information on the condition of the house. The applicant has provided an engineer's opinion that the building cannot be saved and that its underpinnings use a building method that doesn't meet current code. The applicant also provided additional photos and notes on the condition.

Staff recommends continuing for additional information but their analysis suggests they don't believe demolition is necessary. We oppose demolition and agree with the staff recommendation.

HPCA 23-00044, 621 NW 18th – this application is continued from the November meeting, at which staff expressed concerns about lot coverage, drainage, and the size and height of the proposed garage.

Staff recommends conditional approval of 4 items: removing a parking pad, adding a fence, installing a new drive apron and installing a new sidewalk. The conditions are:

- to provide a calculation of the impermeable coverage of the lot with these improvements, plus the garage should it be approved (with the Commission giving direction on what lot coverage would be acceptable);
- that stormwater be directed away from surrounding properties (which include the alley behind the house and apartments across the alley);
- that the paving not be bright white.

For the November meeting, our PRC expressed concern about the drainage and lot coverage. We agree with the staff recommendation on this part.

In November, our PRC expressed concern over the 2-story garage and agreed with staff recommendation to continue for more information. The applicant has added a drawing showing that the garage may be appropriate since it is at the rear of the property, which is several feet lower than the house (and street level). The applicant also suggests that several additions to the house should justify a proportionately larger garage. We respectfully disagree and believe the guidelines suggest the exact opposite.

Staff recommends continuing with specific findings that a 2-story garage is not warranted, that the garage exceeds the historic footprint of the previous garage and the maximum square footage, that it is on two property lines and that lot coverage calculation and materials details should be provided

Staff recommends requiring additional information, specifically:

- documentation that 50% of the property will be permeable after all items,
- documentation that stormwater will be directed away from surrounding properties,
- documentation that alley use is not reduced for neighboring properties, and
- revision to a one or one and a half story garage if directed by the commission.

We agree with the staff recommendations on this.

HPCA 23-00148, 827 NW 17th – this is a partial resubmission of an item denied in October. The applicant seeks approval of a two-story garage, which has been partially built without required HP Commission approval.

Staff recommends more information, including:

- that plans are consistent with Municipal Code and HP guidelines,
- justification for demolishing the previous structure (which was previously demolished)
- revised design with a lower height, smaller footprint, relocated entrances, more windows, and a roofline similar to the previous garage.

While we do not have a problem with the staff recommendations, we are equally comfortable with recommending a denial as further continuances seem futile. This property has a long history of violations and denials. The bottom line is that the applicant wants to make a single-family house into an apartment complex (and pretty much has done so). We are not aware of any surrounding neighbors who support this application, and in fact there is a very vocal, interested group of neighbors who strongly oppose this application.

Let us know if you have any questions or need any additional information.

Best,
Anne