

MINUTES

CITY PLANNING COMMISSION

December 18, 2018

Present: Polly Weir (Chair), Desmond Baker (Vice-Chair), Lloyd Budd, Joe Chickadel, Anthony J. Hill and J. Brett Taylor (Commission Members); and Gwinneth Kaminsky, Tim Lucas and Gemma Tierney (Planning).

Polly Weir convened the meeting at 6:00 pm.

REGULAR MEETING

Approval of the minutes of the October 30, 2018 City Planning Commission Meeting

Mr. Baker asked whether any of the Commissioners wanted to discuss or make a motion on the minutes of the November 27, 2018 City Planning Commission (CPC) meeting. AJ Hill moved to approve the minutes, and Joe Chickadel seconded the motion. All members voted to approve the minutes.

New Business

Resolution 23-18; MS-18-05: Major Subdivision application from Tres Forte, Inc., which proposes to convert an existing apartment building located at 307 East 9th Street into a 6-unit condominium.

Tim Lucas from the Department of Planning and Development presented the Department report for Resolution 20-18. His presentation was accompanied by a series of slides. Mr. Lucas said that the applicant's proposal was subject to CPC review because it is a major subdivision, and that it qualifies as a major subdivision because it includes a condominium declaration. He said that the site is a 0.048-acre parcel on the north side of East 9th Street just east of North Walnut Street, in a C-3 (Central Retail) zoning district, and that it is fully developed as a three-story building. He added that no additions to the building are proposed and no land division is occurring as part of this condominium subdivision.

Mr. Lucas said that the subdivision plan was circulated to City Departments for comment, and that the Department of Planning and Development provided the following comments:

- Comments on the subdivision plan:
 - The title to the plan "The Ninth Street Condominiums" is inconsistent with enabling declaration and unit drawings, which names the project as "The Standard at 9th Condominium".
 - The table listing proportionate interest in common elements is inconsistent with Schedule B of the enabling declaration (page 27).
 - Remove the note listing Planning Commission approval.

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- Add a table showing the square footage of common space for each floor, including the basement level.
- Comments on the unit drawings:
 - Correct the unit numbers on Sheet A-3 (units 3 & 4).
 - Change the address on all sheets from West 9th Street to East 9th Street.¹

Mr. Lucas concluded by stating that the Department of Planning and Development recommends approval of Resolution 23-18, and that the Departmental comments presented must be incorporated into the final plan submission prior to recordation.

Ms. Weir asked the Commissioners whether they had any questions or comments. Mr. Hill asked what the parking requirements are for C-3 districts. He then asked whether the building is currently being used as a single-family residence. Mr. Lucas said that the building is currently being used as six apartment units.

Desmond Baker asked Mr. Lucas to describe the difference between apartments and condominiums in terms of City regulations. Mr. Lucas replied that Chapter Nine of the City Code outlines the process for converting from apartments to condominium units. He said the subdivision for a condominium building is a “virtual” subdivision that creates six parcels on the same site, and each of the parcels is a condominium unit. Mr. Baker then asked whether a fire escape would be added to the rear of the building. Mr. Lucas said that it was unclear from the drawings whether a fire escape was proposed to be added there and noted that all the plans will have to be reviewed and approved by the Fire Marshal’s Office and the Department of Licenses and Inspections (L&I) because the applicant will have to apply for a condominium conversion permit through L&I.

Brett Taylor asked whether the building will be served by a single water meter. Mr. Lucas said that he does not know the applicant’s planned water metering arrangement.

Lloyd Budd asked if a representative for the applicant was present. Carmine Casper came to the podium and introduced himself. He said that he prepared the condominium site plan, while the project architect prepared the individual unit plans. He said that the principal of Tres Forte LLC, Ty Stanford, is currently on the other end of the line on his cellphone and can answer questions. Mr. Casper then said that the building will be served by one water meter, and that a fire escape will be added to the third floor, while the other two floors have direct access to the outside. Mr. Budd asked who will be responsible for the maintenance of commonly-owned areas in the building. Mr. Casper said that the condominium association will be responsible for this.

Mr. Baker asked for more information on the logistics of using single water meter for the building. Mr. Casper said that the water bill payments will be divided proportionately among the condominium units based on each of their square footages. Mr. Chickadel commented that it is

¹ Note: This comment was not included in the Planning Department report on the subdivision proposal because the error was noticed after the distribution of the report to the Commissioners.

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not uncommon for a condominium association to pay for utilities, as well as maintenance of the building exterior and commonly-owned areas. Mr. Chickadel then asked if the basement will be broken into six areas to provide a storage area for each unit. Leo Lynch, the project architect, said that the basement will not be divided up. He then introduced himself.

Ms. Weir asked if there were any additional questions or comments. As there were none, she called for a motion on the resolution. Mr. Baker moved to approve the resolution, and Mr. Taylor seconded the motion. All members voted in favor of Resolution 23-18.

Adjournment

Ms. Weir called for a motion to adjourn the meeting. Mr. Hill moved to adjourn, and Mr. Chickadel seconded the motion. All members being in favor, the meeting was adjourned at 6:11 pm.

Note: Following adjournment, Ms. Weir announced that she is stepping down from the City Planning Commission, and that this would be her final meeting.