

**CITY OF BOULDER  
PLANNING BOARD ACTION SUMMARY  
Thursday, May 12, 2016**

1. CALL TO ORDER AND ROLL CALL : 7:04 p.m.			
Bryan Bowen	Present	Liz Payton	Present
John Gerstle	Present	John Putnam	Present
Crystal Gray	Present	Harmon Zuckerman	Present
Leonard May	Present		
2. APPROVAL OF MINUTES			
A.		April 21, 2016	Approved
B.		April 28, 2016	Approved
3. PUBLIC PARTICIPATION			
A.			
4. DISCUSSION OF DISPOSTIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS			
A.		Call Up Item: (Case # LUR2015-00039): Site Review request to expand the existing Table Mesa Shopping Center PUD to include the 0.63-acre site located at 601 S. Broadway, and to redevelop the subject site with a new, 13,188 sq. ft. Walgreen’s pharmacy. The project site is zoned Business – Community 2 (BC-2).	No Action
5. PUBLIC HEARINGS			
A.		<p>AGENDA TITLE: Public hearing and consideration of a Non-Conforming Use Review application, case no. LUR2016-00014 and simple Site Review, case no. LUR2016-00025 for expansion of the Quality Inn Boulder Creek/Basecamp Motel and 33 percent parking reduction with 43 existing parking spaces where 60 are required. The site is located at 2020 Arapahoe Ave. Because this is an existing non-residential use within a residential zoning district (Residential – High 1), the use is considered non-conforming. The applicant requests to expand the exterior patio from 159 square feet to 346 square feet, and convert existing floor area to increase the room count from 47 to 50 rooms that includes the addition of one fully compliant Americans with Disabilities Association (ADA) room. The applicant is requesting Vested Rights per Land Use Code section 9-2-7(b)(1), B.R.C. 1981.</p> <p>Applicant: Christian Stroebel Owner: Boulder Motel Group, LLC</p>	Approved
		<p><b>Comments:</b> On a motion by <b>C. Gray</b> seconded by <b>J. Putnam</b> the Planning Board voted 7-0 (passed) Friendly amendment made by <b>C. Gray</b> to modify the conditions in the staff memorandum to include a new condition 5 to read: <i>“The patio shall be closed from 11:00 p.m. until 6:00 a.m. seven days per week.”</i> The friendly amendment was not supported by a second.</p>	

<b>6. MATTERS FROM PLANNING BOARD, PLANNING DIRECTOR, CITY ATTORNEY</b>			
<b>A.</b>		AGENDA TITLE: Presentation of Central Area General Improvement District (CAGID) Development and Access Projections	No Action
<b>B.</b>		AGENDA TITLE: City of Boulder Resilience Strategy	No Action
<b>C.</b>		AGENDA TITLE: Boulder Valley Comprehensive Plan Update	No Action
<b>7. DEBRIEF / CALENDAR CHECK</b>			
<b>8. ADJOURNMENT: 10:43 p.m.</b>			