

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of April 15, 2025

The DRC meeting was held via Zoom

Members Present

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| ✓ Larry McEwen, Co-chair | ✓ Sam Filippi, Business Association |
| John Landis, Co-chair | ✓ Matt Rutt, Parking Foundation |
| ✓ Greg Lattanzi, LUPZC | , Streetscape Committee |
| ✓ Chris Linn, LUPZC | Matt Rutt, VP Physical |
| ✓ Patricia Cove, HDAC | Laura Lucas, President CHCA (ex-officio) |

Others Attending

Jamie DiPetrìs, owner's daughter 47-49 W Highland
Alex Goldberg, attorney 47-49 W Highland
Catherine and Bill Rooney, neighbors
Mark Vogelbacker, neighbor
Craig Schelter, LUPZC rep for part of the meeting
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:02 pm. Intros were made and the process was briefly explained. This is the RCO meeting for the property.

47-49 W. Highland

- Presentation: A question was asked regarding the plans. Alex Goldberg, attorney for the DiPetrìs family, noted that more accurate plans have been made and are presented here. The previous presentation was quickly reviewed. The rental license for the property was allowed to lapse, requiring a new license be obtained. The house has been operated as a three family rental as long as the family has owned it since the 1950s. Licensing should be renewed every year. The house may have had other uses before the 1950s. The building was probably used as a temperance hall.
- Committee & Neighbors Comments/Questions: Bill Rooney, neighbor at 43 W Highland asked if the usage applied for could change. If this happened the owners would need to go through the L&I process again. Mark Vogelbacker noted that the property could use better upkeep. Celeste Hardester asked about the internal stairs. These were shown on the plans.
- Committee Action: Craig Schelter moved that the committee support the application to allow 3 rental units in the existing building. The motion was seconded. Patricia Cove noted that as the building is listed as contributing in the inventory, any changes to the exterior, including paint colors, should be presented to the Conservancy. A question was asked about the need for a certificate of occupancy. This will be determined by L&I. The committee should be informed of this need. C Schelter noted that

the next step after zoning approval is in L&I's hands. The motion passed 5 to 0. The next step is the full Board meeting on April 24, which is an in person meeting.

Committee Business

- Minutes Approval: It was moved that the minutes for March be accepted as submitted. The motion was seconded and approved.

- Other Business: Work on Pastorius Park was briefly discussed.

Adjournment

- The meeting was adjourned at 7:52 PM.