



CITY COUNCIL

Evidentiary Hearing

**Conditional Use Hearing
912 Amity Street
Tuesday, May 7, 2012
5:00 p.m.**

The City of Reading is divided into zoning districts which regulate the use of property. Certain types of uses may impact surrounding properties or their neighborhoods. Each zone is designated with certain permitted, conditional and prohibited uses. A "conditional use permit" is provides special consideration of certain specified uses which may or may not be compatible with an area depending on the specifics of the particular project.

The City uses the Conditional Use Public Hearing to evaluate whether a proposed use is appropriate for a particular property and neighborhood. The property is located within an R3 high density, multi-use zoning district. The applicant is seeking the addition of one (1) rental unit on the first floor. Originally this was a single family dwelling, converted to a first floor donut shop with an owner occupied second floor dwelling. The owner would like to open a second rental unit in the first floor. The original application was denied due to the lack of Building Trades permits for some of the improvements to the property.

As per the attached email, the housing permit for two units was submitted in August 2012 and as of April 12th, Building and Plumbing Permits were pulled however, the required electrical and mechanical (HVAC) permits were not pulled.

I. Testimony from Applicant (No more than 10 minutes)

Liz Albarran (Property Manager) for HM Investments LLC aka Petronila Herrera-Munoz, 1620 Mulberry St (Owner)

During the hearing process, applicants are cautioned not to address the Administrative staff present but to make their presentation directly to City Council. The applicant may ask the President of Council or the Hearing Master to relay a question to Administrative staff.

- **Council's Cross Examination**

II. Testimony from City Staff (No more than 10 minutes)

- **Zoning Administrator**
- **Planning Commission**
- **Council's Cross Examination**

III. Other Testimony and Evidence

IV. Public Comment (No More than 3 minutes per speaker)

V. Rebuttal by Applicant (No more than 5 minutes)

VI. Announcement of expected date of decision

City Council will render a decision within the required 45 day period by adopting a resolution at the either the May 28th of June 10th Regular Meeting of Council.

VII. Adjourn