

188 GARFIELD POINTS OF APPEAL

1. The Planning Commission erred in approving the conservation housing density bonus;
2. The Planning Commission erred in approving the outdoor recreation space density bonus;
3. The Planning Commission erred in approving the major recreational facility density bonus;
4. The Planning Commission erred in approving the alternative bicycle parking solution proposed by the applicant;
5. The Planning Commission erred in failing to address evidence in the record regarding the inadequacy of existing water and sewer facilities and failed to plan to rectify those deficiencies;
6. The Planning Commission erred in calculating each of the 72 units as .75 units;
7. The Planning Commission erred in granting the on-street parking credits and by approving a project with insufficient off-street parking;
8. The Planning Commission erred in approving a driveway location on Quincy Street in exception to the street standards;
9. The content of the notice of public hearing was insufficient in not including the name and phone number of a City contact person and in failing to cite the applicable criteria and citations for decision;
10. The Planning Commission erred in approving an alternative to the landscaped medians and swales;
11. The Planning Commission erred procedurally and failed to provide due process by admitting new evidence during the applicant's rebuttal without providing other parties an opportunity to respond and in making findings which contradict the conditions of approval with regard to unit sizes, density bonuses and open and recreation space;
12. The City erred procedurally and failed to provide due process by failing to provide the parties with the staff report and initial recommendations at least seven days before the initial public hearing, and in not making the full record available publicly.