

Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, December 22, 2015

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:04 p.m. with Chairman Castellucci presiding.

Board Members Present: Mike Castellucci, Allison Ernst, Steve Anselmo and Yvonne Lujan-Slak

Board Member Absent: Brian Lucas

Staff Members Present: Todd Zeiller, Senior Planner; Kelly Grisham, Senior Planner and Paul Willumstad, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the minutes from the meeting November 24, 2015, by Anselmo, second by Lujan-Slak.

Motion passed 5 - 0

APPROVAL OF AGENDA

Motion to approve the amended agenda for December 22, 2015, by Ernst, second by Lujan-Slak.

Motion passed 5 - 0 (Case No. ZBA 15-32 continued to January 26, 2015)

REGULAR BUSINESS

Consent Agenda

No items.

Regular Agenda

ZBA-15-28 (3507 Devonshire Lane)

Variance to allow a carport to encroach 4.5 feet into the required 5 foot side yard setback.

Staff Report by Todd Zeiller

Applicant Juan Orozoco and Estencio Orozoco attended

With this request, Applicant is requesting a variance to allow a recently constructed carport to encroach 4.5 feet into the required 5 foot side yard setback. The existing carport had been constructed without a building permit for the location.

There have been setback variances in the neighborhood that have allowed side yard encroachments for garages, sheds and other accessory structures, but none have been approved within 6 inches of the property line. In this case given the placement of the structure six inches from the side lot line, Staff is concerned with the long term maintenance and painting of the carport and storm water runoff. Absent an arrangement with the adjoining property owner that would allow for the maintenance of the carport Staff cannot support this request.

Commission Action:

Motion to grant by Ernst, second by Lujan-Slak.

Motion failed 0 – 4, with Ernst, Lujan-Slak, Anselmo and Castellucci voting no.

ZBA-15-29 (2627 Lake Avenue)

A Special Use Permit to allow a mini storage business.

Staff Report by Todd Zeiller

Applicants Keith White and John Duvall appeared.

The Applicant is requesting approval to construct six mini storage buildings at the rear of the parcel and operate a storage business on the subject property.

The subject property is located within the Lake Avenue Urban Renewal Project Area and in its current state is a blighting condition in the area. As proposed, the redevelopment of the property would be a valuable improvement in the area and help fulfill the goals of redevelopment in the area. The Applicant will be required to bring the property into compliance with current City codes for commercial development.

Commission Action:

Motion to grant made by Anselmo second by Lujan-Slak.

Motion passed 5 – 0 Standard permit conditions and staff recommendations.

ZBA-15-30 (501 Chinook Lane)

A Special Use Permit to allow a mini storage business.

Staff Report by Todd Zeiller

Applicants Dean Huth and John Bowman attended.

The Applicant is requesting approval to construct 200-300 self storage units on the parcel and operate a storage business on the subject property.

The subject property is located within the B-4, Regional Business District. The district allows storage as a use by review. The Applicant will be required to bring the property into compliance with current City codes for commercial development.

Commission Action:

Motion to grant made by Ernst second by Anselmo.

Motion passed 5 – 0 Standard permit conditions and staff recommendations.

ZBA-15-31 (2006 East 8th Street)

A Special Use Permit to allow a mini storage business.

Staff Report by Todd Zeiller

Applicants Jesse and Jessica Aragon attended.

The applicant is requesting a variance from architectural compatibility standards for a metal garage.

The applicant has proposed the construction of a 26 foot by 30 foot metal garage. This proposal does not meet architectural compatibility standard requirements. Architectural compatibility standards require accessory structures to be constructed of similar, compatible, materials, colors and form. Metal structures are not allowed by Code for the reason that they are more difficult to maintain over time and may become a liability to the neighborhood in the future.

Commission Action:

Motion to grant made by Ernst second by Anselmo.

Motion passed 5 – 0 Standard permit conditions and staff recommendations including meet painting of the structure, overhang, roof pitch, and setback requirements.

ZBA-15-32 (111 West B Street)

A Special Use Permit to allow a martial arts studio to operate.

Continued to January 2016 hearing

Commission Action:

Motion to continue made by Ernst second by Anselmo.

ZBA-15-33 (1017 Santa Fe Avenue)

A Special Use Permit to allow a metal garage.

Staff Report by Todd Zeiller

Applicants Jack Day and Bill Vicker attended.

The applicant is requesting a variance from the setback requirement, parking requirement, landscape requirement and architectural standards for a metal garage.

Commission Action:

Motion to grant made by Ernst second by Lujan-Slak

Motion passed 5 – 0 Standard permit conditions and staff recommendations regarding architectural standards, trees in planters and gutters and downspouts.

ADJOURN

There being no further business the meeting was adjourned at 8:21 p.m.