

Mike Castellucci  
*Chair*

Brian Lucas  
*Vice Chair*



Allison Ernst  
*Secretary*

Steve Anselmo

Yvonne Lujan-Slak

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## Minutes for ZBA Hearing, September 27, 2016

City Council Chambers, 1 City Hall Place

### MEETING CALLED TO ORDER

The meeting was called to order at 7:05 p.m. with Chairman Castellucci presiding.

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

**Board Member Absent:** None.

**Staff Members Present:** Steven Meier, Director Community Planning Parks and Recreation; Alan Lamberg, Planner; and Paul Willumstad, Board Attorney.

### APPROVAL OF MINUTES

Motion to approve the corrected minutes from the meeting August 23, 2016, by Ernst, second by Lucas.

**Motion passed 5 - 0**

### APPROVAL OF AGENDA

Motion to approve the agenda for September 27, 2016, by Lucas, second by Ernst.

**Motion passed 5 - 0**

### REGULAR BUSINESS

#### Consent Agenda

##### **ZBA-16-45 (3 Woodbridge Place)**

A Variance to allow a covered patio to be setback from the rear property line thirteen (13) feet in lieu of the required fifteen (15) feet.

##### **ZBA-16-46 (107 North Putnam Avenue)**

A Variance to allow a residential garage to be setback from the side property line three (3) feet in lieu of the required five (5) feet setback, and to be setback from the rear property line two (2) feet in lieu of the required (5) feet setback; and, be exempt from architectural compatibility requirements; and, allow for two (2) detached accessory structures (larger than 160 square feet) in lieu of one (1) structure.

#### **Commission Action:**

Motion to grant by Ernst, second by Lucas.

**Motion passed with staff conditions and standard permit conditions passed 5 - 0.**

## **Regular Agenda**

Each case the follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Alan Lamberg, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Paul Willumstad, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the public hearing and reviews findings of fact. Then the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

### **ZBA-16-47 (2713 North Grand Avenue)**

A Special Use Permit to allow a charitable organization and community center in a Mixed Residential (R-4 zone) district.

*Applicant Michael George for Friendly Harbor attended*

George stated an intention to repair the roof and siding. He stated that the conditions of approval were reasonable. Friendly Harbor can address community concerns during weekly meetings. Clarified a public misconception about Friendly Harbor; it does not solely service homeless people. Friendly Harbor has standards for peer group meetings. Since April they enacted a policy where free membership requires members to identify themselves upon meeting sign-in.

Castellucci asked if Friendly Harbor can comply with parking standards for the parking lot. George replied affirmative.

No public comments.

#### **Commission Action:**

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

**Motion passed 5 - 0.**

## **OLD BUSINESS**

## **Regular Agenda**

None.

## **ADJOURNMENT**

Meeting adjourned at 7:25 p.m.

Minutes respectfully submitted by Lamberg.